



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

June 17, 2009

William F. White
Michael, Best & Friedrich, LP
PO Box 1806
Madison, Wisconsin 53701-1806

RE: Approval of a request to rezone 214 N. Hamilton Street from R6 (General Residence District) to C2 (General Commercial District) to provide an existing office building with conforming zoning (Sabini).

Dear Mr. White:

At its June 16, 2009 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 214 N. Hamilton Street from R6 to C2. The following conditions of approval shall be satisfied prior to final approval and the issuance of any permits related to this property:

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following three items:

1. Provide bike-parking equivalent to a minimum of 1 stall per each 20 employees in a safe and convenient location on an impervious surface to be shown on the final plan. Note: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
2. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
3. The Plan Commission does not grant signage approvals. Any change in building signage must be reviewed for compliance with the Street Graphics Ordinance, Chapter 31 MGO. The Zoning Section of the Department of Planning and Community and Economic Development issues signage permits.

Prior to submitting a request for building permits or a Certificate of Occupancy, please file **four copies** of a site plan revised to reflect the condition(s) above with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. Future additions to the building, changes in use or modifications to the site may be subject to site/ development plan review by City agencies prior to the issuance of building permits.

If you have any questions regarding the final zoning map amendment approval or about obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Pat Anderson, Assistant Zoning Administrator