

May 18, 2010

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Zingerman's Deli Expansion Site Plan

Ladies and Gentlemen:

We submit the attached letters of support (with excerpts noted in italics) as you consider our application for site plan approval.

1. Timothy and Maureen Riley – 324 E. Kingsley – Owners of the residential property located directly east of the proposed project.

We are comfortable that the 6-foot high wood privacy fence will provide an adequate visual buffer between our residential property and Deli Partners' property.

2. Jennifer Hein – 401 North Division – Dean of Community High School – Located directly south of the proposed project.

The faculty [of Community High School] has previewed site plans for the expansion, and the response was overwhelmingly positive. CHS is pleased to support Zingerman's efforts for site expansion.

3. Randy Trent – 2555 State Street – Executive Director of Physical Properties for Ann Arbor Public Schools.

We are working with [Zingerman's] on a creative solid waste initiative that will consolidate the site and efforts of [the Deli] and our school program... Zingerman's has been working on this site plan with the Ann Arbor Public Schools for well over 2 years and has kept us informed, and more importantly, involved throughout this time period.

4. Debra Kirk – 419 Detroit Street – Owner of Emerald Dragonfly – Located directly west of and across the street from the proposed project.

I strongly believe [Zingerman's] new addition will not only benefit Zingerman's, but will improve the community by bringing in more shoppers, and transforming an area which was an eyesore into an area which is pleasing to the eye.

5. Elaine Johns and Carl Johns – 529 Detroit Street - Owners of The Treasure Mart – Located a block north of the proposed project.

For Zingerman's to continue to do an effective business at this site, they definitely need to be able to solve their space issues. We feel that any renovation plans that Zingerman's have developed have probably already addressed any negative issues.

6. Karen Farmer – 407 N. Fifth Avenue – Manager of Kerrytown Shops of Ann Arbor – Located a block west of the proposed project.

Zingerman's is a destination spot, right outside [Kerrytown's] door, bringing the community and tourists alike into our neighborhood – into our businesses – which is essential. Their high level of standards that have gained them local, regional and national recognition has benefitted everyone in our neighborhood.

7. Joe O'Neal – 407 N. Fifth Avenue – Chair of Kerrytown Market and Shops - Located a block west of the proposed project.

[Zingerman's is] doing exactly what we ask of our downtown – grow yourself, expand, be vibrant, contribute to the neighborhood, make Ann Arbor special. They have done it right, will do it right and we should not stand in their way.

8. Rich Sheridan – 410 North 4th Avenue – CEO of Menlo Innovations – Located a block west of the proposed project.

The bottom line is that the proposed expansion will enhance the Deli experience. That benefits Zingerman's, the Kerrytown neighborhood and the entire Ann Arbor community.

9. Bob Gillett – 420 N. Fourth Avenue – Executive Director of Legal Services of South Central Michigan - Located a block west of the proposed project.

I think all of us in the neighborhood value all that Zingerman's brings to the neighborhood and to the City. I'm very aware of how intensely used the current space is – I see the lines of customers curling outside the door on to Kingsley several times a week. I believe that the proposed expansion is very important to Zingerman's and to the neighborhood – it will create a more efficient working environment for staff members, improve the ability of Zingerman's delicatessen to continue to deliver superior food and service to its customers, facilitate improved access to the site and further improve and anchor the Kerrytown neighborhood.

10. Jeffrey Starman – Owners of commercial buildings at 300 N. Fifth Avenue and 210 S. Fifth Avenue – Located one block and four blocks south of the proposed project.

The expansion project will be a substantial benefit to the Kerrytown neighborhood; enhance the community; strengthen a core business; and lead to economic development, all packaged in a vibrant and active addition to the area.

11. Mary Campbell - 407 N. Fifth Avenue – Owner of Everyday Wines - Located a block west of the proposed project.

I have no doubt that [Zingerman's] will handle this project with the utmost professionalism and, in the end, the neighborhood and the city of Ann Arbor will benefit.

12. Marion Perlmutter, Ph.D. – 503 Detroit Street - Located a block north of the proposed project.

I have reviewed the plans that Zingerman's has developed for their site and believe their construction will make their business more efficient and their property more attractive. These will both benefit our neighborhood and the city.

13. Eric Farrell – 534 Detroit Street - Located a block north of the proposed project.

I am aware of and enthusiastic about Zingerman's plans to expand... I'm confident that any disruptions during the construction would be dealt with quickly and professionally... This project will directly affect me on a daily basis and I support it.

Thank you for considering our project.

Sincerely,


Paul Saginaw

On behalf of Deli Partners, LLC

April 15th, 2010

Ann Arbor Planning Commission
c/o City of Ann Arbor – Planning and Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Deli Partners, LLC – Zingerman's Deli Site Plan Petition

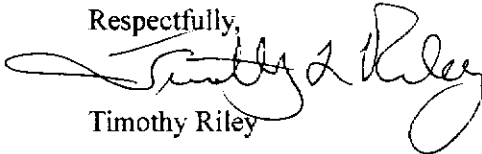
Ladies and Gentlemen:

We own the property at 324 E. Kingsley. Our property is located directly to the east of the property that Deli Partners, LLC is presently submitting to the Planning Commission for site plan review.

Rick Strutz of Deli Partners met with us and called to our attention that Deli Partners is requesting that the Planning Commission modify the landscape buffer requirement to permit Deli Partners to construct a 6-foot high wood privacy fence along our shared property line (instead of the landscape buffer). We are comfortable that the 6-foot high wood privacy fence will provide an adequate visual buffer between our residential property and Deli Partners' property.

Zingerman's Deli is a good neighbor, and we support and encourage the Planning Commission to grant this request.

Respectfully,


Timothy Riley


Maureen Riley

cc: Rick Strutz – Deli Partners



Ann Arbor Public Schools

Community High School

401 North Division Street • Ann Arbor, Michigan • 48104

May 12, 2010

To the Ann Arbor Planning Commission,

Jennifer Hein
Dean
hein@aaps.k12.mi.us

phone
734.994.2025

fax
734.994.0042

www.a2community.org

Zingerman's has been an exceptional partner with Community High School and the Ann Arbor Public Schools for decades. The AAPS expects to continue this relationship for years to come.

As next-door neighbors, Community High School is grateful for our positive working relationship. Additionally, CHS views Zingerman's as an anchor for the vitality and stability of the neighborhood. All of the students and faculty at CHS benefit from the presence of Zingerman's. The faculty has previewed site plans for the expansion, and the response was overwhelmingly positive.

CHS is pleased to support Zingerman's efforts for site expansion. We are working with them on a creative that solid waste initiative that will consolidate the site and efforts of their business and our school program. Zingerman's has generously offered to assume all the cost for the initial and on-going solid waste/recycling costs.

Zingerman's has been working on this site plan with the Ann Arbor Public Schools for well over 2 years and has kept us informed, and more importantly, involved throughout this time period. We expect that our relationship will only get better as we work even closer together to serve their clients and our students in the future.

Sincerely,

Jennifer Hein
Dean

**Small School,
Open Minds**



**Michigan's
Liberal Arts
And
Sciences
High School
Since
1972**

From: Randy Trent <trent@aaps.k12.mi.us>
Subject: **Zingerman's**
Date: May 10, 2010 8:25:55 AM EDT
To: Grace Singleton <gsingleton@zingermans.com>, Rick Strutz <rstrutz@zingermans.com>
Cc: Nancy Rucker <nrucker@zingermans.com>, trent@aaps.k12.mi.us, "Gary A. Bruder" <gary@bruderplc.com>, Jennifer Hein <hein@aaps.k12.mi.us>

| Dear Planning Commission members,

Zingermans has been an exceptional partner with Community High School and the Ann Arbor Public Schools for decades. We expect to continue this relationship for years to come.

We are pleased to support their efforts to expand their site. We are working with them on a creative solid waste initiative that will consolidate the site and efforts of their business and our school program. Zingerman's has generously offered to assume all the cost for the initial and on-going solid waste/recycling costs.

Zingermans has been working on this site plan with us for well over 2 years and has kept us informed and more importantly involved throughout this time period. We expect that our relationship will only get better as we work even closer together to serve their clients and our students in the future.

Thanks,
Randy

Randall J. Trent
Executive Director of Physical Properties
Ann Arbor Public Schools
(734)994-8118 Voice (734)994-1792 fax

RE: Zingerman's Deli Expansion Site Plan

Ann Arbor City Planning Commission

I am writing to share with you how deeply I feel about Zingerman's Deli being given the opportunity to do their remodeling project. Over the last twenty years Zingerman's has served as an icon for not only for Ann Arbor, but for the Kerrytown District.

Kerrytown has many great landmarks like Treasure Mart and the Kerrytown Market stores, but Zingerman's is what truly put us on the map. They have made our area a destination. We may be in a city, however our community here makes you feel like you are in a small town. Zingerman's sets this tone from the workers all the way up to management who greet and care for the visitors to our area.

Part of what makes this business stand out is their ability to not only serve well and have quality products, but also their willingness to give back to the community. I can not ever remember Zingerman's being asked to contribute or participate in a community or city-wide function and their not participating. Most often they give more than they were asked to. Food Gathers would not be what it is today without the forward thinking of Paul Saginaw. I strongly believe their new addition will not only benefit Zingerman's, but will improve the community by bringing in more shoppers, and transforming an area which was an eyesore into an area which is pleasing to the eye.

Ann Arbor is recognized for having businesses which are innovative and technologically advanced. Zingerman's has lead that charge with finding ways to be more "green" in their businesses. Ann Arbor has set the bar for other communities. Here is another opportunity to show once again how Ann Arbor is progressive.

As someone who has shopped the area for over 20 years and now also apart of the community as a Kerrytown business owner (with a business neighboring Zingerman's), I feel it would be an invaluable loss to the community and our future, to not allow Zingerman's Deli to do their proposed addition project.

Sincerely,



Debra Kirk

Emerald Dragonfly
419 Detroit Street
Ann Arbor, Michigan

To the Planning Commission,

We have been neighbors of Zingerman's Delicatessen since they opened. We own The Treasure Mart, 529 Detroit St., Ann Arbor.

As owners of a business in the Kerrytown area, we have always felt that having a mixed use of commercial and residential is an added benefit to downtown Ann Arbor. Zingerman's, Farmer's Market, Kerrytown Shops, and Treasure Mart have all helped to make this area a vibrant, interesting neighborhood.

For Zingerman's to continue to do an effective business at this site, they definitely need to be able to solve their space issues. We feel than any renovation plans that Zingerman's have developed have probably already addressed any negative issues. They do not go into any new areas of development without first exploring all options and coming up with the best plan.

To the best of our knowledge we feel that what is being proposed is appropriate and suited to the neighborhood and the site. Although we understand that there may be some traffic and/or noise issues, these would be short term. The long-term benefits will definitely outweigh any temporary inconveniences.

We understand that your job is to evaluate the impact of project plans on all relevant parties. We are in support of this plan as it has been presented.

Sincerely,

Elaine M. Johns
Elaine M. Johns

Carl D. Johns
Carl D. Johns



Kerrytown[®]

Market & Shops

407 N. Fifth Ave., Ann Arbor, MI 48104 • (734) 662-5008 • (734) 662-6612 fax • kerrytown.com

May 17, 2010

Ann Arbor Planning Commission
100 North Fifth Avenue
Ann Arbor, MI 48104

To Whom It May Concern:

I am writing to express our full support of the Zingerman's expansion project in the Kerrytown District.

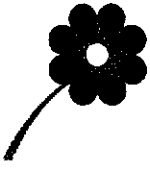
Zingerman's is a vital component of our neighborhood. They grow and expand in a unique and sustainable way which feeds the local economy by creating jobs, partnership in innovation, and opportunities for regional food producers. They are our companions in this neighborhood in providing (and producing) local and regional food (along with Ann Arbor Farmers Market, Sparrow Meats, Tricklement's, the People's Food Co-op to name a few). Their values support what this local business community strives for – a sustainable, local economy.

Zingerman's is a destination spot, right outside our door, bringing the community and tourists alike into our neighborhood – into our businesses – which is *essential*. Their high level of standards that have gained them local, regional and national recognition has benefited everyone in our neighborhood.

Their good values, excellent service and emphasis on quality product are what keep customers coming back – to them – to our neighborhood. We ask that the Planning Commission support their plans that will further enhance and grow our community in a positive direction.

Sincerely,

Karen Farmer, Manager
Kerrytown Shops of Ann Arbor, Inc.



Kerrytown[®]

Market & Shops

407 N. Fifth Ave., Ann Arbor, MI 48104 • (734) 662-5008 • (734) 662-6612 fax • kerrytown.com

May 14, 2010

Ann Arbor Planning Commission
City Hall
100 North Fifth Avenue
Ann Arbor, MI 48104

RE: ZINGERMAN'S

Dear Planning Commission Members:

I was involved with Kerrytown Market and Shops and this neighborhood many years before anyone had ever heard the word "Zingerman's". I am proud to say that I have watched them grow at close range.


What they have accomplished is monumental in many ways. They have created one of the most unique and popular entities in our city, if not state and country. Presidential candidates go to Zingerman's and sitting presidents order from Zingerman's. They are known across the country. They are located in the heart of our community. In addition, they gave us Food Gatherers, are good neighbors, conduct a respected training facility, promote entrepreneurship and are first class citizens. What they ask of us is a pittance compared to what they have given Ann Arbor.

They are doing exactly what we ask of our downtown – grow yourself, expand, be vibrant, contribute to the neighborhood, make Ann Arbor special. They have done it right, will do it right and we should not stand in their way.

The Planning Commission should support their positive plans.

Sincerely,

KERRYTOWN MARKET AND SHOPS, INC.


Joe E. O'Neal
Chair

May 17, 2019

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Zingerman's Expansion Project

Ladies and Gentlemen:

As a customer and "business neighbor" of Zingerman's Delicatessen, I am aware of the plans for the proposed expansion of the Deli.

As is typical with the Zingerman's way of doing business, the principals of Zingerman's Delicatessen have consulted with their customers, staff and the community at large to seek input and feedback regarding the expansion. I have let my opinions be known as this process has evolved.

I believe that the proposed expansion will create a more efficient working environment for staff members, improve the ability of Zingerman's Delicatessen to continue to deliver superior food and service to its customers, facilitate improved access to the site and further improve and anchor the Kerrytown neighborhood.

The bottom line is that the proposed expansion will enhance the Deli experience. That benefits Zingerman's, the Kerrytown neighborhood and the entire Ann Arbor community.

I wholeheartedly support Zingerman's expansion project and encourage the Planning Commission to approve the project.

Sincerely,



Rich Sheridan
CEO of Menlo Innovations
410 North 4th Avenue
3rd Floor
Ann Arbor, MI 48104

cc: Paul Saginaw – Zingerman's Delicatessen

LEGAL SERVICES OF SOUTH CENTRAL MICHIGAN

Central Administration and Washtenaw County Office: 420 N. Fourth Avenue, Ann Arbor, MI 48104-1104

May 17, 2010

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Zingerman's Expansion Project

Dear Planning Commission Members:

I am the Executive Director of Legal Services of South Central Michigan, a non profit organization that has its main office at 420 N. Fourth Ave. Our offices have been located in this building—which we now own—since 1977.

I am aware of the plans for the proposed expansion of the Zingerman's Deli. I'm a frequent Zingerman's customer and have discussed the plans with Paul Saginaw on several occasions.

I think all of us in the neighborhood value all that Zingerman's brings to the neighborhood and to the City. I'm very aware of how intensely used the current space is—I see the lines of customers curling outside the door on to Kingsley several times a week. I believe that the proposed expansion is very important to Zingerman's and to the neighborhood—it will create a more efficient working environment for staff members, improve the ability of Zingerman's Delicatessen to continue to deliver superior food and service to its customers, facilitate improved access to the site and further improve and anchor the Kerrytown neighborhood.

I'd add that, in my opinion, Zingerman's is the kind of business that the City should be proud of and work with. Zingerman's supports so many community initiatives; every endeavor they have undertaken has been of the highest quality. In my opinion, the proposed expansion will enhance the Deli experience—and will benefit Zingerman's, the Kerrytown neighborhood, and the entire Ann Arbor community.

I served on the Downtown Development Authority board for 12 years. This is the kind of development we dreamed of and fully supported—a known cooperative locally owned business proposing a high quality project that will bring hundreds of consumers downtown.

I wholeheartedly support Zingerman's expansion project and encourage the Planning Commission to approve the project.

Sincerely,



Robert F. Gillett
Executive Director

cc: Paul Saginaw – Zingerman's Delicatessen

"... there can be no equal justice where the kind of trial... (one) enjoys depends on the amount of money (one) has."

--Hon. Hugo Black, Griffin v Illinois, 351 U.S.12 (1956)





May 17, 2010

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N Fifth Ave.
Ann Arbor, Michigan 48104

RE: Zingerman's Expansion Project

The Honorable Planning Commission,

As owners/managers of two Fifth Avenue commercial buildings – 300 N Fifth and 210 S Fifth – we fully support the Zingerman's expansion project.

The expansion project will be a substantial benefit to the Kerrytown neighborhood; enhance the community; strengthen a core business; and lead to economic development, all packaged in a vibrant and active addition to the area. The development will create jobs for residents and revenue for the City.

Additionally, the new construction is in harmony with the existing neighborhood.

We wholeheartedly support the Zingerman's expansion project and encourage Planning Commission ratification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey S. Starman', is written over a horizontal line.

Jeffrey S. Starman
President

cc: Paul Saginaw – Zingerman's Deli

Dear Planning Commission members,

I am a business owner in the Kerrytown Market & Shops and also live within walking distance. I am aware of the plans for the project and am pleased to support Zingerman's efforts to expand their site and remain in the neighborhood.

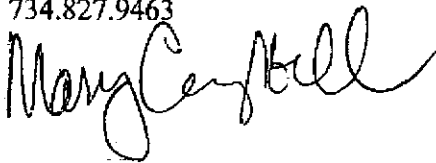
If Zingerman's were not the same company who started Food Gatherers and who consistently support the Arts and other nonprofits, then yes, I would be nervous about their plans. However, for more than two decades, Zingerman's has been providing excellent customer service, good jobs with livable wages and benefits, and they continue to give back to the community. Their track record speaks for itself. I have no doubt that they will handle this project with the utmost professionalism and, in the end, the neighborhood and the city of Ann Arbor will benefit.

Sincerely,

Mary Campbell

Owner, Everyday Wines

734.827.9463

A handwritten signature in black ink that reads "Mary Campbell". The signature is written in a cursive, flowing style.

Dear Planning Commission,

5.16.10

I am writing in support of the development that is being proposed by Zingerman's for their Detroit Street Property. I have lived at 503 Detroit Street, across the street from Zingerman's, since 1985. In all that time, I have found Zingerman's to be an exceptional neighbor and an asset to our neighborhood and broader community. I have reviewed the plans that Zingerman's has developed for their site and believe their construction will make their business more efficient and their property more attractive. These will both benefit our neighborhood and the city. Moreover, I think that their changes will preserve the appropriate historic aspects of their property, but remove some portions that are in too poor condition to be of historical value, and that presently are an eyesore and public hazard that invite break in and other nuisances to the neighborhood. The improvements in appearance, safety, and energy efficiency that is propose make this proposal a no brainer to me. I have complete confidence that Zingerman's project will be carried out with the greatest integrity and community interest. Their improvements will add to the tremendous value and pride Zingerman's brings to all of Ann Arbor. At this point Zingerman's is itself of great historical significance to Kerrytown and the city, and their development should be promoted.

Thanks you for your consideration



Marion Perlmutter, Ph.D.

Department of Psychology
2215 East Hall
530 Church Street
Ann Arbor, MI 48109-1043
(734) 668-8317 (voice)
(734) 764-3520 (fax)

May 15, 2010

To the Planning Commission,

I have been a neighbor of Zingerman's Delicatessen for 10 years. I currently live at 534 Detroit St.

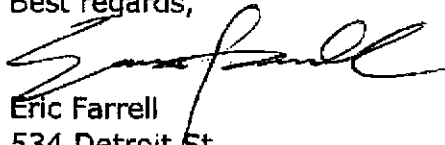
I am aware of and enthusiastic about Zingerman's plans to expand. Over the years they have proven to be good stewards of the neighborhood. Kerrytown is a more interesting place to live because of Zingerman's and the people it attracts (both staff and customers).

It seems a great amount of thought and consideration have gone into their plans and it seems appropriate for a mixed residential and commercial neighborhood. The mixture of commercial and residential is a draw to this part of town. It gives it life and vivacity.

I'm confident that any disruptions during the construction would be dealt with quickly and professionally. Again, Zingerman's has proven themselves as a group who cares about their neighbors.

This project will directly affect me on a daily basis and I support it. I hope you take this letter into consideration when rendering your decision.

Best regards,



Eric Farrell
534 Detroit St.
Ann Arbor, MI 48104