



October 6, 2021

City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: 1017 N. Sherman Ave., Zoning Map Amendment

Planning Staff and Plan Commission:

We are submitting this Land Use Application to help facilitate a correction in the City's zoning map, and are requesting the rezoning of one-half of the referenced parcel from IG to CCT.

Our team is working on design and approval for a remodel and expansion to the existing building at this property. The project would give the building exterior a fresh appearance, while remodeling the interior for new commercial tenant use. Phase 2 proposes a 2,000 sf addition to the back of the existing building that would contain storage at the lowest / exposed basement level, and office on the upper level). It should be noted that as part of the renovation to the existing building, the owner seeks to add one residential apartment within the existing building (back half of existing building) – creating a truly mixed use property.

Upon submitting our documents for City approval, zoning discovered a situation where the lot contains two separate zoning districts. The Sherman Ave street front is "CCT", whereas the east (back) half of the property, behind Kavanaugh's Esquire Club, is zoned "IG" industrial. The renovation and addition proposal is allowed by right in the "CCT" zoning, which the building is within, however the joint "IG" zoning on the adjacent vacant portion of the lot needs to be changed so the entire lot is consistent. CCT zoning is required for the proposed residential unit, whereas office and storage uses are currently allowable under both CCT and IG.

**To correct the split zoning condition, we are submitting a Land Use Application to change the zoning of the east half of the lot to match the west half of the lot, as "CCT".**

We have notified Alder Abbas, the Sherman Neighborhood Association, and the Northside Business Association of our intentions.

This is a strange occurrence, and we believe our intentions are consistent with the City's vision for integrated uses and rehabilitation of properties in this corridor. Please feel free to contact me should you have any questions or request additional information.

Respectfully,

SKETCHWORKS ARCHITECTURE, LLC

A handwritten signature in black ink, appearing to read "Steve Shulfer", written over a white background.

Steve Shulfer, AIA