



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

August 17, 2022

James McFadden
McFadden & Company
380 W Washington Avenue
Madison, Wisconsin 53703

RE: Approval of a request to rezone 2005 N Sherman Avenue from TR-C4 (Traditional Residential–Consistent 4 District) to NMX (Neighborhood Mixed-Use District) (ID 55383)

Dear James;

At its July 9, 2022 meeting, the Common Council **approved** the rezoning of 2005 N Sherman Avenue to NMX subject to the conditions, stipulations, and notices in the following sections, which will apply to any future applications for use of the subject site.

Please contact Jeff Quamme of the City Engineering–Mapping Section at (608) 266-4097 if you have any questions regarding the following three (3) items:

1. Identify the plat, lot and block numbers of the recorded plat on the final plans.
2. Note: Considering the proximity of the proposed site improvements to the side property lines, particularly fencing, a property survey prior to the placement of the future improvements is strongly recommended to assure accurate placement within the parcel.
3. Provide more information on the use of the second floor of the building, including whether bar patrons are allowed, whether it is used for storage, or if there are living quarters. Submit a floorplan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan for each floor on a separate sheet for the review and development of a complete interior addressing plan.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following three (3) items:

4. The applicant shall remove their northernmost driveway and replace with curb and gutter, which shall be noted on the final plan.
5. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/ regulatory signage and pavement markings on the site shall be shown and noted on the plan.

6. Note: The applicant shall secure their outdoor patio area with a substantial barrier.

Please contact Jacob Moskowitz, Assistant Zoning Administrator, at 266-4560 if you have any questions regarding the following item:

7. Following approval of the rezoning to NMX, a permitted use site plan review may be required.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Prior to requesting permits for the rezoned parcel, please follow the procedures listed below:

1. The applicant shall submit plans and any other supporting materials for site plan approval to the Zoning Office using the Site Plan Application form available from Zoning. Please submit your materials to zoning@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984. The applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the submittal.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting permits. [Signature follows below.]

If you have any questions about your approval or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division
Sean Malloy, Traffic Engineering Division
Jacob Moskowitz, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*