

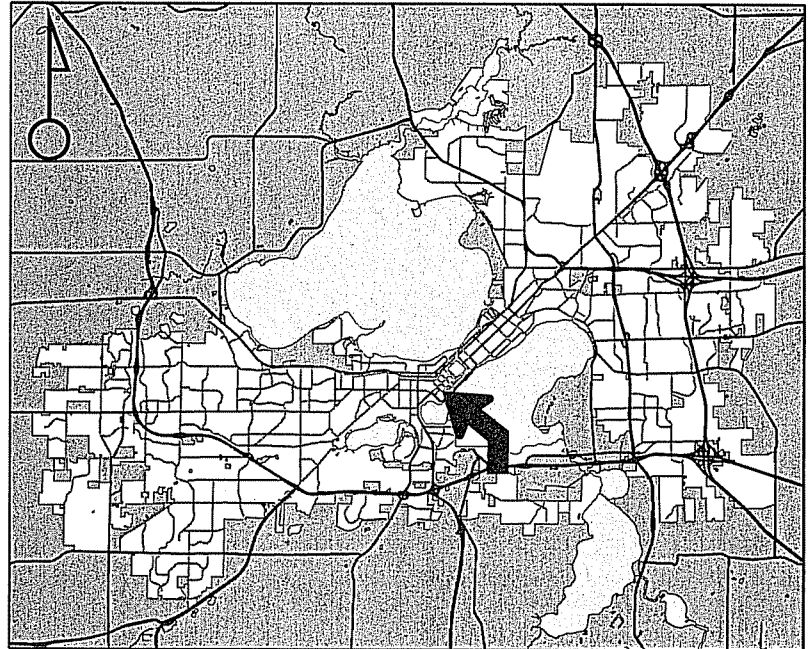


Location
2 South Bedford Street

Applicant
Depot Development, LLC/
Angela Black – Michael Best &
Friedrich LLP

Proposed Use
Convert previously approved
community room into additional
apartment unit

Public Hearing Date
Plan Commission
04 June 2012



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 May 2012



Document Number	Document Title
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN	
City of Madison Date:	
Project Name: The Depot	
1. Legal Description of Property:	
Lot 1, CSM #12777, as recorded in Volume 81 of Certified Survey Maps, on pages 17-21, as Document No. 4599017, Dane County Registry (previously, Lots 8, 9, 10 & 11, Block 25, Original Plat of Madison), Dane County, Wisconsin	
2. Property Address: 2 South Bedford Street	
3. The SIP for the above-described property is hereby amended by (description of change): Convert Community Room on 5th Floor of Building #1 to one-bedroom apartment unit.	

Recording Area
Name and Return Address: Angela Black, Michael Best & Friedrich LLP PO Box 1806 Madison, WI 53701-1806
Parcel Identification Number (PIN) 251/0709-234-0601-5

and shown on the: **attached plans**

4. This proposed amendment is authorized according to the SIP text recorded as: Document No. 4599348, in the Dane County Register of Deeds Office.

The proposed alteration, as outlined above, is considered a minor alteration and is hereby approved by the Director of the Planning Unit of the Department of Planning and Development.

No BLUE ink or FAXED copies please!

Aldersperson Date

Bradley J. Murphy, Director Date
Planning Unit, Dept. of Planning & Development

Owner's Signature Date

State of Wisconsin
County of Dane

Personally came before me this _____ day of _____, _____, the above-named Bradley J. Murphy, Director, Planning Unit of the Department of Planning and Development, and acting in said capacity and known by me to be the person who executed the foregoing instrument.

Notary Public, Dane County, Wisconsin (Signature)

Notary Public (print name)
My commission expires: _____

This instrument was drafted by:

This document and any attachments shall be recorded in the Dane County Register of Deeds Office.

MICHAEL BEST

& FRIEDRICH LLP



**Michael Best & Friedrich LLP
Attorneys at Law**

One South Pinckney Street
Suite 700

Madison, WI 53703

P.O. Box 1806

Madison, WI 53701-1806

Phone 608.257.3501

Fax 608.283.2275

Angela Black

Direct 608.283.2264

Email ablack@michaelbest.com

April 2, 2012

VIA HAND DELIVERY

Mr. Brad Murphy, Director of Planning
Department of Planning & Community Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent and Application for Alteration to Approved and Recorded Planned Unit Development/Specific Implementation Plan - 2 South Bedford (aka The Depot)

Dear Brad:

I am submitting this letter of intent and the enclosed materials on behalf of Depot Development, LLC, the owner of The Depot apartments. Depot requests approval of an alteration to the approved PUD/SIP to convert the community room currently located on the 5th floor of Building #1 of the Project (the 5-story building at the corner of West Washington and South Bedford). During the initial approval process for the Project, the neighborhood requested the community room to provide meeting space for neighborhood meetings. Since completion of the Project, the community room has never been used by any neighborhood association and has been rarely used by residents of the Project. Conversion of the community room to a one-bedroom apartment will be a productive use of the space and increase the taxable value of the Project.

We have notified both Alder Verveer and Peter Ostlind of the Bassett District of Capitol Neighborhoods Inc. of the proposed conversion of the community room to an apartment. It is our understanding the proposed conversion has been discussed by the neighborhood and we are not aware of any objections raised by the neighborhood at that meeting.

As requested, enclosed please find the following documents in regard to a proposed alteration to the referenced PUD/SIP for The Depot apartments:

1. Eight (8) Sets of Plans showing the proposed alteration;
2. Recording Cover Page for Alteration to an Approved & Recorded Specific Implementation Plan signed by the Owner (please note since staff is requesting public notice and Plan Commission approval of the alteration, we have not asked Alder Verveer to sign the Alteration in advance of that process)
3. A check in the amount of \$50 payable to the City to cover publication fees, as requested in Mr. Parks' February 27, 2012 email; and
4. A check in the amount of \$30 payable to the Dane County Register of Deeds for the recording fee.

MICHAEL BEST

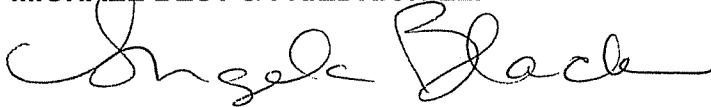
& FRIEDRICH LLP

Mr. Brad Murphy
April 2, 2012
Page 2

Please feel free to contact me if you need additional information to process the request for the alteration to The Depot PUD/SIP.

Sincerely,

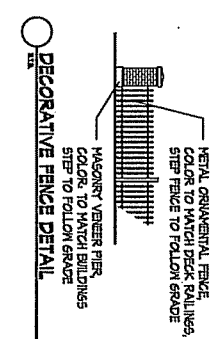
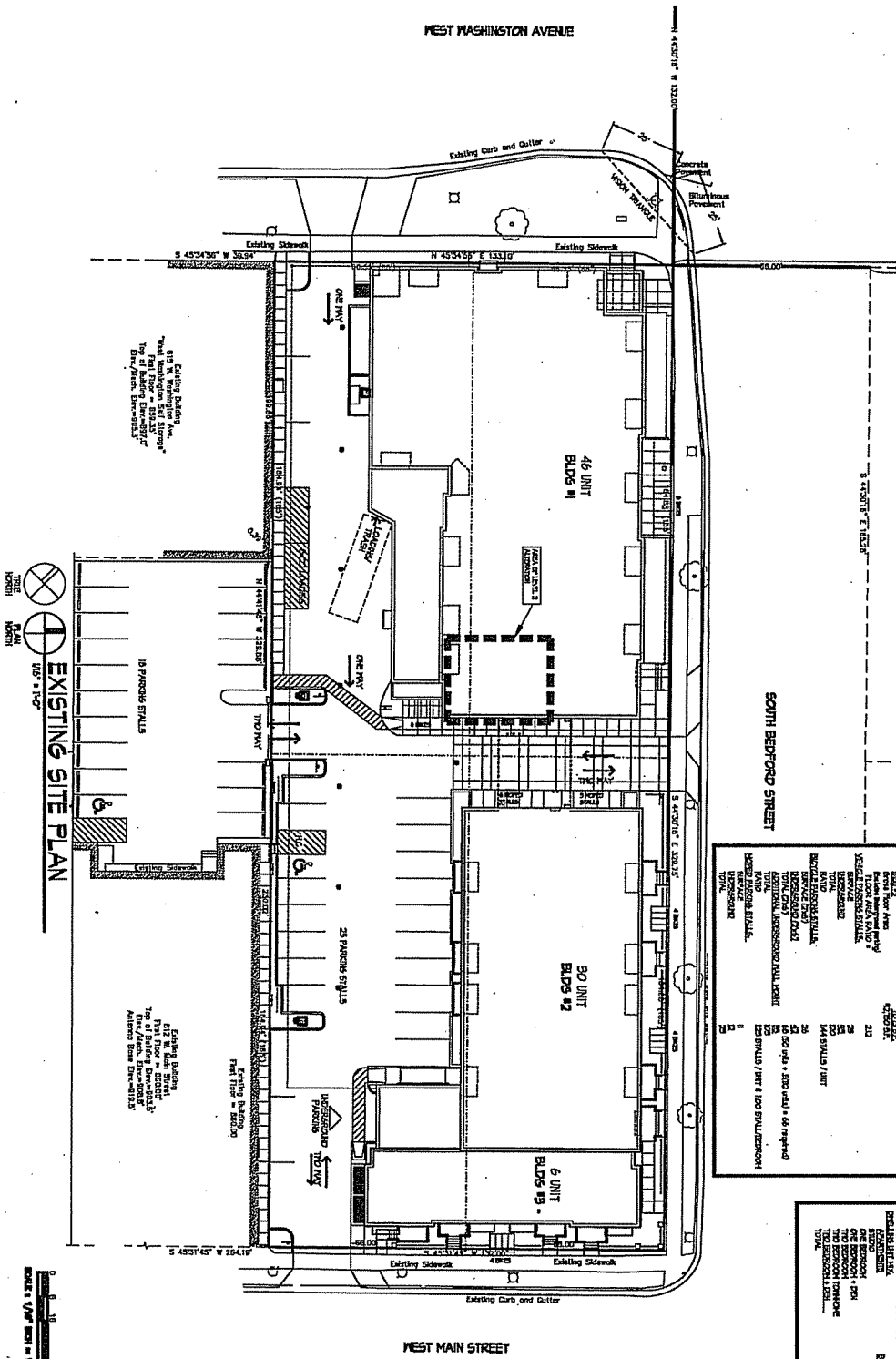
MICHAEL BEST & FRIEDRICH LLP



Angela Black

cc: *(all via email and w/ encl.)*
Alder Michael Verveer
Randy Bruce, Knothe & Bruce Architects
Peter Ostlind, Capitol Neighborhoods, Inc.
David Meier, Depot Development, LLC

027458-0005\11152045.2



EXISTING SITE DEVELOPMENT DATA

DESCRIPTION	4600 SQU/ACRE	4600 SQU/ACRE	4600 SQU/ACRE	TOTAL
EXISTING AREA	10	0	0	10
CONCRETE AREA	10	0	0	10
ASPHALT	0	0	0	0
PAVING	0	0	0	0
GRAVEL	0	0	0	0
WOOD	0	0	0	0
OTHER	0	0	0	0
TOTAL	10	0	0	10

PROPOSED SITE DEVELOPMENT DATA

DESCRIPTION	4600 SQU/ACRE	4600 SQU/ACRE	4600 SQU/ACRE	TOTAL
EXISTING AREA	10	0	0	10
CONCRETE AREA	10	0	0	10
ASPHALT	0	0	0	0
PAVING	0	0	0	0
GRAVEL	0	0	0	0
WOOD	0	0	0	0
OTHER	0	0	0	0
TOTAL	10	0	0	10

KNOTHE & BRUCE ARCHITECTS
 701 University Avenue East 201
 Madison, Wisconsin 53706
 608-261-3190 Fax 608-261-3191

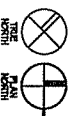
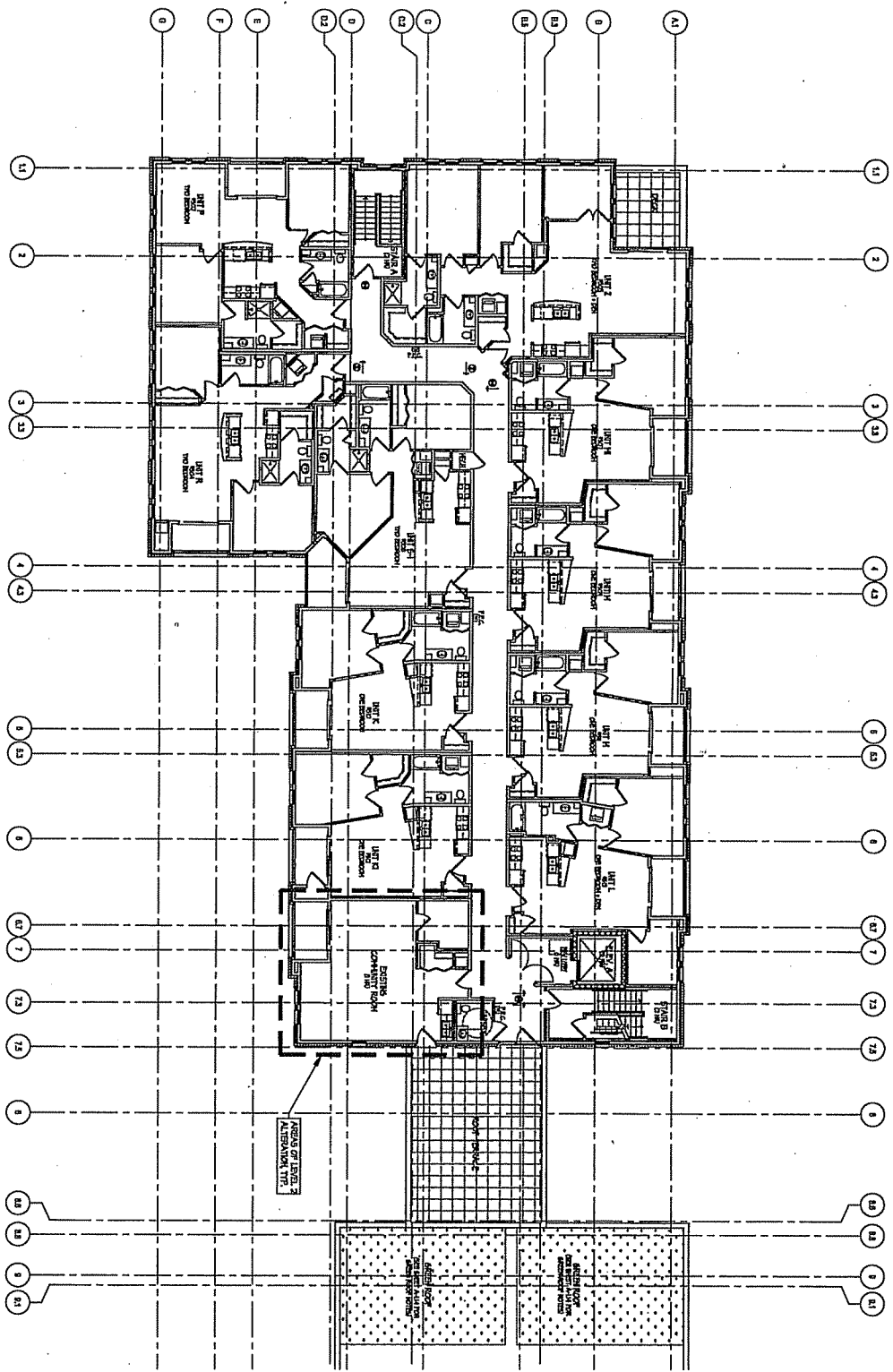
Project:
 The Depot
 4600 S. Bedford St.
 Madison, WI 53706
 Project No. 0842
 Drawing No. C-11

Scale: 1/8" = 1'-0"

North Arrow: (Symbol)

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53521
 608.812.2100 Fax 608.812.4014

Project: _____
 Date: _____



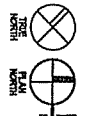
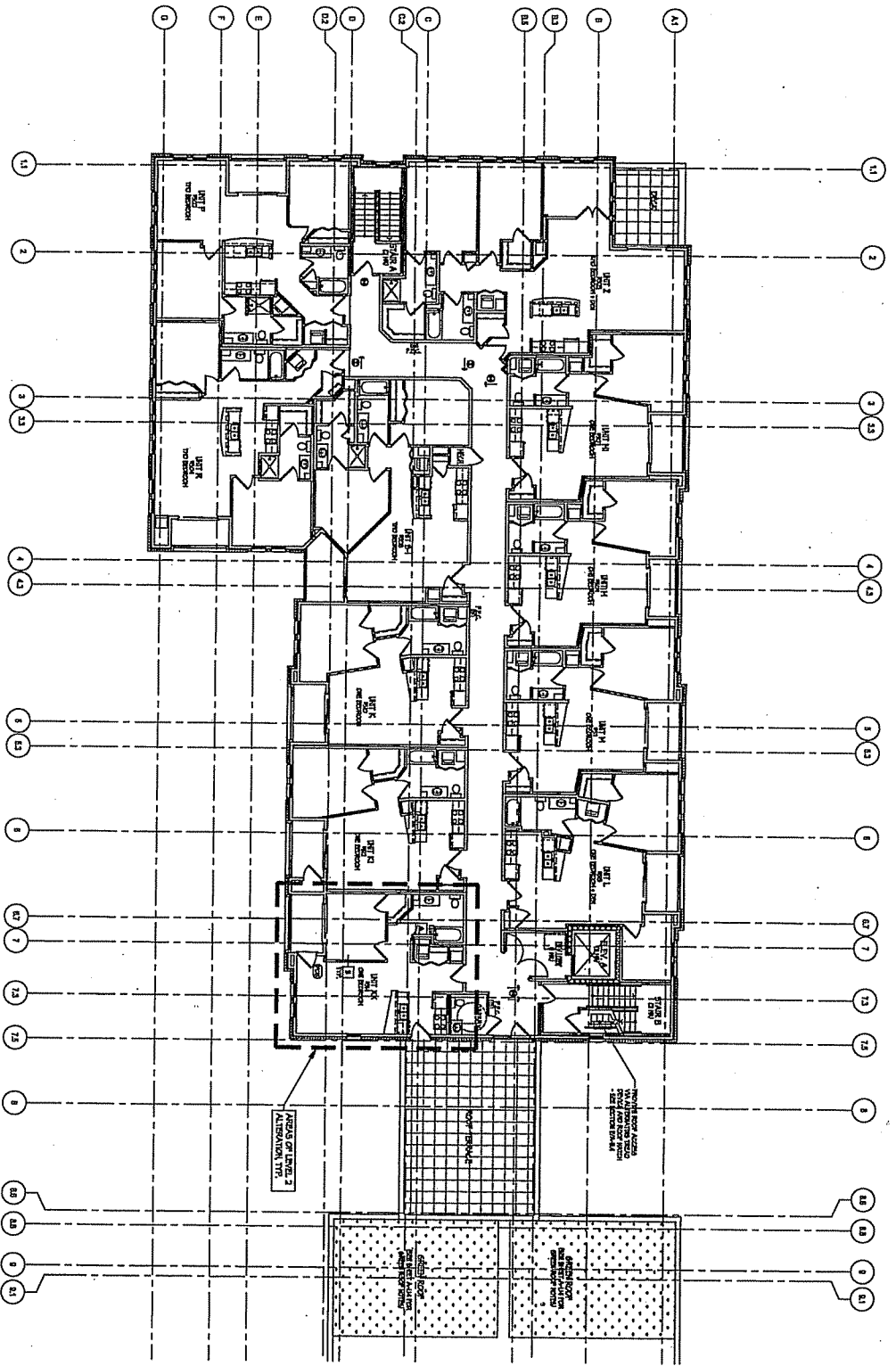
EXISTING FIFTH FLOOR PLAN - Building #1

Existing Fifth Floor
 Plan - Building #1
 Project: OB42
 Date: A-11

The Depot
 200 N. ...
 200 N. ...
 200 N. ...
 200 N. ...

Scale: _____
 New Addition: _____

KNOTHE & BRUCE ARCHITECTS
 2421 University Avenue, Suite 201
 Berkeley, CA 94704
 415.841.2410 Fax 415.841.4314



PROPOSED FIFTH FLOOR PLAN - Building #1

Project Title
 Proposed Fifth Floor
 Plan - Building #1

Project No.
 0842

Scale
 A-1/2

Project Location
 The Depot
 2001 University Avenue, Suite 201
 Berkeley, CA 94704
 415.841.2410 Fax 415.841.4314

Author
 [Name]

Date
 [Date]