



**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 - FEBELIA 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>NRHP, ZBA, 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 NORTHEAST 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-Z 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")
N.A. <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.
N.A. <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.
N.A. <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.

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
Zoning Board of Appeals Chair:
Date:

632 Howard Place

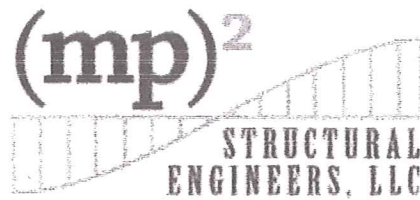
August 5, 2013

The proposed project consists of the demolition of the current buildings at 622 and 632 Howard Place. We are proposing to combine both properties as 632 Howard Place. On the combined property we propose to construct a 33 unit / 47 resident apartment building.

The building will be primarily clad in brick / stone masonry and fiber cement panels. Appropriate levels of detail including balconies are included in the current design.

Mark M. Smith

JLA Architects



March 18, 2013

Ms. Rebecca Anderson
Lake Towne Apartments, LLC
22 Langdon Street
Madison, WI 53703

**SUBJECT: 622 & 632 Howard Avenue Apartments
Structural Assessment
MP-Squared Project No: 1310034WI**

INTRODUCTION

MP-Squared Structural Engineers, LLC (MP2) was retained by Ms. Rebecca Anderson of Lake Towne Apartments, LLC to observe and comment on the structural integrity of the framing at 622 & 632 Howard Avenue apartments in Madison, Wisconsin. MP2 made two visits to the properties; the first visit occurred on Monday, February 11 at approximately 2:30 pm; the second visit occurred on Friday, March 8 at approximately 4:00 pm. The purpose of this report is to summarize our observations.

OBSERVATIONS/ASSESSMENT

632 Howard Avenue:

632 Howard Avenue is a student housing apartment building. There are apartments on three levels above grade and one level below grade. Above grade framing is typically wood framed and the foundation, where exposed, appears to be cast-in-place concrete.

Nearly all the framing in the building is covered with wall/floor/ceiling sheathing; however, structural concerns are noticeable passively throughout the building. There are two "bump-outs" – one at the front of and one in the back of the building. Each bump-out appears to have once been an exterior, perhaps three season, porch that has been converted to livable space. There is a significant change in elevation between the main structure and the bump-out. Also, there appears to be differential movement between the bump-out and the main structure as seen by peeling paint at the intersection of the bump-out to the main building (see Photo 1); additionally, via conversations with the building

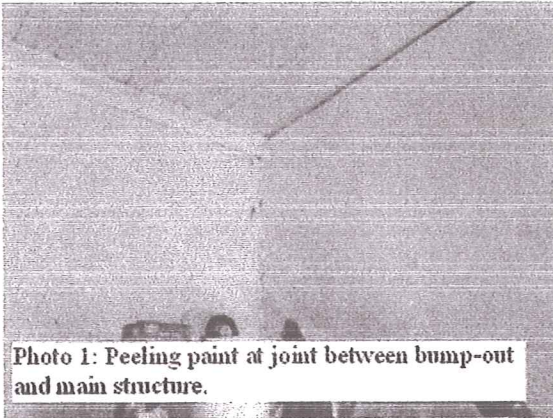


Photo 1: Peeling paint at joint between bump-out and main structure.

owner re caulking of exterior joint of the bump-out to the main structure, the caulking is replaced every one to two years because of visible separation (see Photo 2). The bump-out may not have a typical frost wall foundation which could be the cause of the relative movement.

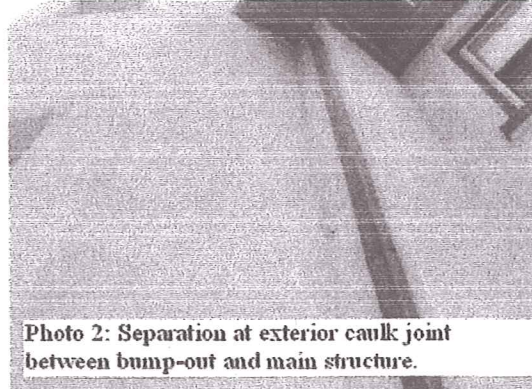


Photo 2: Separation at exterior caulk joint between bump-out and main structure.

There are "soft" spots felt throughout the building. These may be due to localized water damage, undersized framing, or a combination of the two; however, without removing the sheathing and exposing the wall studs and/or floor framing it is not possible to determine how pervasive the damage is. Water damage of some degree can be assumed in nearly all bathrooms and kitchens (see Photo 3).

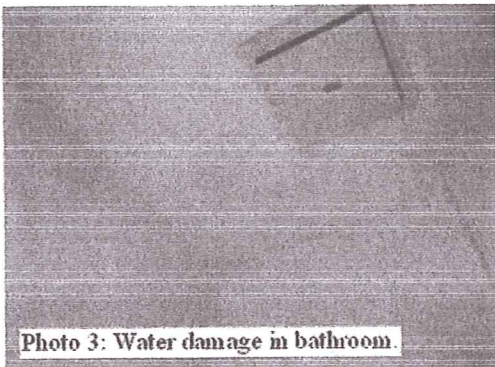


Photo 3: Water damage in bathroom.

In the lower level some framing was exposed and dry rot was noted (see Photo 4). Again, without removing the sheathing and exposing the floor joists it is not possible to determine the extent of the rot.

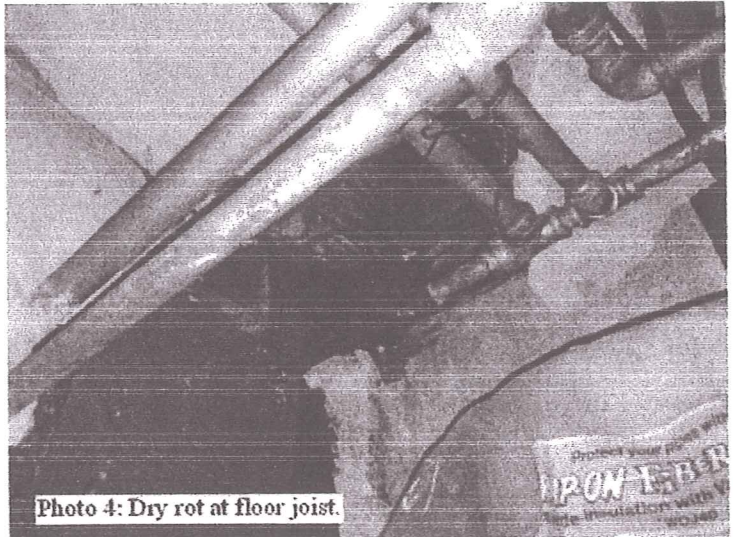


Photo 4: Dry rot at floor joist.

The foundation appears to have section loss in one of the lower level apartments. Additionally, efflorescence and water staining was noted.

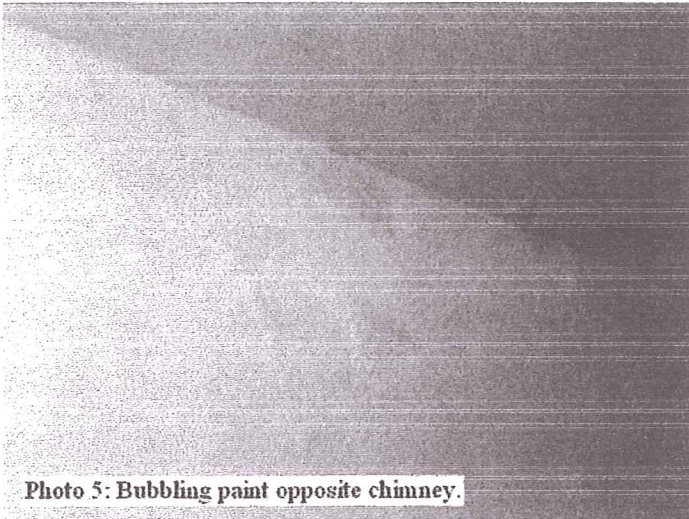


Photo 5: Bubbling paint opposite chimney.

Paint in the stairwell opposite the chimney has bubbled (see Photo 5). Per the Owner the bubbling paint has been repaired numerous times and a new liner has been installed in the chimney. It is our understanding the bubbling continued after the liner was installed. This may not indicate a structural issue; however, it is concerning and may be indicative of high heat.

632's garage does not appear to have been originally designed per typical structural engineering standards. The trusses have not been properly fastened to the top of the wall. Steel tie rods have been installed to prevent the walls from kicking out; however, the structure appears generally unstable and possibly in danger of imminent collapse. See Photo 6.

622 Howard Avenue:

622 Howard Avenue is a student housing apartment building. There are apartments on two levels above grade and one level below grade. Above grade framing is typically wood framed and the foundation, where exposed, appears to be constructed using a multi-wythe brick wall.

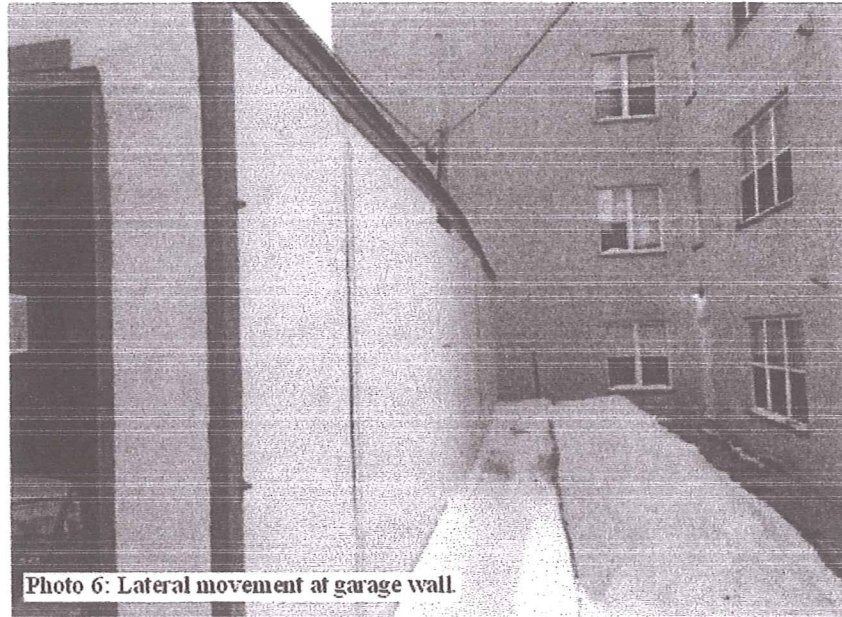


Photo 6: Lateral movement at garage wall.

The condition of the framing at 622 is generally unremarkable. Buckling of the exterior front porch decking was noted, and appears to be from moisture and a rigid boundary condition. Moisture infiltration was noted in the attic – there is discoloration of the roof joists and roof decking, along with efflorescence on the chimney.

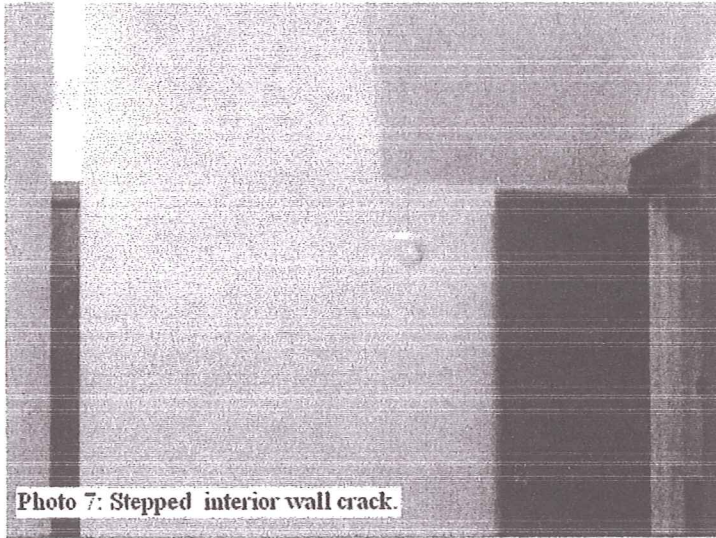


Photo 7: Stepped interior wall crack.

The most concerning structural behavior occurs approximately in-line with the ridge. The floor framing on the first and second floor significantly dips approximately 18'-0" from the front, exterior wall. On the second floor, there is a large, apparently active, stepped crack (see Photos 7 - 9). This is indicative of settlement. The exterior foundation and exterior wall framing show no signs of

distress. A possible origin may be due to the removal of an interior load bearing member, or perhaps continued settlement of an interior load bearing column/wall.

CONCLUSION

The structural issues in 632 Howard Avenue are pervasive. Load path and the extent of rot and water damage cannot be determined unless the sheathing is removed and the studs are

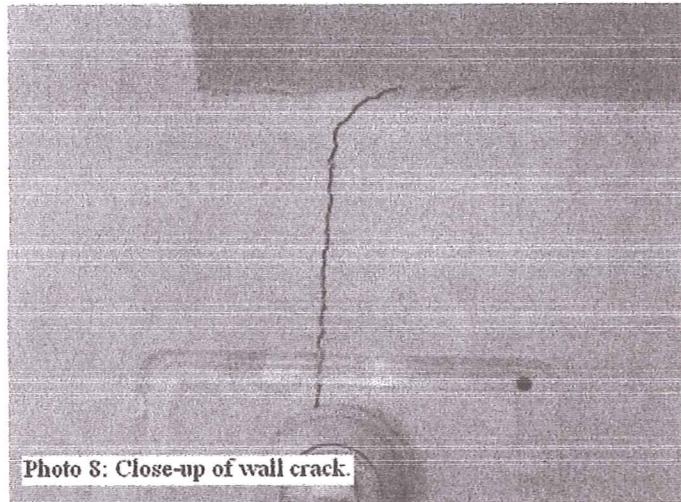


Photo 8: Close-up of wall crack.

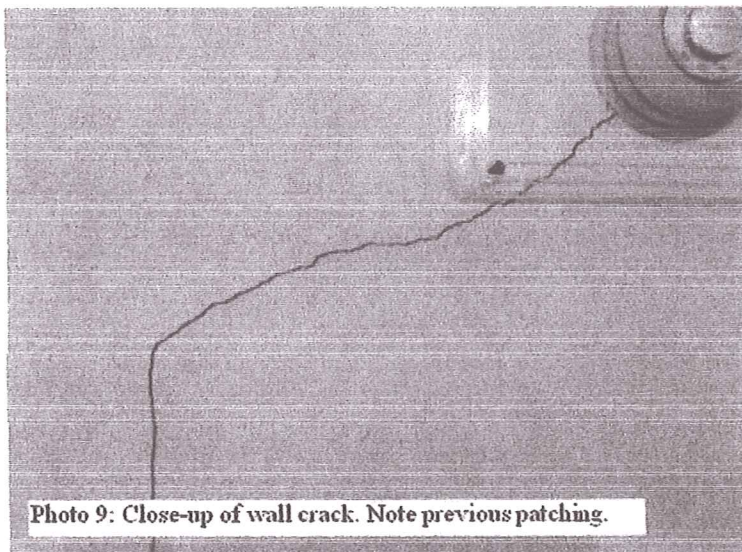


Photo 9: Close-up of wall crack. Note previous patching.

exposed. It appears that water has infiltrated the structure via different means. Continued exposure to moisture will cause decay and rot in any structure, especially wood framed buildings. Unfortunately, significant changes in strength and stiffness can take place before any rotting is detected. Visual clues appear mostly during the advanced stages of fungal attack, limiting the life of the structure.

The structural issues in 622 Howard Avenue appear less pervasive, but could be a larger life safety issue than what we are observing in 632. Tracking down the cause of the settlement will require a rigorous evaluation and exposure of the framing system. It may be necessary to retain to geotechnical engineer if the structural load path is found to be sufficient to transfer the loads to the foundation.

The garage at 632 Howard should be considered in danger of imminent collapse and should be repaired, shored, or demolished.

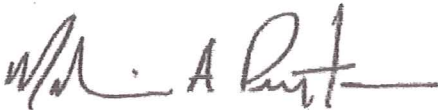
LIMITATIONS

Our observations were limited to a hands-reach assessment. The assessment conducted by MP2 was limited to observable conditions.

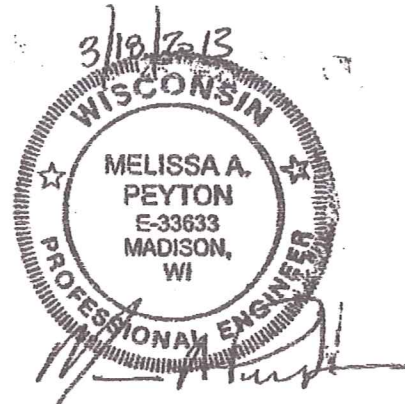
A rigorous structural analysis of the structure/s is beyond the scope of our contract and has not been performed. Typical connections and the structural adequacy of framing members have not been verified by rigorous structural analysis. The observations were limited to the items stated in the report.

Sincerely,

MP-SQUARED STRUCTURAL ENGINEERS, LLC



Melissa A. Peyton, P.E.
Structural Engineer / Principal



JLA

JOSEPH L. ANDERSON ARCHITECTS
1000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.JLAARCHITECTS.COM

LAKE TOWNE
APARTMENTS

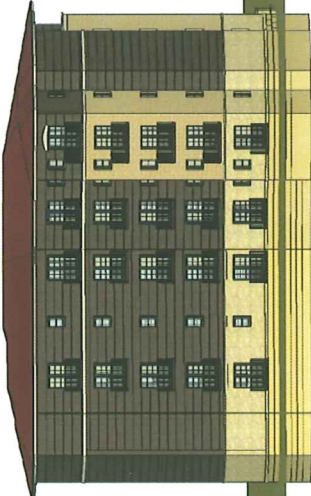
632 HOWARD PLACE

PROGRESS DOCUMENTS
These documents reflect progress and are not final. They are for informational purposes only and should not be used for construction without the approval of the architect.

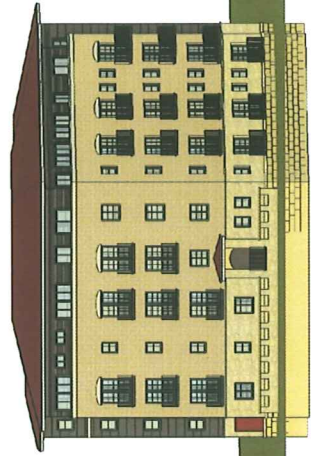
DATE OF ISSUANCE	ISSUED FOR
NOV 15 2011	CONSTRUCTION
NOV 15 2011	CONSTRUCTION
NOV 15 2011	CONSTRUCTION

SHEET TITLE
Design Elevations

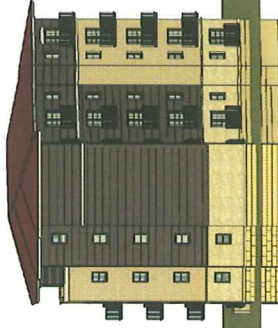
SHEET NUMBER
A201



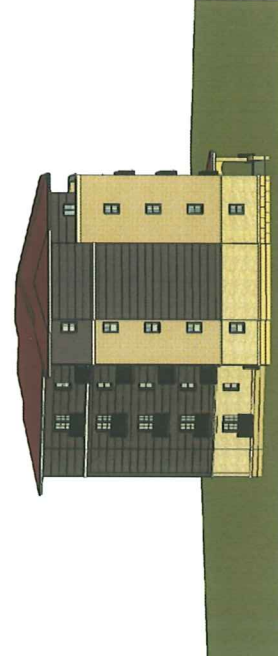
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



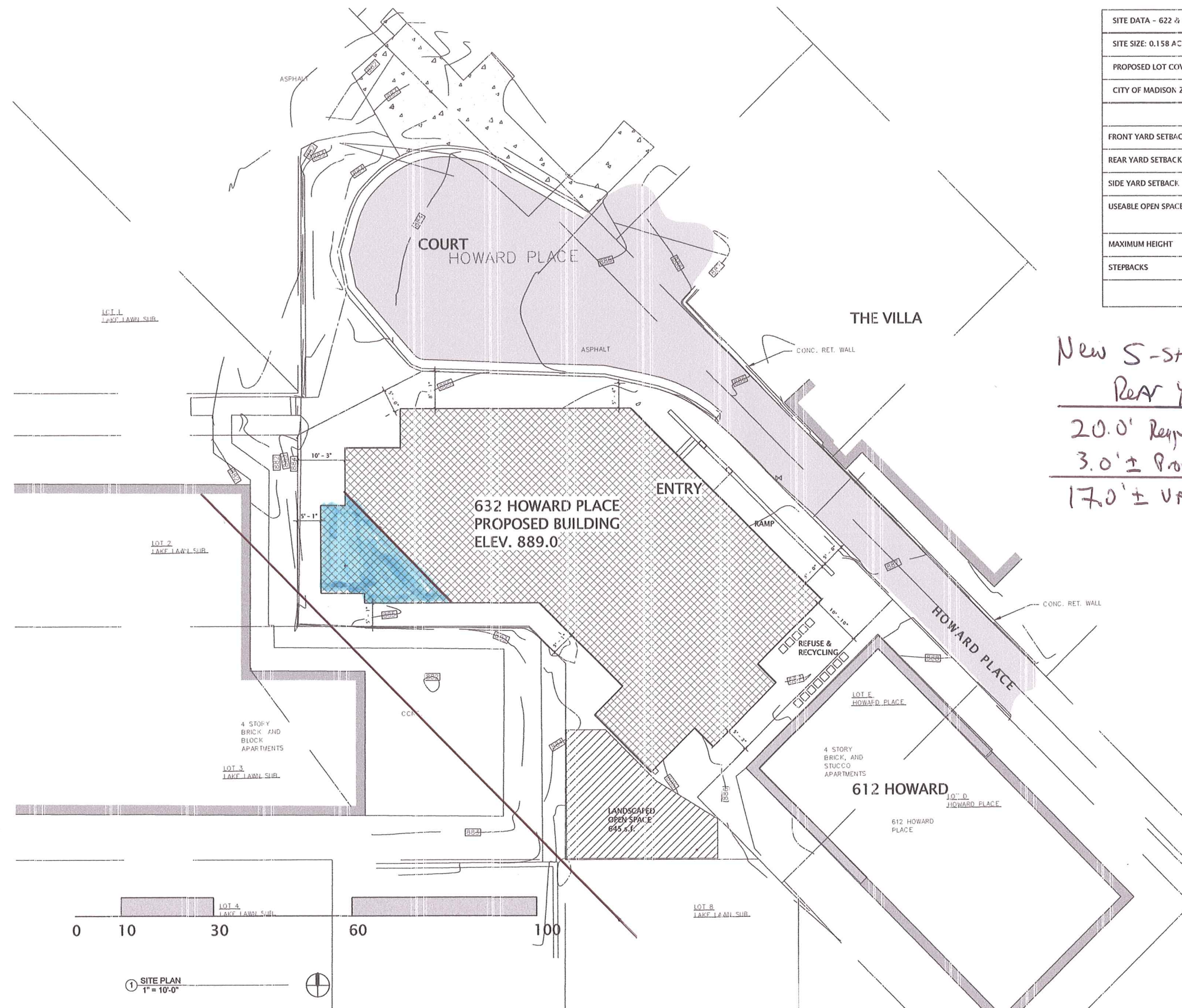
EAST ELEVATION 632 HOWARD PLACE



NORTH EAST ELEVATION 632 HOWARD PLACE



SOUTH ELEVATION 632 HOWARD PLACE



SITE DATA - 622 & 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.	VARIES
USEABLE OPEN SPACE	20 S.F. per bedroom	20 S.F. per bedroom
MAXIMUM HEIGHT	5 STORIES	5 STORIES
STEPBACKS	4TH FLOOR	4TH FLOOR

*New 5-story apartment building
Rear yard
20.0' Required
3.0' ± Provided
17.0' ± Variance*

JLA

JOSEPH LEE & ASSOCIATES
523 WEST ST. MADISON, WI 53703
TEL: 608.261.4900

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

PROGRESS DOCUMENTS
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DATE OF ISSUANCE		Issue Date
Revision Schedule		
Mark	Description	Date

SHEET TITLE
SITE PLAN

SHEET NUMBER
A100

① SITE PLAN
1" = 10'-0"

N. FRANCES STREET

LOT 1 LAKE LAWN SUB.

LOT 2 LAKE LAWN SUB.

LOT 3 LAKE LAWN SUB.

LOT 4 LAKE LAWN SUB.

LOT 7 LAKE LAWN SUB.

LOT 8 LAKE LAWN SUB.

HOWARD PLACE

3 STORY STUCCO APARTMENTS
632 HOWARD PLACE

3 STORY BRICK, WOOD, AND STUCCO APARTMENTS
622 HOWARD PLACE

LOT 5 HOWARD PLACE

LOT 6 HOWARD PLACE

LOT 2 HOWARD PLACE

4 STORY BRICK, AND STUCCO APARTMENTS

ASPHALT

ASPHALT

CONC. RET. WALL

CONC.

GRV. VERT.

STAIRWELL

COVERED PORCH

BLOCK AND WOOD GARAGE

COVERED PORCH

WOODEN PORCH

STAIRWELL

GRAVEL

18" TREE

12" DOUBLE TREE

3" TREE CLUSTER

GRAVEL



- SURVEY LEGEND**
- X FOUND CHISELED "X"
 - ⊞ MONUMENT FOUND (TYPE NOTED)
 - ⊙ FOUND 1" Ø IRON PIPE
 - ▲ FOUND P.K. NAIL
 - ⊕ FOUND 3/4" Ø IRON ROD
 - △ SET P.K. NAIL
 - ⊚ SET 3/4" Ø IRON ROD

- TOPOGRAPHIC SYMBOL LEGEND**
- ⊕ EXISTING SIGN (TYPE NOTED)
 - ⊞ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING CURB STOP
 - ⊙ EXISTING GAS VALVE
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING LIGHT POLE
 - ⊕ EXISTING UTILITY POLE
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING DECIDUOUS TREE

BOUNDARY AND TOPOGRAPHIC SURVEY

622 & 632 HOWARD PLACE, MADISON WI
LAKE TOWNE APARTMENTS

Part of Lake Lawn Sub. and Howard Place Sub.

1"=10'

7-24-13

CRUE

MMAR

PROJECT NO.

1 of 1

S-512

SURVEYED FOR:
Ms. Rebecca Anderson
Lake Towne Apartments
4905 Tonyawatha Trail
Monona, WI 53716

SURVEYED BY:
Vierbicher Associates Inc.
By: Chris Ruatten
999 Fourier Drive STE 201
Madison, WI 53717
(608)-826-0532
crue@vierbicher.com



LAKE TOWNE APARTMENTS

632 HOWARD PLACE

PROGRESS DOCUMENTS

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DATE OF ISSUANCE		Issue Date
Mark	Revision Schedule Description	Date

SHEET TITLE
FIRST FLOOR

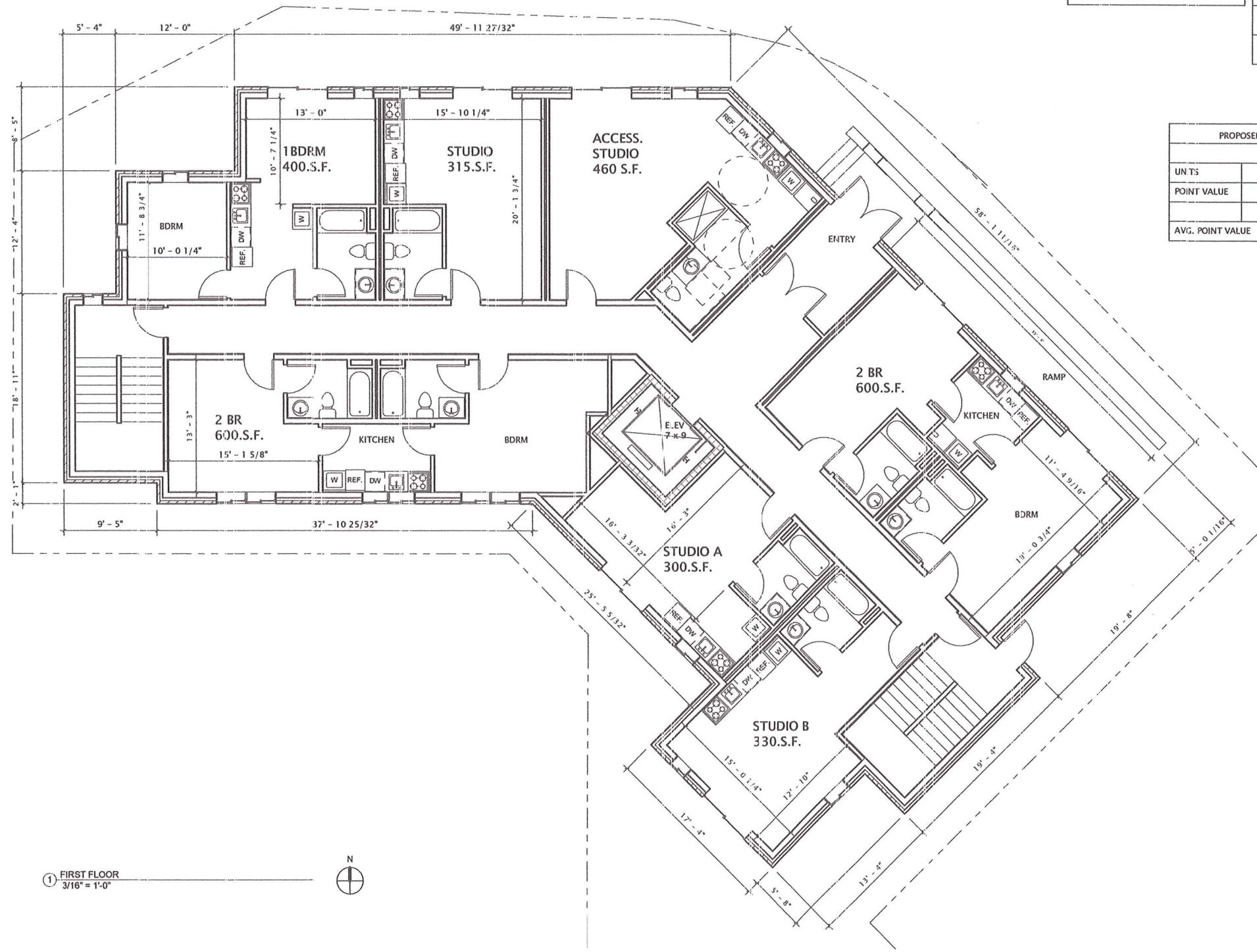
SHEET NUMBER
A101

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	2	3
2,3 & 4th FLOOR	3	1	3
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	5	14
TOTAL RESIDENTS	47		

PROPOSED FIRST FLOOR DATA	
GROSS AREA	4,160 S.F.
UNIT AREA (RENTABLE)	3,165 S.F.
EFFICIENCY (NET/GROSS)	77%

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

PROPOSED DWELLING UNIT POINT VALUE			
	2 BR.	1 BR.	STUDIO
UNITS	14	5	14
POINT VALUE	28	5	10.5
AVG. POINT VALUE	43.5 POINTS / 33 UNITS = 1.31		



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

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

2ND,3RD & 4TH FLOOR

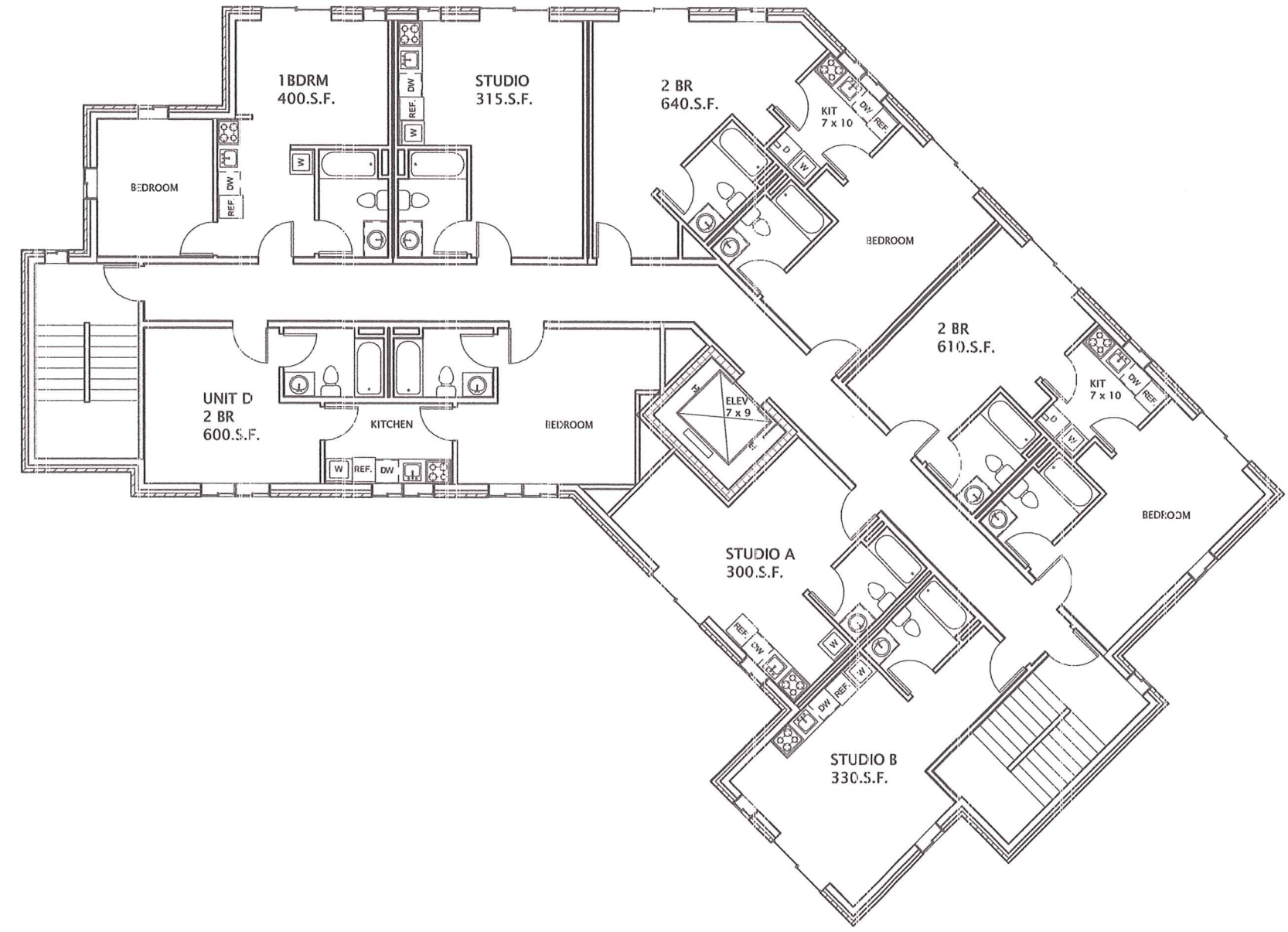
SHEET NUMBER

A102

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	2	3
2,3 & 4th FLOOR	3	1	3
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	5	14
TOTAL RESIDENTS	47		

PROPOSED 2ND,3RD & 4TH FLOOR DATA	
GROSS AREA	4,160 S.F.
UNIT AREA (RENTABLE)	3,325 S.F.
EFFICIENCY (NET/GROSS)	80%

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



① SECOND FLOOR
 3/16" = 1'-0"

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

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Mark	Revision Schedule	Date

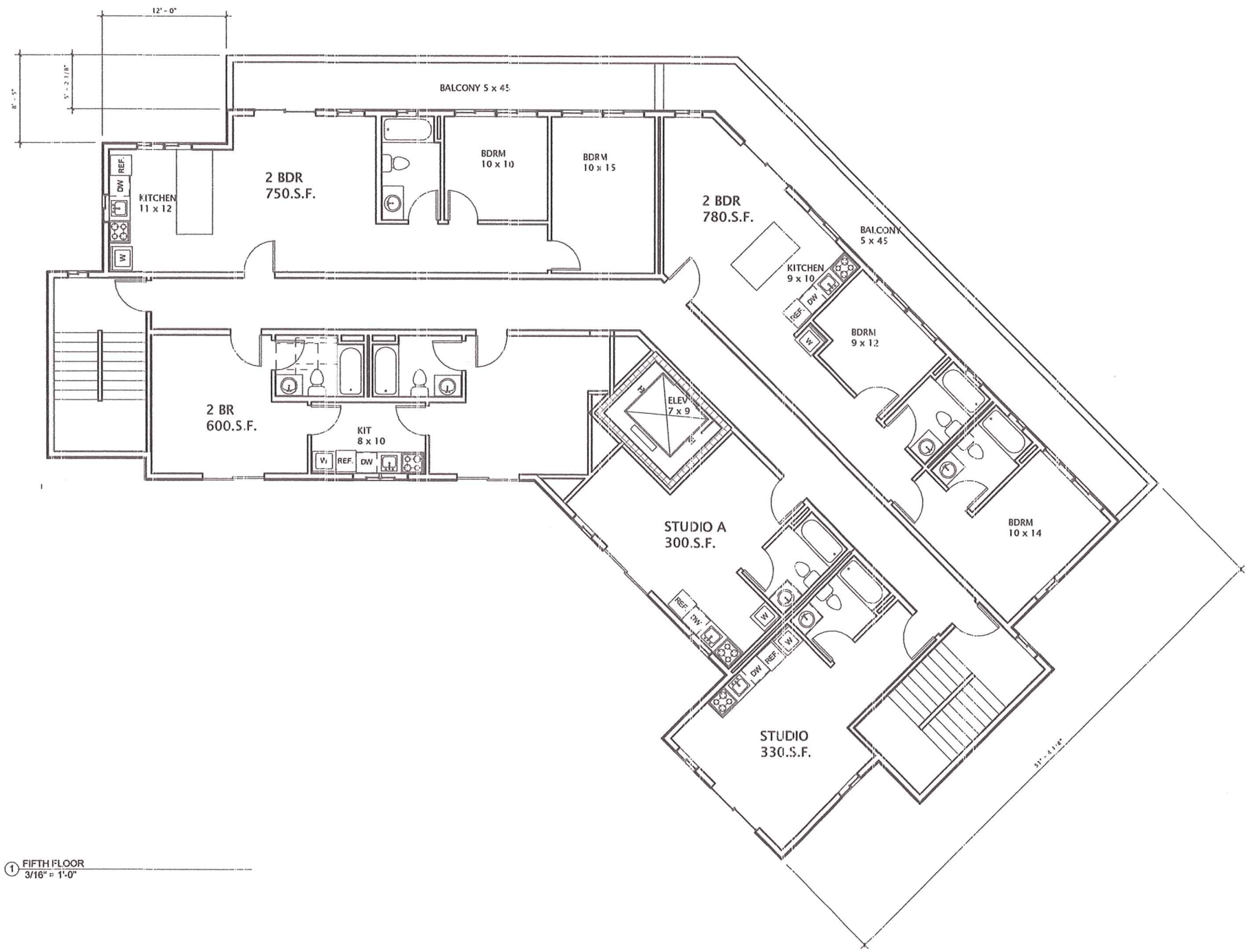
SHEET TITLE
5TH FLOOR

SHEET NUMBER
A103

PROPOSED UNIT COUNTS				
	3 BR.	2 BR.	1 BR.	ST.
BASEMENT				
FIRST FLOOR		2	2	4
2,3 & 4th FLOOR		3	1	3
FIFTH FLOOR		3		2
TOTAL BY TYPE	14	5	14	
TOTAL RESIDENTS	47			

PROPOSED FIFTH FLOOR DATA	
GROSS AREA	3,760 S.F.
UNIT AREA (RENTABLE)	2,915 S.F.
EFFICIENCY (NET/GROSS)	79%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	15,935 S.F.
EFFICIENCY (NET/GROSS)	70%



① FIFTH FLOOR
 3/16" = 1'-0"