



May 16, 2022

City of Madison
Department of Planning and Community Development
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Re: Land Use Application / Alteration to Planned Development
Retrofit Second floor Commercial to Apartments
City Center – Building I
610 Junction Road
Madison, Wisconsin

On behalf of property owner Lokre Companies, I am submitting this Land Use Application for an Alteration to a Planned Development located at 610 Junction Road.

Project Overview:

City Center I is an existing two-story commercial property with underground parking located at 610 Junction Road.

The proposed project will retrofit existing building second floor commercial space into market-rate apartment housing. There will be only interior remodeling work, no site work or exterior building design is proposed.

The intent is to convert the vacant (or soon to be vacant) second floor commercial space into roughly sixteen apartment units. The current 'Glo Salon' commercial tenant will remain on the second floor.

A few other notable points:

- There is ample underground parking for the residents.
- The building is fully accessible, sprinklered, and code compliant for the proposed use.
- There will not be any exterior renovations made to the building.
- There will not be any site modifications proposed.
- Parking ratios will improve based on the proposed use.
- The resident access will be from the elevator and stair lobby on the west side of the building.



Project Team:

Owner / Developer:

Lokre Companies
Rolly Lokre
PO Box 215
3062 Village Park Drive
Plover, WI 54467
715-342-9200
rolly@lokre.com

Architect:

Shulfer Architects, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562
608-836-7570
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Project Data:

Use: Mixed Use Development (residential & retail/office)
Project Name: City Center Junction

Total Lot size: 121,513 sf (lots 9 and 10 combined)

Paving Coverage: 57,749 sf existing (lots 9 and 10 combined)
Building I footprint: 13,900 sf (existing)
Building II footprint: 11,830 sf (existing)
Max Lot Coverage: 85% coverage (lots 9 and 10 combined)
Proposed Coverage: 69% coverage existing (83,479 sf – lots 9 and 10 combined)

Open Space Total: 21,370 sf +/-

Automobile Parking: 33 underground parking stalls in existing building 1
35 underground parking stalls in existing building 2
156 existing surface parking to remain

Bicycle Parking: one per dwelling unit req'd, plus 1 guest per 10 units
Add 19 stalls (43 existing)

Apartment Totals:

Building I Proposed
17 Total Units, as follows:
2nd Floor: [0] 2-bedrooms, [6] 1-bedrooms, [11] studio

Building II Existing
32 Total Units, as follows:
2nd & 3rd Floors: [5] 2-bedrooms, [4] 1-bedrooms, [1] studio
4th Floor: [1] 2-bedrooms, [8] 1-bedrooms, [1] studio
5th Floor: [1] 3-bedrooms, [1] 2-bedrooms



Letter of Intent
610 Junction Rd.

Zoning District:

The property is currently zoned PD, Planned Development

City Center Junction Development
610 Junction Road

This application is a request to alter the Planned Development.

Site Design:

The site was previously developed with building 1 in 2008, and building 2 in 2018. All surface parking and underground parking is existing. The change of use on the second floor will improve the parking demand by reducing the amount of commercial demand at peak hours, and lessen the projected parking load by approximately 13 spaces.

Access to the site is gained via two existing curb-cuts from Junction Road. The primary entrance bisects the existing building and new building. The secondary drive entrance is a shared access (via existing cross-access easement agreement) between the residential development to the south, and the City Center development.

Exterior Building Design:

There are no changes proposed to the building exterior. The existing elevator lobby and stair access will be refinished to serve as the secure resident access. Some minor wayfinding signage will be proposed at a later date.

Thank you for considering this Land Use Application for approval, I look forward to discussing this project more in the coming weeks.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Shulfer". The signature is stylized and fluid.

Steve Shulfer, AIA
Sketchworks Architecture, LLC