

**CITY OF MADISON  
INTER-DEPARTMENTAL  
CORRESPONDENCE**

DATE: June 4, 2012

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 26515 – PUD-SIP Alteration – 2 S. Bedford Street**

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On July 7, 2009, the Common Council approved a request by Jim Meier, 2 South Bedford, LLC, to rezone a 1.0-acre parcel extending along the west side of S. Bedford Street between W. Washington Avenue and W. Main Street from M1 (Limited Manufacturing District) to PUD-GDP-SIP to allow demolition of the former one-story Badger Bus terminal and construction of a mixed-use project containing 12,000 square feet of first floor retail space and 82 apartments. The resulting development, named The Depot, was completed in fall 2010.

The approved mixed-use project consists of three interconnected structures located atop a 95-stall underground parking garage, including a five-story structure located on the northern half of the site at to the corner of W. Washington Avenue and S. Bedford Street, which contains the 12,000 square feet of commercial space occupied by CVS Pharmacy, and 46 apartment units comprised of 34 one-bedroom units and 12 two-bedroom units on the four floors above. The remaining 36 units are located in a four-story, 30-unit building that extends along the S. Bedford Street blockface and a three-story, 6-unit building that extends along the W. Main Street frontage of the site. A community room for the apartments was included in the original development at the southwesterly corner of the fifth floor of the five-story building.

On April 2, 2012, the developer submitted a minor alteration to the approved and recorded PUD-SIP to allow the fifth floor community room to be converted into a one-bedroom apartment, which would result in a total of 83 apartment units in the mixed-use development. The developer cites that the community room has enjoyed limited use by residents of the project since its completion. No changes to the exterior of the building are proposed as part of the conversion of the community room into a dwelling unit. A floorplan showing the existing community room and proposed one-bedroom apartment are included in the Plan Commission materials for this request.

The alteration to allow the additional resident per dwelling unit should be reviewed by the Plan Commission as provided in Section 28.07(6)(9)4.d, which allows the Plan Commission to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council. In reviewing the requested alteration, staff believes that the request to add an additional dwelling unit is reasonable. Staff provided notification of the public hearing for this request to property owners and occupants within 200 feet of the subject site and is not aware of any opposition to this request by nearby residents, the Bassett neighborhood or Ald. Mike Verveer, 4<sup>th</sup> District, who represents the subject site and neighborhood. The additional unit should have little or no impact on surrounding properties and the changes necessary to accommodate the conversion appear to be compatible with the development plans approved for the subject site in 2009, which were determined to be consistent with the recommendations for the site in the Bassett Neighborhood Master Plan and Comprehensive Plan.

In closing, the Planning Division recommends **approval** of the proposed alteration to the approved PUD-SIP for 2 S. Bedford Street to allow the addition of one dwelling unit subject to input at the public hearing and the following conditions from reviewing agencies:

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

1. The previous PUD-SIP approvals called for a 10'x35' loading zone to be available for its designated purpose including the loading of trash containers wheeled out from an inside storage room. If trash is to be stored outside, provide a revised site plan showing the designated area and details of the trash enclosure(s).
2. Meet applicable building codes, including accessible requirements.
3. Show addresses of tenant spaces on the building of the final site plan.
4. Bike parking shall comply with MGO Section 28.11: Provide one bike parking stall for each apartment in a safe and convenient location on an impervious surface to be shown on the final plan. After the first 50 bicycle parking spaces are provided, additional bicycle parking spaces required are one half space per unit listed. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is 2 feet by 6 feet with a 5-foot access area.
5. Signage must be approved by the Urban Design Commission or its staff. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installation.

**City Engineering Division** (Contact Janet Dailey, 261-9688)

This agency submitted a response with no conditions of approval for this request.

**Traffic Engineering Division** (Contact John Leach, 267-8755)

This agency submitted a response with no conditions of approval for this request.

**Parks Division** (Contact Kay Rutledge, 266-4714)

6. The developer shall pay \$2,259.92 in park impact fees for the additional multi-family unit proposed. Fees in lieu of dedication=\$1,631.00; Park development fees=\$628.92. The developer must select a method for payment of park fees before signoff on the alteration. This development is within the Vilas-Brittingham park impact fee district (SI27).

**Fire Department** (Contact Bill Sullivan, 261-9658)

Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances

**Water Utility** (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this request.