



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 7, 2012

Angela Black
Michael Best & Friedrich
1 S. Pinckney Street, Suite 700
Madison, Wisconsin 53703

RE: Approval of an alteration to an approved Planned Unit Development – Specific Implementation Plan for 2 S. Bedford Street to allow a community room to be converted into a dwelling unit (Depot Development, LLC)

Dear Ms. Black;

At its June 4, 2012 meeting, the Plan Commission **approved** your request for an alteration to the PUD-SIP for 2 S. Bedford Street to allow a community room to be converted into a dwelling unit, subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the PUD alteration and the issuance of permits for the proposed conversion:

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following five (5) items, including the condition (#1) modified by the Plan Commission during its approval of the project:

1. The previous PUD-SIP approvals called for a 10 X 35-foot loading zone to be available for its designated purpose including the loading of trash containers wheeled out from an inside storage room. Any proposal to store trash outside shall require a revised site plan showing the designated area and details of the trash enclosure(s) to be approved by the Plan Commission. This condition shall be satisfied prior to final approval and recording of the alteration and issuance of building permits to convert the community room into a dwelling unit.
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.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

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).

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

After the planned unit development has been revised per the above conditions, please file **five (5) sets** of complete, fully dimensioned, and to-scale plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or 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: Janet Dailey, City Engineering Division
 Bryan Walker, Traffic Engineering Division
 Pat Anderson, Asst. Zoning Administrator
 Kay Rutledge, Parks Division
 Bill Sullivan, Madison Fire Department

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Rec. Coord. (R&R Plan)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: