



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 622 E 632 HOWARD PLACE

Name of Owner: LAKE TOWNE APARTMENTS LLC - REBECCA ANDERSON

Address of Owner (if different than above): 22 LANGDON ST. SUITE 101
MADISON, WI. 53703

Daytime Phone: 608-221-0077 Evening Phone: 608-219-7749

Email Address: becky@laketowne.com

Name of Applicant (Owner's Representative): JLA ARCHITECTS - MARK M. SMITH

Address of Applicant: 2118 CROSSROADS DRIVE SUITE 2300
MADISON, WI 53718

Daytime Phone: 608-442-3867 Evening Phone: 608-345-3476

Email Address: msmith@jla-ap.com

Description of Requested Variance: REAR YARD SETBACK BECAUSE OF
UNIQUE SITE GEOMETRY

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300-</u>	Hearing Date: <u>8/22/13</u>
Receipt: <u>145781</u>	Published Date: <u>8/15/13</u>
Filing Date: <u>8/6/13</u> <i>OK Per MWT</i>	Appeal Number: <u>082213-4</u>
Received By: <u>JEM</u>	GQ: <u>NRUP 2BA CUP</u>
Parcel Number: <u>0709-144-1913-4</u>	Code Section(s): <u>28.579(2)</u>
Zoning District: <u>DR2</u>	
Alder District: <u>2</u>	

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

SITE HAS ONE "FRONT" BOUNDARY ON NORTH EAST AND NO TRUE "REAR" LOT LINE. THIS CREATES AN INTERPRETED REAR SETBACK THAT SEVERELY IMPACTS BUILDABLE AREA.
- ALSO SITE HAS VERY IRREGULAR GEOMETRY

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

THE PROPOSED BUILDING MEETS ALL REQUIREMENTS FOR DR-2 ZONING EXCEPT THE REAR YARD SETBACK AT THE EXTREME S.W. CORNER OF THE SITE.

3. For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

STRICT COMPLIANCE WOULD SEVERELY LIMIT THE BUILDABLE FOOTPRINT OF THE SITE AND CAUSE A FURTHER COMPROMISE OF "NORMAL" OR ACCEPTABLE DESIGN

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

CURRENT OWNER HAS BEEN A GOOD STEWARD OF THE PROPERTIES FOR YEARS. LAKE TOWNE BELIEVES IN HIGH QUALITY PROJECTS AND APPROPRIATE AESTHETICS. THE

CALCULATED REAR SETBACK IS THE ISSUE

5. The proposed variance shall not create substantial detriment to adjacent property.

LITTLE OR NO CHANGE TO THE VIEW SHED AND USE OF THE ADJACENT PROPERTIES. FRONTS FACE FRONTS, SIDES FACE SIDES & BACKS FACE BACKS. STRICT COMPLIANCE WOULD NOT LESSEN THE IMPACT OF INCREASED HEIGHT VS. EXISTING

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

AREA HAS GREAT VARIETY OF SCALE, PROXIMITY, SETBACK & MATERIALS. PROPOSAL IS ARCHITECTURALLY RICH IN MATERIAL, SCALE & DETAIL. USE AS APARTMENT HOUSING IS PREDOMINANT IN AREA.

Application Requirements

Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred) <input type="checkbox"/> North arrow
<input type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

N.A.
N.A.
N.A.

Owner's Signature: Rebecca M. Anderson **Date:** 8-6-13

----- (Do not write below this line/For Office Use Only) -----

<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance.		
Further findings of fact are stated in the minutes of this public hearing.		
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved		
deferred to 10/24/13		
Zoning Board of Appeals Chair:		
Date:		

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: SEPTEMBER 9, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

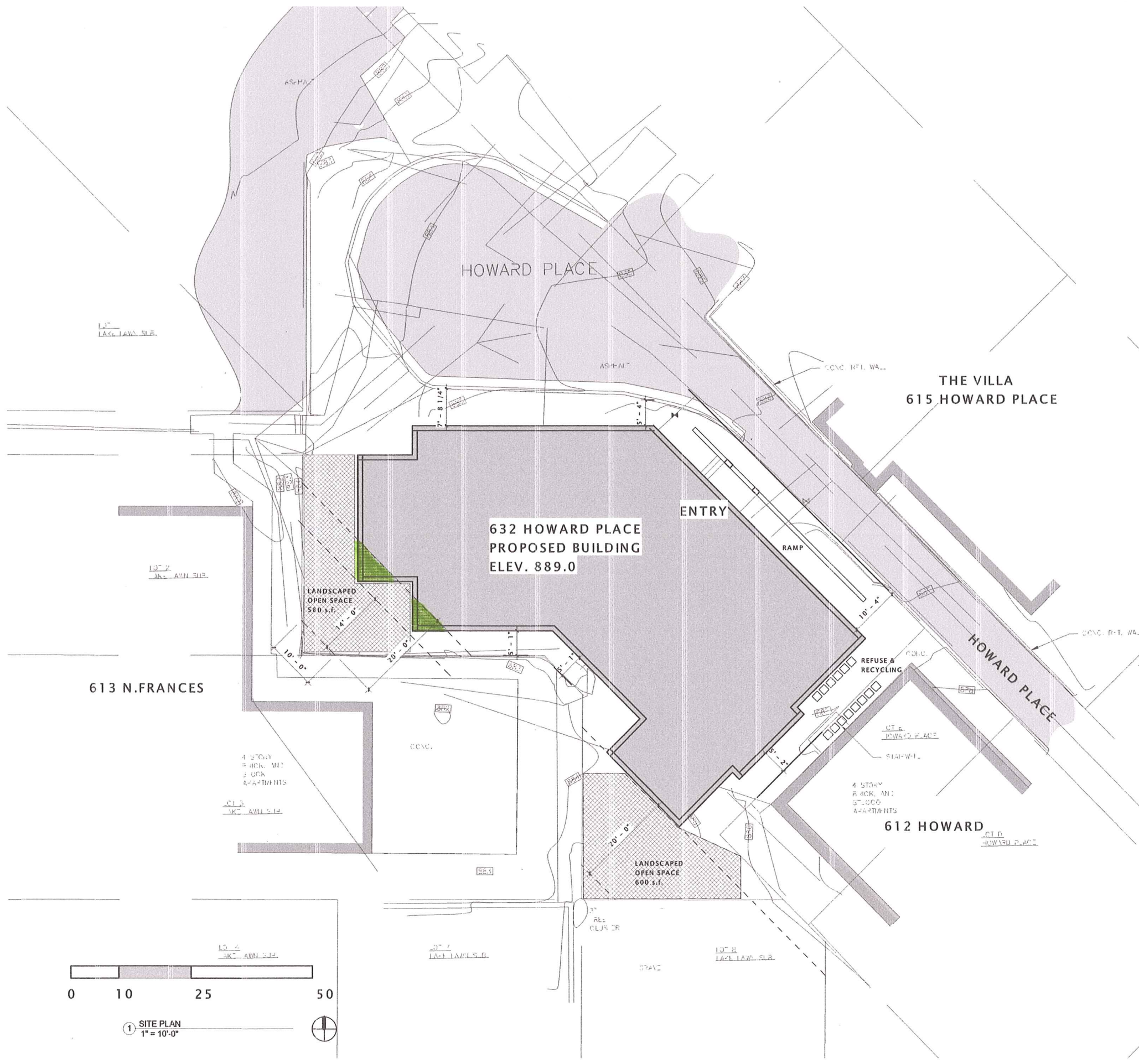
SITE PLAN alt

SHEET NUMBER

A100alt

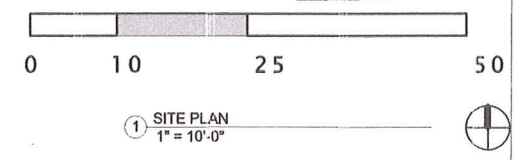
SITE DATA - 632 HOWARD PLACE		
SITE SIZE: 0.158 ACRES (6921 S.F.)		
PROPOSED LOT COVERAGE: 4160 s.f. / 6921 s.f. (60%)		
CITY OF MADISON ZONING: DOWNTOWN RESIDENTIAL - 2		
	DR-2	PROPOSED
FRONT YARD SETBACK	10 ft.	10 ft.
REAR YARD SETBACK	20 ft.	VARIES
SIDE YARD SETBACK	5 ft.	5 ft. min.
USEABLE OPEN SPACE	20 S.F. per bedroom	34 S.F. per bedroom
MAXIMUM HEIGHT	5 STORIES	5 STORIES
FACADE STEPBACK	4TH FLOOR	4TH FLOOR (5'-0")

PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.



THE VILLA
615 HOWARD PLACE

New 5-Story Apartment Building Rear Yard
22.0' Required
14.0' Provided
6.0' Variance





- ARCHITCTURAL SHINGLE ROOF
- FIBER CEMENT #1 FINISH
- BRICK
- CAST STONE LINTEL
- STEEL BALCONY
- BRICK HEADER
- ALUMINUM CLAD WOOD WINDOW / DOOR
- CAST STONE SILL
- CAST STONE #1 FINISH
- CAST STONE #2 FINISH
- CAST STONE BASE #3 FINISH

EAST ELEVATION



SOUTH ELEVATION

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
5325 wall street - suite 2700
madison, wisconsin 53718
608-241-9500

JLA PROJECT NUMBER: 13-0805-01

THE SOPHIA
LAKE TOWNE
APARTMENTS

THE SOPHIA

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Revision Schedule

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SHEET TITLE

Design Elevations

SHEET NUMBER

A201

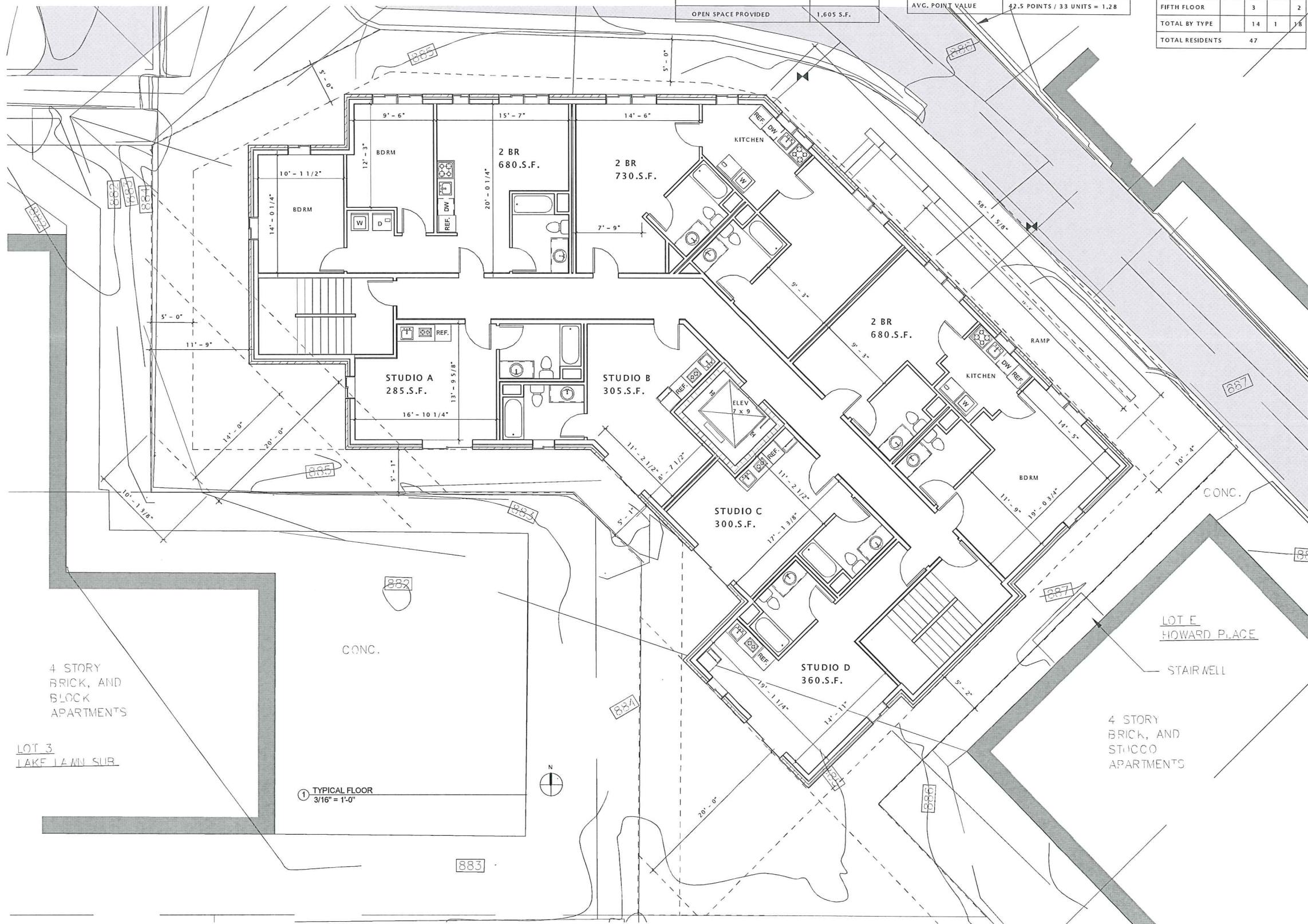
PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,935 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED FIRST FLOOR DATA	
GROSS AREA	4,160 S.F.
UNIT AREA (RENTABLE)	3,185 S.F.
EFFICIENCY (NET/GROSS)	77%

PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.

PROPOSED DWELLING UNIT POINT VALUE			
	2 BR.	1 BR.	STUDIO
UNITS	14	1	18
POINT VALUE	28	1	13.5
AVG. POINT VALUE	42.5 POINTS / 33 UNITS = 1.28		

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		



JLA

ARCHITECTS

JLA PROJECT NUMBER: 13-0403-01

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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DATE OF ISSUANCE		SEPTEMBER 9, 2013
Revision Schedule		
Mark	Description	Date

SHEET TITLE
TYPICAL FLOOR alt

SHEET NUMBER
A101 alt

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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Mark	Description	Date

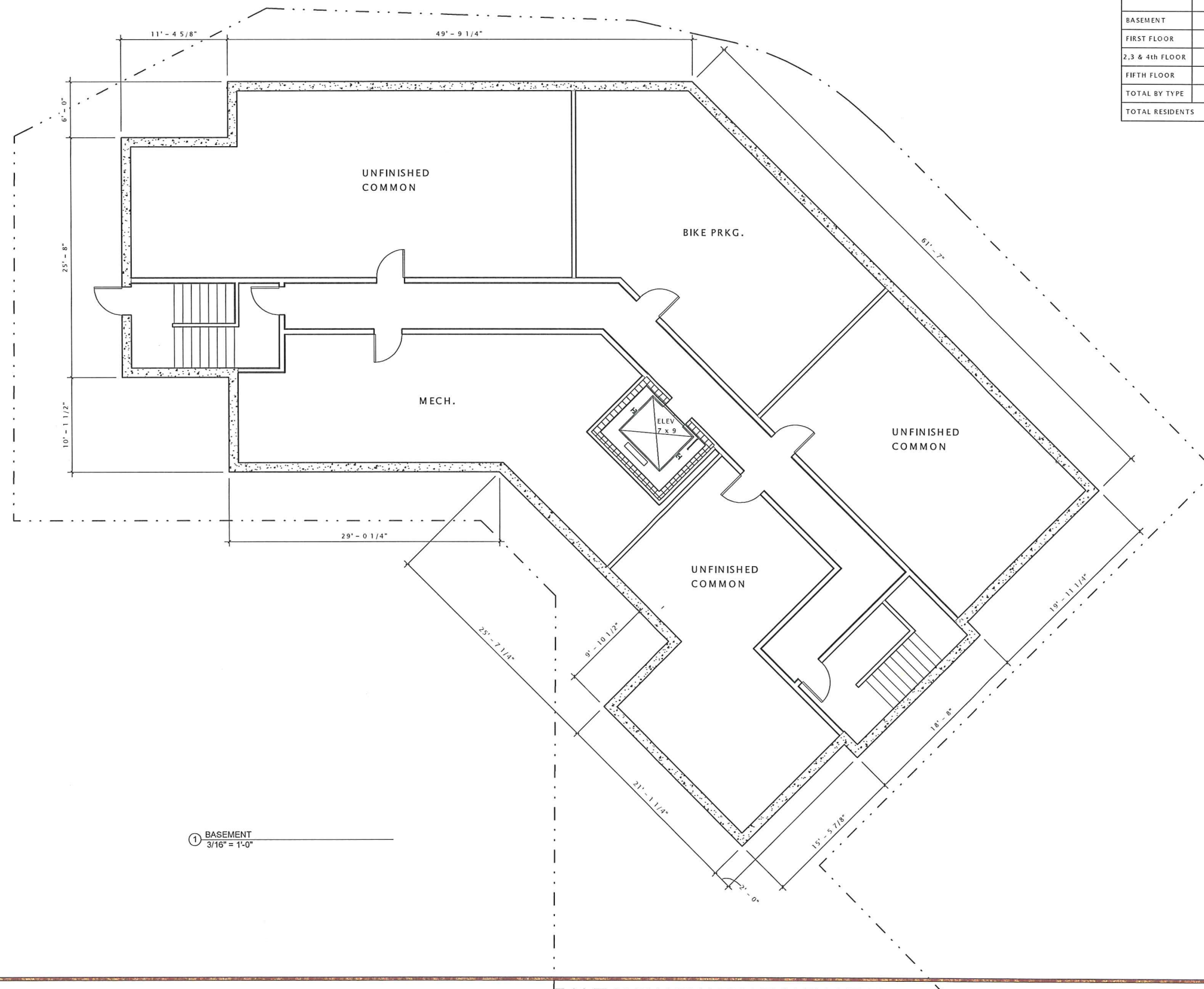
SHEET TITLE

BASEMENT

SHEET NUMBER

A104

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		



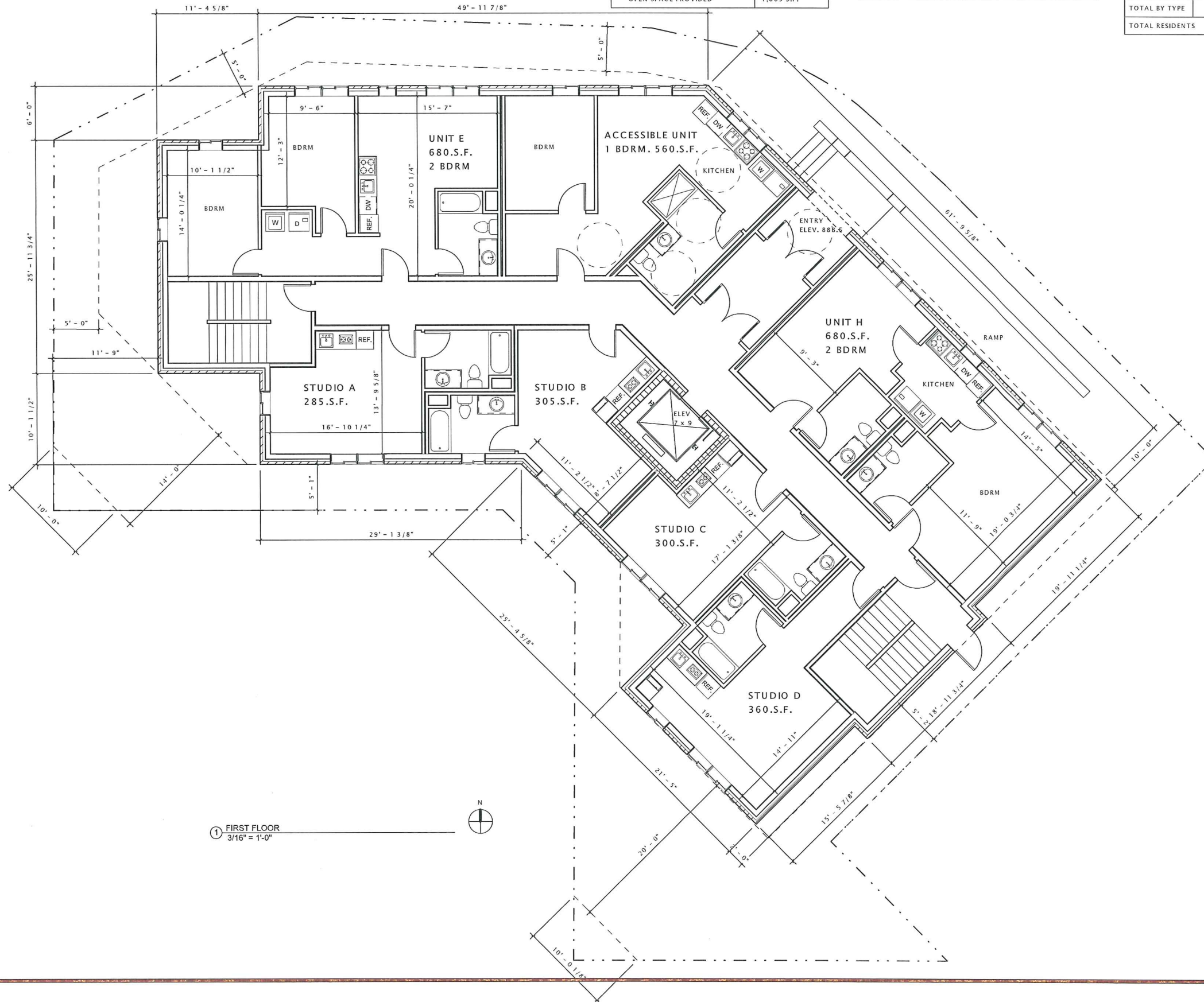
PROPOSED BUILDING DATA	
GROSS AREA	23,140 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED FIRST FLOOR DATA	
GROSS AREA	4,628 S.F.
UNIT AREA (RENTABLE)	3,170 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.

PROPOSED DWELLING UNIT POINT VALUE			
	2 BR.	1 BR.	STUDIO
UNITS	14	1	18
POINT VALUE	28	1	13.5
AVG. POINT VALUE	42.5 POINTS / 33 UNITS = 1.28		

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		



1 FIRST FLOOR
3/16" = 1'-0"



JLA

architects + planners

JOSEPH LEE + ASSOCIATES
5325 WALTON STREET - SUITE 2200
MADISON, WISCONSIN 53718
608.241.4500

JLA PROJECT NUMBER: 13-0805-01

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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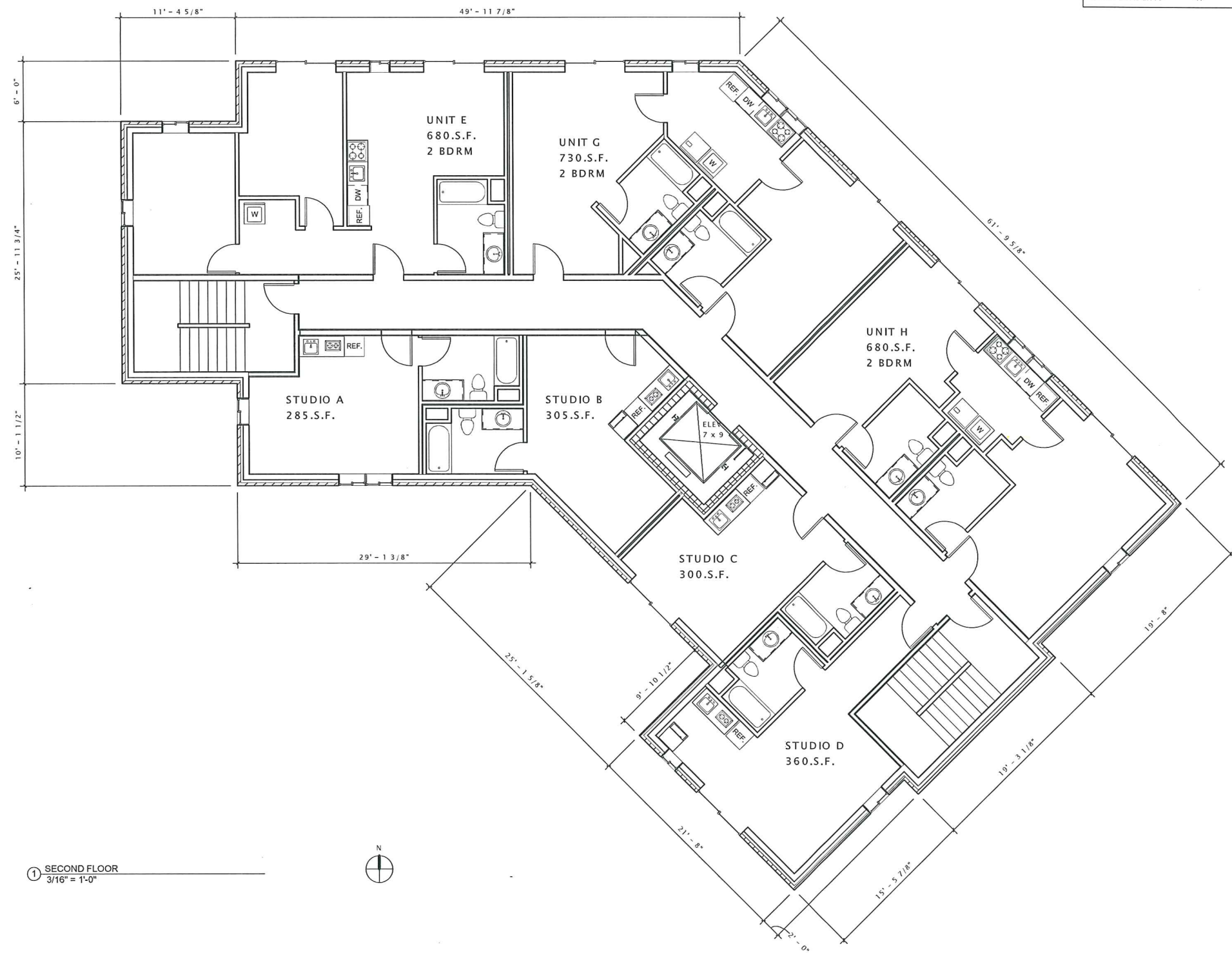
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR

SHEET NUMBER

A101



PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		

PROPOSED 2ND,3RD & 4TH FLOOR DATA	
GROSS AREA	4,628 S.F.
UNIT AREA (RENTABLE)	3,390 S.F.
EFFICIENCY (NET/GROSS)	74%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%

① SECOND FLOOR
3/16" = 1'-0"



JLA

architects + planners

JOSEPH LEE + ASSOCIATES
5325 WALK STREET - SUITE 2700
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 13-0805-01

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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DATE OF ISSUANCE: SEPTEMBER 9, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
**2ND,3RD & 4TH
FLOOR**

SHEET NUMBER
A102

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

PROGRESS DOCUMENTS
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DATE OF ISSUANCE: SEPTEMBER 9, 2013

Revision Schedule		
Mark	Description	Date

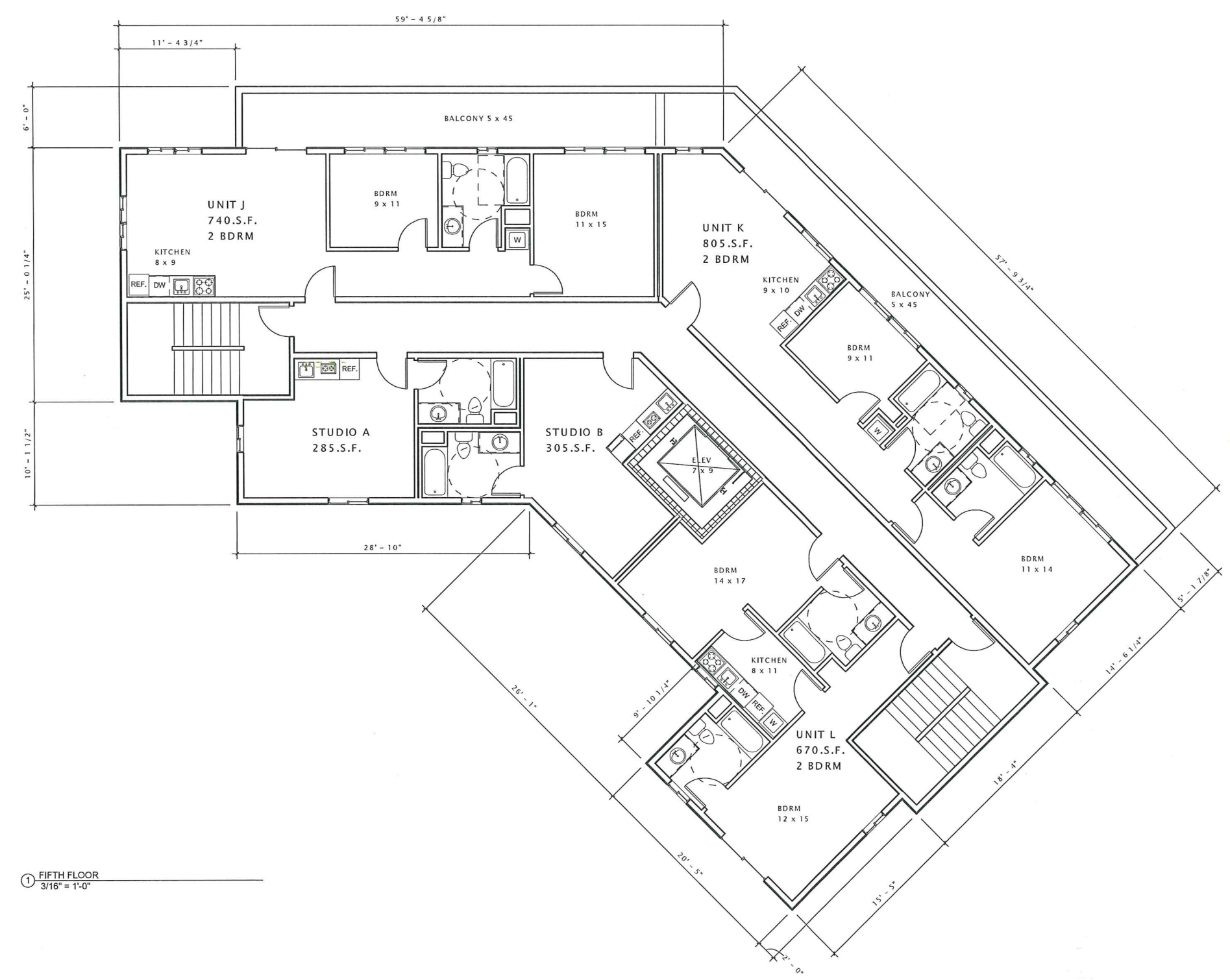
SHEET TITLE
5TH FLOOR

SHEET NUMBER
A103

PROPOSED UNIT COUNTS				
	3 BR.	2 BR.	1 BR.	ST.
BASEMENT				
FIRST FLOOR		2	1	4
2,3 & 4th FLOOR		3		4
FIFTH FLOOR		3		2
TOTAL BY TYPE	14	1	1	18
TOTAL RESIDENTS	47			

PROPOSED FIFTH FLOOR DATA	
GROSS AREA	3,760 S.F.
UNIT AREA (RENTABLE)	2,805 S.F.
EFFICIENCY (NET/GROSS)	74%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%



1 FIFTH FLOOR
 3/16" = 1'-0"