

From: Fred Mohs [<mailto:fred@mmwp-law.com>]
Sent: Friday, May 25, 2012 12:22 PM
To: Roll, Rick
Cc: Soglin, Paul
Subject: Zoning of NGL Properties-Mansion Hill

Rick:

I am speaking for the Mansion Hill Neighborhood who has thoroughly discussed this matter. The draft proposed zoning district map attached indicates UOR on Wisconsin Avenue and East Gilman Street, which is basically the site of National Guardian Life. It also indicates UOR at the Pinckney Street site that is the location of the National Guardian Life garage. The point of this letter is to reiterate our position that both sites should be denominated DR-1 in that the current zoning for these subject areas is R6H. In a previous conversation, you commented that you have been misinformed about the current zoning of both sites believing that they were OR. You have agreed that the Pinckney Street parking lot site should be changed to DR1 although you are okay with the current NGL office building site remaining UOR.

Rick, as you know, we are fighting to create a valuable historic district that people can have confidence in. The NGL block is extremely important to that end. The part of the historic district east of Wisconsin Avenue desperately needs to be connected in every way possible to the historic district to the west of Wisconsin Avenue. More commercial development interrupting this connection is exactly what we do not need. The NGL building, with its agreed-upon deep setbacks and excellent landscaping was agreed-upon by the neighborhood and the alder when the NGL building was built. Should the NGL building be demolished, the site should go back to DR1. No one ever planned to begin a commercial district in the Mansion Hill historic district.

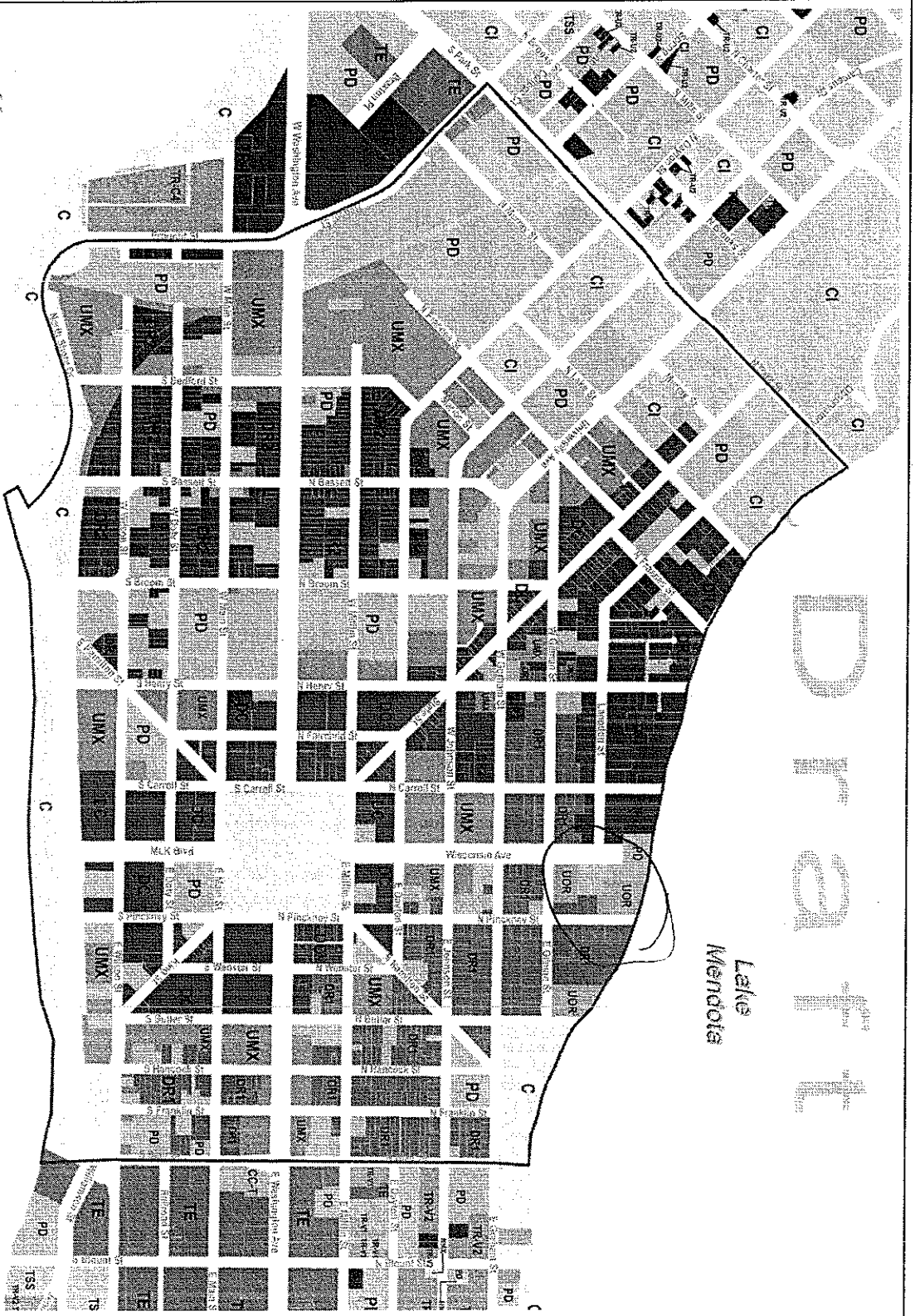
The Pinckney Street site was just a mistake in that some staff person assumed because there was a parking lot there that must have been zoned OR. It is not, it is zoned R6H. It should be zoned DR1. The neighborhood supported adding outside parking facilities for NGL when its staff required more parking, but we should not be penalized by having a zoning change that is against the interest of the historic district. In short, if anything happens to NGL we want all of their property to be zoned as it is now, which is R6H and would be DR1 under the proposed code.

In an urban environment, neighbors may be sympathetic with a nonconforming use which is allowed to proceed conditionally. In this case, the fact that these properties would remain R6H was such a condition. Adjoining property owners will not accommodate reasonable use accommodations for neighbors if the conditions that are attached are disregarded.

Sincerely,
Frederic E. Mohs
Mohs, MacDonald, Widder, Paradise & Van Note
20 North Carroll Street
Madison, WI 53703
Phone: (608)256-1978
Fax: (608)257-1106

DRAFT

Lake
Mendota



City of Madison Proposed Zoning Districts Downtown Plan Area January 24, 2012

- ☐ Downtown Plan Area
- ☐ Potential Zoning Districts
- ☐ DC - Downtown Core
- ☐ UMX - Urban Mixed Use
- ☐ UOR - Urban Office Residential
- ☐ DNI - Downtown Residential 1
- ☐ DNI2 - Downtown Residential 2
- ☐ A - Agriculture District
- ☐ UA - Urban Agriculture District
- ☐ C - Community District
- ☐ TR-A - Traditional Residential - Route District
- ☐ SR-C1 - Suburban Residential - Consistent District 1
- ☐ SR-C2 - Suburban Residential - Consistent District 2
- ☐ SR-C3 - Suburban Residential - Consistent District 3
- ☐ SR-V1 - Suburban Residential - Varied District 1
- ☐ SR-V2 - Suburban Residential - Varied District 2
- ☐ TR-C1 - Traditional Residential - Consistent District 1
- ☐ TR-C2 - Traditional Residential - Consistent District 2
- ☐ TR-C3 - Traditional Residential - Consistent District 3
- ☐ TR-C4 - Traditional Residential - Varied District 1
- ☐ TR-V1 - Traditional Residential - Varied District 1
- ☐ TR-V2 - Traditional Residential - Varied District 2
- ☐ TR-U1 - Traditional Residential - Urban District 1
- ☐ TR-U2 - Traditional Residential - Urban District 2
- ☐ TR-T - Traditional Residential - Planned District
- ☐ NMX - Neighborhood Mixed-Use District
- ☐ TSS - Traditional Shopping Street District
- ☐ MNC - Mixed-Use Center District
- ☐ CCT - Commercial Center - Transitional District
- ☐ CC-C - Commercial Center District
- ☐ TE - Traditional Employment District
- ☐ SE - Suburban Employment District
- ☐ SEC - Suburban Employment Center District
- ☐ EC - Employment Campus District
- ☐ IL - Industrial - Limited District
- ☐ IG - Industrial - General District
- ☐ PD - Planned Development District
- ☐ PD-MUP - Planned Mobile Home Park District
- ☐ AP - Airport District
- ☐ CI - Campus Institutional District

Madison, Wisconsin
City of Madison Department of Planning & Community Development
Prepared January 24, 2012