

# LWW LEAGUE OF WOMEN VOTERS® OF DANE COUNTY

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January 15, 2020

City of Madison Plan Commission  
210 Martin Luther King Blvd., Suite 201  
Madison, WI 53703

Dear Plan Commission Members:

In October, 2019, Flad Development, dba Acewood LLC, purchased the building at 4513 Vernon Boulevard, where the League of Women Voters of Dane County had a lease for office space through March, 2021. John and Andrew Flad contacted us almost immediately to discuss their plans to replace the aging office building with infill housing. They conveyed their desire to have us vacate the premises by April 1, 2020—a full year before the end of our lease. We were candid: with four elections and our 100<sup>th</sup> anniversary ahead of us in 2020, we would not be able to move unless we could find a suitable new location to move to by the end of 2019.

The Flads wasted no time in arranging several showings of office space that met our general requirements. Accessibility was an issue with many of the aging office buildings that we could afford in the near-west area. But they persevered. They found a beautiful office space for us at 720 Hill Street, negotiated a five-year lease, made a cash payment to help us afford the higher rent, remodeled to suit our needs, and paid all of our moving costs. The space is a little larger, has more convenient access to public transit, two dedicated parking spots, and ample general parking. At every step of the process, we felt that the Flads were supportive of our needs and our timetable. Yes, they wanted us out of their building—but they wanted to put us in a better place at the same time.

Because we are the League of Women Voters of Dane County, we can't make any recommendation about a project we haven't examined, to a government committee we haven't followed. So, we reserve judgement on the Flads' proposed development for the 4500 block of Vernon Boulevard. We can say that the Flads were excellent partners to work with. They really went out of their way to make the early termination of our lease a positive experience for both parties. And we are extremely pleased with the outcome for us.

  
Aileen Nettleton  
President

cc: Arvina Martin