



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 610 Junction Road  
**Application Type:** PD(SIP) Alteration  
**Legistar File ID #** [71881](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant:** Steve Shulfer, Sketchworks Architecture, LLC; 2501 Parmenter Street, Suite 100B; Middleton.

**Property Owner:** Victor Anderson, Lokre Development; PO Box 215; Plover, Wisconsin.

**Requested Action:** Consideration of an alteration to an approved Planned Development–Specific Implementation Plan to convert a portion of the second floor of an existing two-story mixed-use building into 17 apartments at 610 Junction Road.

**Proposal Summary:** The applicant and property owner are requesting to convert approximately 10,100 square feet of the second floor of a two-story mixed-use building into 17 apartments comprised of 11 studio/efficiency units and six one-bedroom units. No other changes to the building or site are proposed with this conversion. The renovation will commence on October 1, 2022 and be completed on April 1, 2023.

**Applicable Regulations & Standards:** Section 28.098(6) states that alterations to Planned Developments may be approved by the Plan Commission if the requested alterations are consistent with the concept approved by the Common Council using the review standards in Section 28.098(2).

**Review Required By:** Plan Commission. Any exterior alterations related to the residential conversion may be reviewed by the Secretary of the Urban Design Commission prior to issuance of permits.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the proposed alteration to convert a portion of the second floor of an existing two-story mixed-use building into 17 apartments at 610 Junction Road consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and **approve** the request, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

## Background Information

**Parcel Location:** Approximately 2.8 acres generally located on the west side of Junction Road, approximately 650 feet south Old Sauk Road, Ald. Dist. 9 (Conklin); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The northern portion of the subject site is developed with a two-story, approximately 27,250 square-foot retail-office building with 36 spaces of underground parking, addressed as 610 Junction Road. The southern portion of the site is developed with a five-story mixed-use building addressed as 550 Junction Road, which contains 9,800 square feet of commercial space, 33 apartments, and 33 underground parking stalls. The two buildings share approximately 156 surface parking stalls. The entire site is zoned PD.

**Surrounding Land Uses and Zoning:**

South: Deco apartments and mixed-use building, zoned PD;

West: Attic Angels senior housing development and City of Madison stormwater greenway, zoned PD;

East: City Center West office buildings and Portofino Place multi-tenant retail center, zoned PD.

**Adopted Land Use Plans:** The 2018 Comprehensive Plan and Junction Neighborhood Development Plan (2018) recommend the subject site and neighboring property to the south for Community Mixed-Use development.

**Zoning Summary:** The site is zoned PD. The SIP alteration will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development), Barrier Free, Utility Easements
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Planning and Zoning staff</i>	

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services, including seven-day Metro Transit service on Junction Road.

## Previous Approvals

On July 3, 2007, the Common Council approved a request to rezone 530-610 Junction Road from Planned Unit Development, Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) [1966 Zoning Code] to allow construction of two two-story retail-office buildings totaling approximately 50,900 square feet.

On September 5, 2017, the Common Council approved an Amended PD(GDP-SIP) for 550 Junction Road to allow construction of a five-story, mixed-use building with 33 residential units and roughly 9,800 square feet of ground floor commercial space. The five-story mixed-use building replaced the second of the two two-story commercial buildings approved for the site in 2007.

## Project Description, Analysis & Conclusion

The applicant and property owner are requesting approval of an amended Specific Implementation Plan to allow a portion of the second floor of an existing two-story, 27,258 square-foot retail/office building to be renovated into 17 apartments. The building was constructed in 2008 as the first of what originally planned as two two-story commercial buildings to be located on the 2.8-acre site. As noted in the preceding section, the second building has since been constructed as a five-story mixed commercial and residential building with 33 apartment units.

Plans for the renovation of the two-story building call for approximately 10,100 square feet of the 13,629 square feet of second floor area (per City records) to be converted into 11 studio/efficiency apartments and six one-bedroom apartments. An approximately 2,270 square-foot salon tenant located at the northerly end of the floor will remain. The letter of intent indicates that the conversion of the second floor space into apartments will only involve interior modifications to the building, including the existing elevator lobby and stair access on the westerly,

rear façade of the building being refinished to serve as the secure resident access. No changes are proposed to the building exterior or site with the commercial-to-residential conversion.

The Planning Division believes that the Plan Commission may find the proposed conversion of approximately 10,100 square feet of the second floor of the existing retail-office building into 17 apartments consistent with the Planned Development approved by the Common Council and that the standards for PD approvals are met. The PD zoning for the property was amended in 2017 to introduce residential uses on the site as part of the approval to construct the second building planned for this site at 550 Junction Road as a five-story mixed-use building with 33 apartments, and the conversion of most of the second floor space in the 610 Junction building into residences is consistent with that approval. The proposal is also consistent with the continued evolution of most of the west side of Junction Road between Elderberry Road and Old Sauk Road into a moderately dense mixed-use area compared to the office and later office/commercial area it was originally planned to be in the 1990 Junction Neighborhood Development Plan (the neighborhood development plan was amended in 2018 to recommend Community Mixed-Use development on this site and the neighboring property to the south). The conditions of approval in the following section mostly reflect those needed to implement the commercial-to-residential conversion of the northern building proposed.

As no exterior changes to the building are proposed with the PD(SIP) alteration, review by the Urban Design Commission was not required. However, any exterior changes required in the future may require review by that commission or by its secretary prior to issuance of permits.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the proposed alteration to convert a portion of the second floor of an existing two-story mixed-use building into 17 apartments at 610 Junction Road consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and **approve** the request subject to input at the public hearing and the following conditions:

**Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

### Planning Division

1. Sheet AS100 shall be revised to provide a data table for the overall project, which includes the lot area for the site; the number of stories and gross square-footages of each building; the floor area devoted to commercial use in each building; the number of dwelling units per building; usable open space for the development; and the amount of structured and surface automobile and bicycle parking for each building and the site.
2. Note: Approval of any exterior alterations related to the proposed conversion shall be approved by the Secretary of the Urban Design Commission prior to issuance of building permits.

**The following conditions have been submitted by reviewing agencies:**

### City Engineering Division (Contact Tim Troester, (608) 267-1995)

This agency has reviewed the request and recommended no conditions of approval.

**City Engineering Division–Mapping Section** (Contact Jeff Quamme, (608) 266-4097)

3. The addresses shown for the first floor do not match the approved addressing plan. The addresses on the second floor are not valid for addressing. They do not conform to current City standards. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said application. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.
4. Revise the plans to show the entry door into the Glo Salon.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

5. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

**Zoning Administrator** (Contact Jacob Moskowitz, (608) 266-4450)

6. Work with Planning and Zoning staff to submit a revised PD zoning text reflecting the addition of residential use.
7. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.

**Fire Department** (Contact Bill Sullivan, (608) 261-9658)

8. The fire sprinkler system, including inside the proposed dwelling units shall comply with NFPA 13.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

This agency reviewed the request and has recommended no conditions of approval.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

9. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 22021 when contacting Parks Division staff about this project.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

This agency reviewed the request and has recommended no conditions of approval.

**Forestry Section** (Contact Brandon Sly, (608) 266-4816)

This agency has reviewed this request and recommended no conditions of approval.