

1140 Broadway St Site



- 1140 Broadway St Site
- Possible protest parcels within 100ft of site
- Tax Parcels



3.14
2.76
2.36

Map date 10/5/2017
Any aerial imagery is circa 2015 unless otherwise noted
Terms of use: www.a2gov.org/terms

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Format Framing and Gallery
1123 Broadway
Ann Arbor, MI. 48105

To the Mayor and City Council members of the City of Ann Arbor,

We, the owners of Format Framing and Gallery, are expressing our opposition to the proposed zoning change for the 1140 Broadway St. development. The current zoning designation, PUD, is in alignment with the city Master Plan, and would allow for a project more appropriate for the Lower Town Business District; and in keeping with the neighborhood wishes and vision for future housing and retail needs. If the Morningside project is granted C1A/R- Campus Business zoning, the project expands immensely.

As stewards of our property at 1123 Broadway for 31 years, we have maintained our corner of Broadway and Plymouth as a neighborhood friendly establishment, and have enhanced the aesthetic integrity of Lower Town. As established business owners we certainly welcome thoughtful and appropriate development, and support reasonable efforts to provide affordable housing. It is our impression that under the proposed zoning variation; neither of these conditions would be met.

Simply stated; the proposed 1140 Broadway St. project is too big and does not, in any way, enhance the historical nor commercial integrity of Lower Town.

This Lower Town neighborhood and commercial district is the genesis of Ann Arbor. We urge the Mayor and Council to deny projects, such as 1140 Broadway St., in favor of those that may preserve historical significance, establish a vital commercial district, and provide housing that extends and serves the surrounding neighborhood.

Sincerely,



Karin Wagner Coron
Steven P. Coron



Owners and Operators
Format Framing and Gallery
1123 Broadway St.
Ann Arbor, MI. 48105

2017 NOV -6 PM 2:48

CITY OF ANN ARBOR
RECORDS

To the City Clerk of the City of Ann Arbor,

I, Harpreet Singh am the owner of
1210 Broadway

I object to the proposed zoning change for the property known as 1140 Broadway.

Thank you.

Sincerely,

Harpreet Singh

dated 11/2/2017

2017 NOV -3 PM 1:13

CITY OF ANN ARBOR
CITY CLERK
REC'D

November 1, 2017

Office of the City Clerk
Ann Arbor, MI 48104

Dear City Clerk,

As the owners of the home and property at 1216 Broadway, we are writing to express our opposition to the proposed zoning changes for the proposed construction at 1140 Broadway in Ann Arbor.

Thank you,

Julie Dybdahl Ryan Dybdahl

Julie & Ryan Dybdahl

2017 NOV -6 PM 2:48

OFFICE OF THE CITY CLERK
ANN ARBOR, MI 48104

To the City Clerk of the City of Ann Arbor,

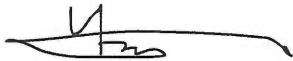
I, _____ Yuqing Zhang _____ am the owner of

__1206 Broadway St, Ann Arbor, MI 48103_____.

I object to the proposed zoning change for the property known as 1140 Broadway.

Thank you.

Sincerely,



dated__11/04/2017_____

Lenart, Brett

From: aahome <aahometown@gmail.com>
Sent: Monday, November 06, 2017 2:40 PM
To: Lenart, Brett
Subject: Re: 1140 Broadway Rezoning

Brett,
It is my intention now to protest the proposed rezoning of the site.

Thank you for your consideration.

Yuqing Zhang
Phone: 734-972-8484

Jzde
(734) 327-9911

On Mon, Nov 6, 2017 at 1:42 PM, Lenart, Brett <BLenart@a2gov.org> wrote:

Hello-

Thank you for the attached letter. In June of this year the City received a letter supporting the proposed project from you. Is it your intention now to protest the proposed rezoning of the site?

Sincerely,

Brett Lenart, AICP - Planning Manager

City of Ann Arbor Planning & Development Services

Direct (734) 794-6000 #42606 | General (734) 794-6265

From: aahome [mailto:aahometown@gmail.com]
Sent: Saturday, November 04, 2017 8:38 PM
To: Planning <Planning@a2gov.org>
Subject: 1140 Broadway Rezoning

Dear Sir/Madam,

As immediate neighbor of 1140 Broadway development, I against rezoning. Please see attached letter.

Thank you for your consideration.

Yuqing Zhang

Phone: 734-972-8484

June 28, 2017

Yuqing Zhang
2569 W. Liberty Street
Ann Arbor, MI 48107

RE: 1140 Broadway project

To Plan Commissioners:

I own the home located at 1206 Broadway Street. My property is located closer to the development site than any other in the neighborhood.

I am writing to express my support for the Morningside project. My husband Cliff and I met with Ron Mucha from Morningside, who sought our feedback regarding his development plan and patiently answered all of our questions. I was impressed that he would reach out to us individually, and I understand he has met with many of our fellow neighbors.

For past years, drunk homeless and street people used to congregate across the creek from my back porch. We called police multiple times to ask them leave. I felt they endangered the residents in the neighborhood.

We cannot wait to see the long blighted vacant lot redeveloped. We hope this will improve the value of our property and safety of our residents. Cleaning up the contamination will also benefit Ann Arbor as a whole.

I hear that some are complaining that the scale of the project is too tall. Broadway steeply rises through the neighborhood, so the project might not be in anyone's direct line of sight. But we do hope Morningside considers this height concern and work out with neighbors.

Traffic seems to be another concern. We hope that the county engineer reviews this project carefully. We think this project is less traffic than previous proposed project for commercial use.

Cliff and I are supportive of this proposed redevelopment. It is time to clean up the site and end the long years of blight on Broadway. We vote to approve the 1140 Broadway project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Yuqing Zhang', with a long horizontal line extending to the right.

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801676322

[Request certificate](#)

[New search](#)

Summary for: 1026 BROADWAY, LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: 1026 BROADWAY, LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 801676322 **Old ID Number:** D8681F

Date of Organization in Michigan: 12/21/2012

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: TAISIR A HASAN

Street Address: 1026 BROADWAY ST

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48105

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

[View filings](#)

Comments or notes associated with this business entity:

To the City Clerk of the City of Ann Arbor,

I, TAISIA HASAN am the owner of

1026 Broadway, 908 Maiden Ln., 910 Maiden Ln

I object to the proposed zoning change for the property known as 1140 Broadway.

Thank you.

Sincerely,

TAISIA HASAN

dated 11/3/17

2017 NOV -6 PM 2:48

CITY OF ANN ARBOR
CITY CLERK
RECEIVED

1026 → 1026 Broadway LLC



Receipt# 15-26892 6293623

12/03/2015 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 415344

County Tax: \$44.00 State Tax: \$300.00



WARRANTY DEED

By Harliveen Bajwa, POA to Ranjit S. BAJWA

RANJIT S. BAJWA, a married man, whose address is 2195 East Ellsworth Road, Ann Arbor, Michigan 48108 (Grantor) conveys and warrants to 1026 BROADWAY, LLC whose address is 1026 Broadway, Ann Arbor, Michigan 48105 (Grantee) the premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan the following:

09-09-21-303-029

WASHTENAW COUNTY TREASURER TAX CERTIFICATE NO. 875402

LOT 59 EXC ELY 10 FT ASSESSORS PLAT NO 33

Commonly Known As: 910 Maiden Lane, Ann Arbor, Michigan 48105

for \$40,000.00 subject to easements and building and use restrictions of record.

Grantor grants to Grantee the right to make ALL divisions under section 108 of the Land Division Act, MCL 560.108. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated: 5/27/14

By: Harliveen Bajwa
Ranjit S. Bajwa POA Ranjit S. Bajwa
BY: Harliveen Bajwa, POA to RANJIT S. BAJWA

STATE OF MICHIGAN)
) SS.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this day of May 2014

BY: RANJIT S. BAJWA via Harliveen BAJWA - POA RANJIT S. BAJWA

My Commission Expires:

Adam Eichner - Notary Public,
My Commission Expires 9/2/2017
County of Washtenaw
State of Michigan

Drafted By
DAWID & GATTI, PLLC
Adam H. Eichner, Esq.
214 South Main Street #204
Ann Arbor, Michigan 48104

When Recorded Mail To:
1026 Broadway, LLC
1026 Broadway
Ann Arbor, Michigan 48105

Send Tax Bills To:
1026 Broadway LLC
1026 Broadway
Ann Arbor, Michigan 48105

Time Submitted for Recording
Date 5-28-2015 Time 1:45pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Time Submitted for Recording
Date 5-28-2014 Time 1:39pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

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