



## PLANNING DIVISION STAFF REPORT

December 12, 2012

PREPARED FOR THE PLAN COMMISSION

**Project Address:** 518-542 Junction Road (9<sup>th</sup> Aldermanic District – Ald. Skidmore)  
**Application Type:** Major Amendment to Planned Development  
**Legistar File ID #** [44824](#)  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

### Summary

**Applicant | Owner:** John Leja; LZ Ventures, LLC; 1022 West Johnson Street; Madison, WI 53715

**Contact:** J. Randy Bruce; Knothe & Bruce Architects; 7601 University Avenue; Middleton, WI 53562

**Requested Action:** The applicant requests approval of a major amendment to an approved Planned Development-Specific Implementation Plan (PD-SIP).

**Proposal Summary:** The applicant proposes to amend an approved development to add two apartments, bringing the total from 171 to 173 units. This alteration will result in changes to floor plans.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Planned Developments [MGO §28.098]. The proposed alterations were reviewed administratively by the Urban Design Commission (UDC) Secretary, on behalf of that Commission and no additional comments were recommended.

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards for Planned Developments are met and **approve** the requested alterations to an approved Planned Development-Specific Implementation Plan at 518-542 Junction Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

### Background Information

**Parcel Location:** The subject property is located on the west side of Junction Road between Old Sauk Road and Blackwolf Drive; Aldermanic District 9 (Ald. Skidmore) and is within the Madison Metropolitan School District.

**Existing Conditions and Land Use:** Part of the subject property is currently utilized for surface parking associated with uses to the north and across Junction Road to the east. There are no buildings on the site.

#### Surrounding Land Use and Zoning:

**North:** Two-story commercial building and vacant, developable site on Junction Road with surface parking to the west

**East:** Across Junction Road to the east, a large office building and associated structured parking

**South:** Across an alley immediately to the south of the subject property, the back side of single-family homes

**West:** City-owned stormwater management property

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends General Commercial Uses for this property and the larger area surrounding it. The Junction Neighborhood Development Plan (1990, amended 1992 and 2015) was amended in 2015 to recommend community mixed-use development for the subject site.

**Zoning Summary:** The property is an existing Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.
Site Design	Required	Proposed
Number Parking Stalls	None	194 underground 72 surface (266 total)
Accessible Stalls	Yes	As per approved plans.
Loading	None	As per approved plans.
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (173) 1 guest space per 10 units (17) General retail, service business, office: 1 per 2,000 sq. ft. floor area (4) (164 total)	154 underground 42 surface (196 total)
Landscaping	Yes	As per approved plans.
Lighting	Yes	As per approved plans.
<b>Other Critical Zoning Items</b>	Urban Design, Barrier Free (ILHR 69), Utility Easements	

*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

## Project History

At their October 20, 2015 meeting the Common Council approved a zoning map amendment from PD-SIP to Amended PD-SIP to allow the construction of three buildings with a total of 171 residential units and 8,574 square feet of commercial space. While the Planning Division notes that the development plans were approved for 171 dwelling units, the accompanying zoning ordinance approved in 2015 allowed for up to 176 units. That request was approved concurrently with an amendment to the Junction Neighborhood Development Plan, changing the recommended use on the subject property from “office” to “community mixed-use” development. Information on the previous actions can be found at the City’s Legislative Information Center under [Legislative File #39893](#) and [Legislative File #39904](#). Please note that since the initial approval, several minor alterations were approved to site and building plans, which were previously approved administratively.

## Project Description, Analysis, and Conclusion

The applicant, LZ Ventures, requests approval of a major alteration to an approved Planned Development-Specific Implementation Plan (PD-SIP). This request is subject to the standards for Planned Developments.

The approved development plans include three buildings, commercial space, and 171 dwelling units. With this proposal, the applicant seeks to add two dwelling units, bringing the total to 173 units. A ground-floor two-bedroom unit in both Buildings "1" and "3" will each be converted into two studio units. The attached plans show the associated floor plan and labeling changes. This modification is also reflected in the revised Zoning Text document.

Upon reviewing this alteration per MGO §28.098(6), the Director of Planning and Community and Economic Development's designee determined that the addition of dwelling units constituted a major alteration and as such, is before the Plan Commission. The Zoning code states that major alterations may be approved by the Plan Commission if the requested alterations are consistent with the concept approved by the Common Council.

The Planning Division believes that this proposal is consistent with the concept approved by the Common Council and that the other approval standards can be found met. At the time of report writing, the Planning Division was not aware of any concerns on this proposal.

## Recommendation

### Planning Division Recommendation (Contact Kevin Firchow, (608) 267-1150)

The Planning Division recommends that the Plan Commission find the standards for Planned Developments are met and **approve** the requested alterations to an approved Planned Development-Specific Implementation Plan at 518-542 Junction Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

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

1. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints b) Internal Walkway Areas c) Internal Site Parking Areas d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.) e) Right-of-Way lines (public and private) f) Lot lines or parcel lines if unplatted g) Lot numbers or the words unplatted h) Lot/Plat dimensions i) Street names j) Private on-site sanitary sewer utilities (including all connections to public sanitary) k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

2. Include civil plan sheets (grading, utilities, etc.) from the previous review/approval of this site. If any changes to the grading or utilities clearly identify those revisions.

**City Engineering Division - Mapping** (Contact Jeffrey Quamme, (608) 266-4097)

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| <ol style="list-style-type: none"><li>3. Now that the CSM has been recorded, separate LNDSPR/LNDMAC/LNDMAP's will be required for each new parcel that has changes.</li></ol> |
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4. Submit a PDF of all floor plans for each separate building to Lori Zenchenko ([Lzenchenko@cityofmadison.com](mailto:Lzenchenko@cityofmadison.com)); so that the preliminary interior addressing plan can be re-reviewed due to additional units being added. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

**Traffic Engineering Division** (Contact Eric Halvorson, (608) 266-6527)

5. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
6. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
7. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
8. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

9. Update the plans and letter of intent to reflect the approved and recorded PD (SIP) showing the relocation of the cooling tower from Building 3 to Building 1 and adjustments to vehicle and bicycle parking.

10. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
11. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

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

**Parks Division** (Contact Janet Schmidt, (608) 261-9688)

12. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before sign off on the rezoning. This development is within the Far West impact fee district (SI 30). Please reference ID# 15143 when contacting Parks about this project.
13. This alteration modifies the unit count for Building 1 on Lot 3 to 82 (one additional MF) and Building 3 on Lot 1 to 40 (one additional MF). Impact fees are due and payable prior to issuance of building permits.

**Water Utility** (Contact Adam Wiederhoeft, (608) 266-9121)

14. The attached site plan drawing does not depict proposed water mains or service laterals. Revise or provide an additional site plan which shows the intended water distribution system.
15. This property is in a Wellhead Protection District–Zone (WP-28). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.
16. Madison Water Utility will be required to sign off on the Land Use Application prior to the issuance of building permits for the development.

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

17. The applicant shall continue to coordinate and update plans, to incorporate the public works and landscape requirements related to transit amenities, as adopted by the Plan Commission in their initial site approval actions of October 20, 2015.