

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # 31893

DATE SUBMITTED: <u>11.5.13</u>	Action Requested
UDC MEETING DATE: <u>11.13.13</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 632 HOWARD PLACE
 ALDERMANIC DISTRICT: 2
 OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
LAKE TOWNE APARTMENTS LLC JLA ARCHITECTS
22 LANGSTON STREET SUITE 101 2918 CROSSROADS DRIVE
MADISON, WISCONSIN 53703 MADISON, WISCONSIN
 CONTACT PERSON: MARK M. SMITH
 Address: 2918 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
 Phone: 608.291.9500
 Fax: _____
 E-mail address: m.smith@jla-qp.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)**
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

CITY OF MADISON

11:15 am
NOV - 6 2013

**Planning & Community
& Economic Development**

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

THE SOPHIA
632 HOWARD PLACE

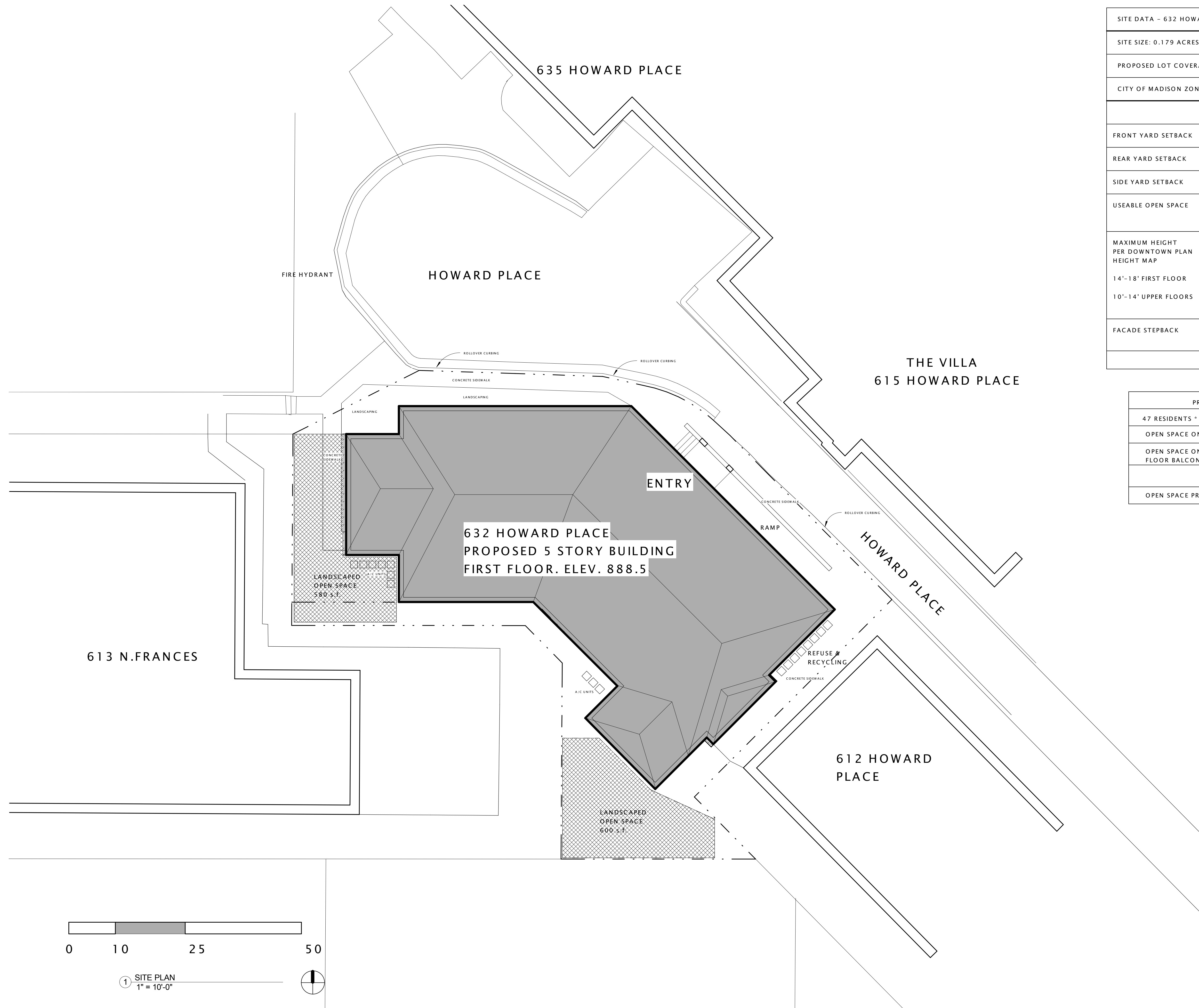


PRELIMINARY BID SET

JLA
architects

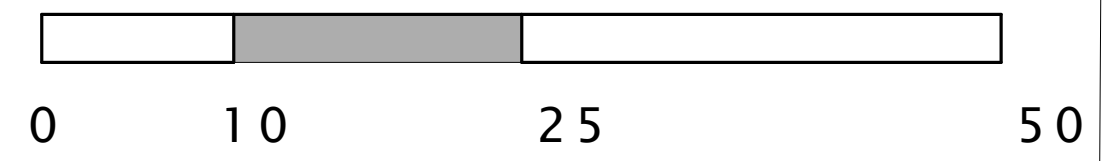
JLA PROJECT NUMBER: 13-0722-01

OCTOBER 18, 2013

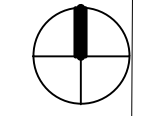


SITE DATA - 632 HOWARD PLACE		
SITE SIZE: 0.179 ACRES (7836 S.F.)		
PROPOSED LOT COVERAGE: 4628 s.f. / 7836 s.f. (60%)		
CITY OF MADISON ZONING: DOWNTOWN RESIDENTIAL - 2		
	DR-2	PROPOSED
FRONT YARD SETBACK	10 ft.	10 ft.
REAR YARD SETBACK	20 ft.	VARIES
SIDE YARD SETBACK	5 ft.	5 ft. min.
USEABLE OPEN SPACE	20 S.F. per bedroom	34 S.F. per bedroom
MAXIMUM HEIGHT PER DOWNTOWN PLAN HEIGHT MAP	AVG. 1 @ 16' 4 @ 12' = 64' TOTAL HEIGHT	5 STORIES @ 10'-8" + 8'-0" ROOF = 63'-0" TOTAL HEIGHT
14'-18' FIRST FLOOR		
10'-14' UPPER FLOORS		
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.



1 SITE PLAN
1" = 10'-0"



JOSEPH LEE + ASSOCIATES
5325 wall street - suite 2700
madison, wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 13-0722-01

LAKE TOWNE
APARTMENTS LLC

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 OCTOBER 18, 2013

Revision Schedule

Mark	Description	Date
------	-------------	------

SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP100

LAKE TOWNE
 APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

Design Elevations

SHEET NUMBER

A201



- ARCHITECTURAL SHINGLE ROOF
- PREFINISHED ALUM. FASCIA & SOFFIT
- PREFINISHED ALUM. COPING
- BRICK VENEER #1
- CAST STONE LINTEL TYP. AT 4TH FLR.
- ALUMINUM BALCONY RAILING
- BRICK SOLDIER COURSE / HEADER
- PRECAST CONC. SILL AT MASONRY OPNG'S.
- FIBERGLASS WINDOW AND PATIO DOORS TYPICAL
- FIBER CEMENT SIDING #1
- PRECAST CONC. BANDING
- ARCHITECTURAL CMU #1
- ARCHITECTURAL CMU #2
- PRECAST CONC. BANDING
- ARCHITECTURAL CMU #3
- PREFINISHED ALUMINUM RAILING @ RAMP

① EAST ELEVATION
 1/8" = 1'-0"



② SOUTH ELEVATION
 1/8" = 1'-0"

LAKE TOWNE
 APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
 Design Elevations

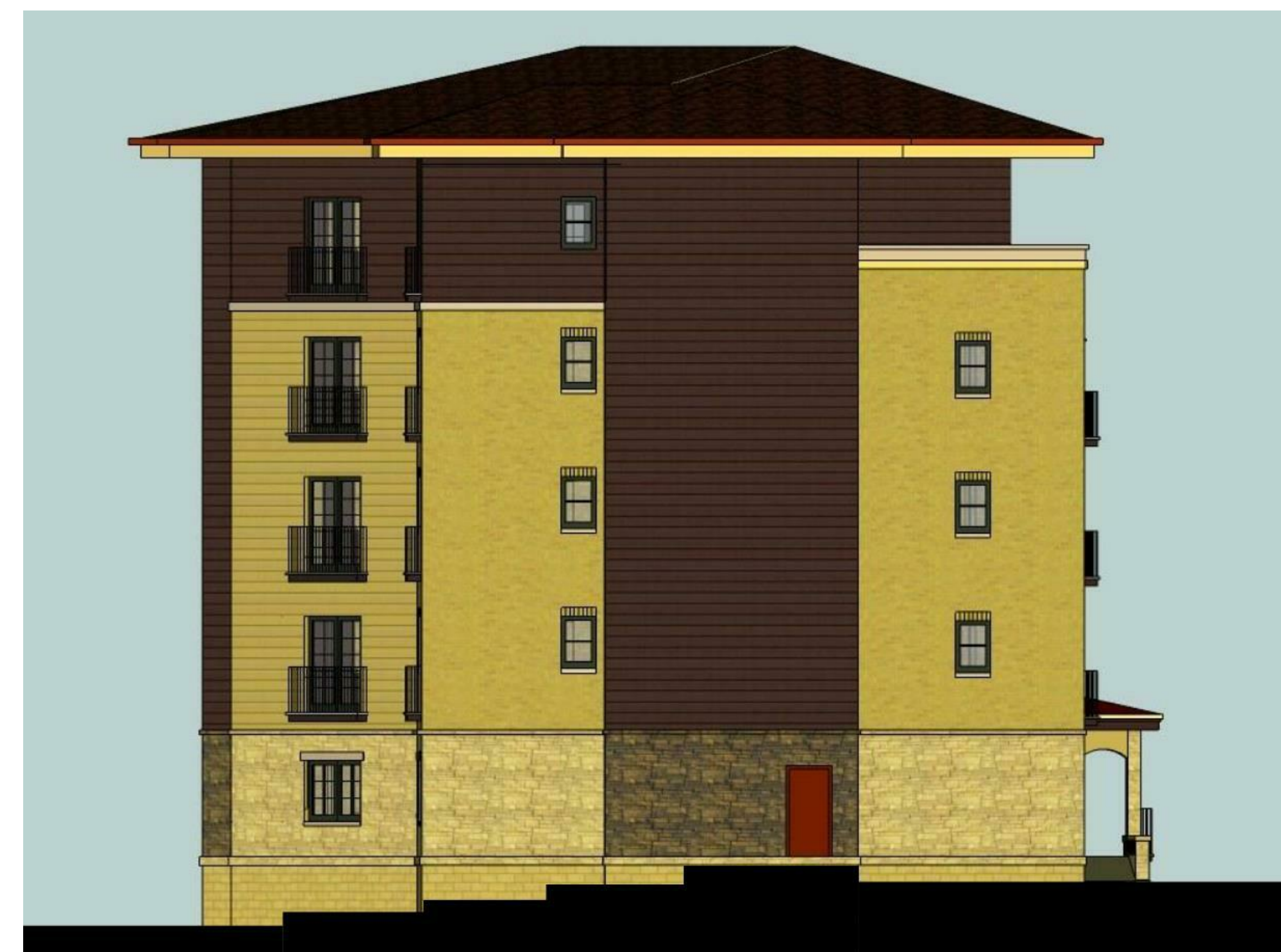
SHEET NUMBER
 A202



① NORTH ELEVATION
 1/8" = 1'-0"



② WEST ELEVATION
 1/8" = 1'-0"



③ SOUTH EAST ELEVATION
 1/8" = 1'-0"

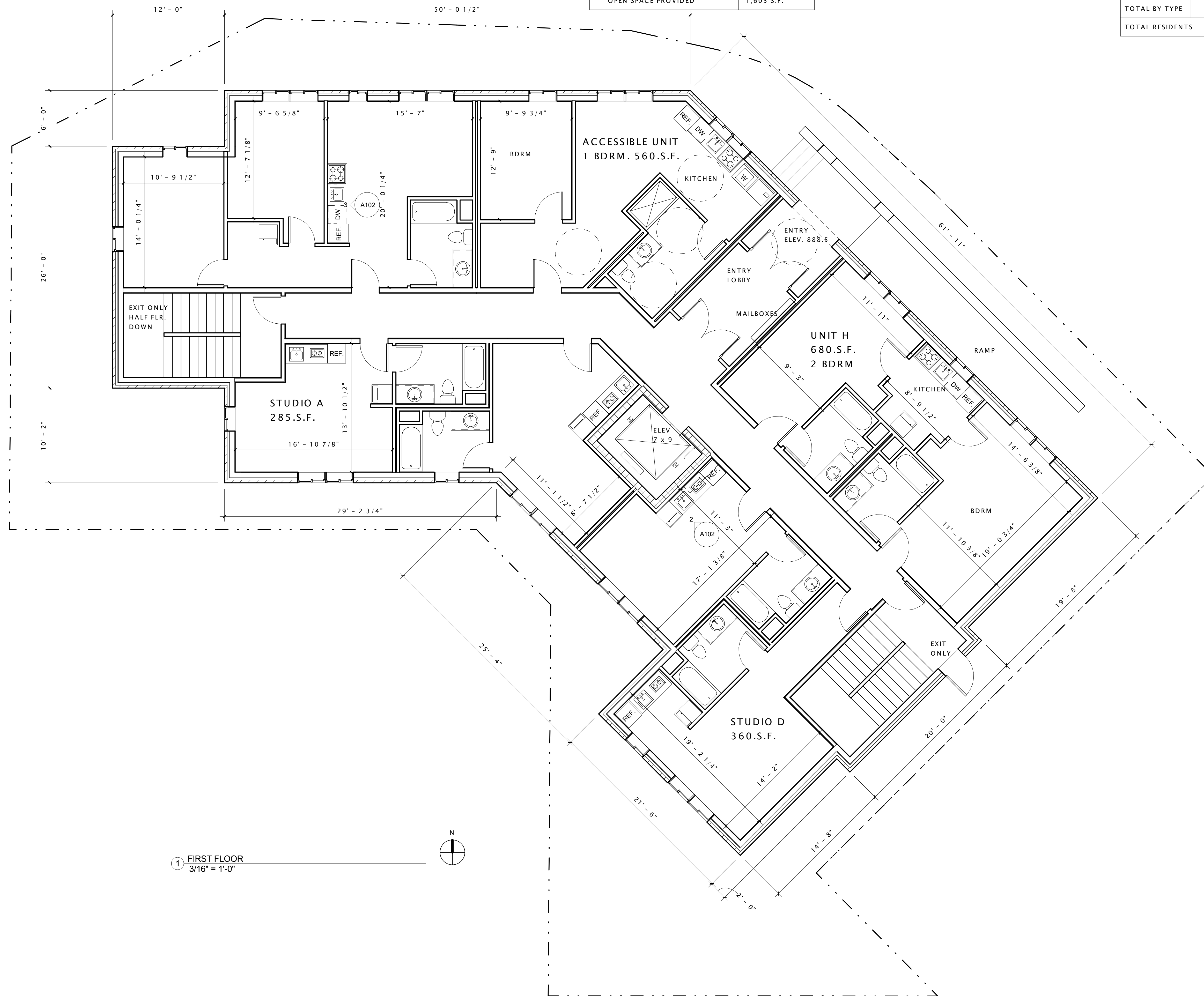
PROPOSED BUILDING DATA	
GROSS AREA	23,140 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%

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

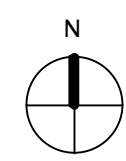
PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.

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 wall street - suite 2700
madison, wisconsin 53718
608.241.9500

JLA PROJECT NUMBER: 13-0722-01

LAKE TOWNE
APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR

SHEET NUMBER

A101

LAKE TOWNE APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

2ND, 3RD & 4TH FLOOR

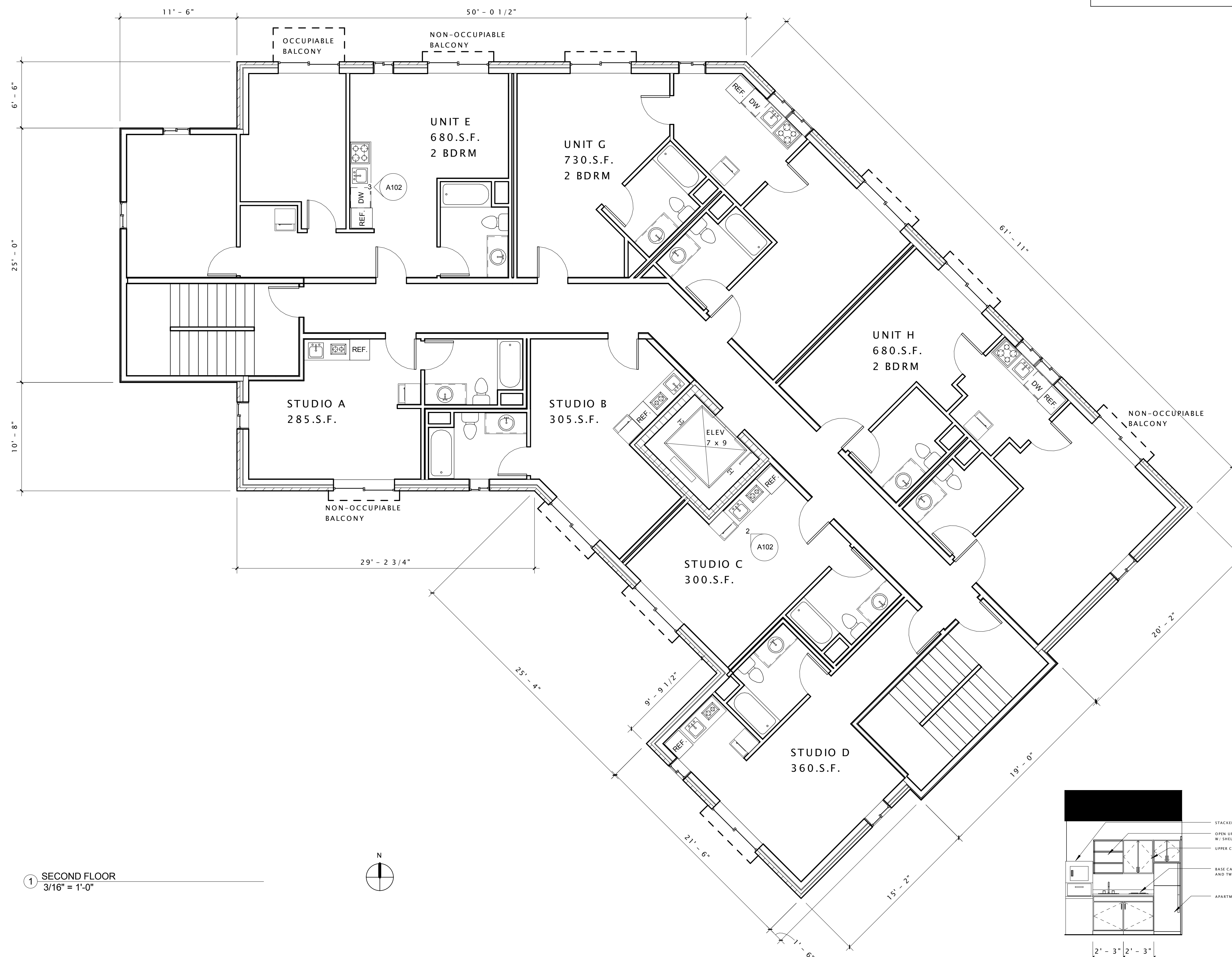
SHEET NUMBER

A102

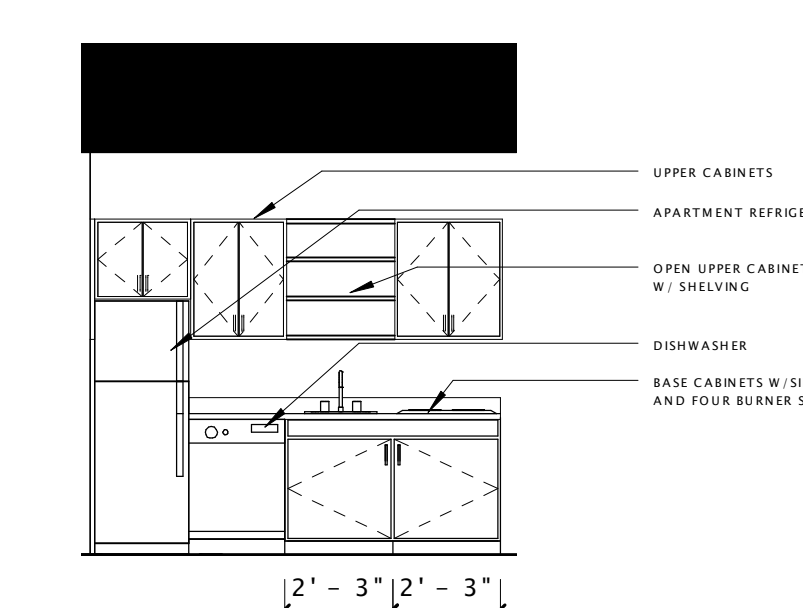
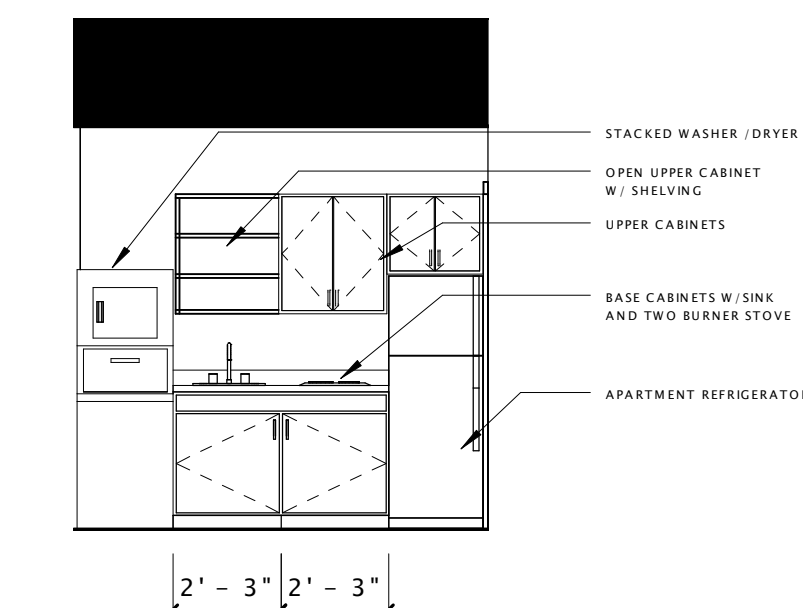
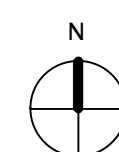
PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		

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"



LAKE TOWNE APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

5TH FLOOR

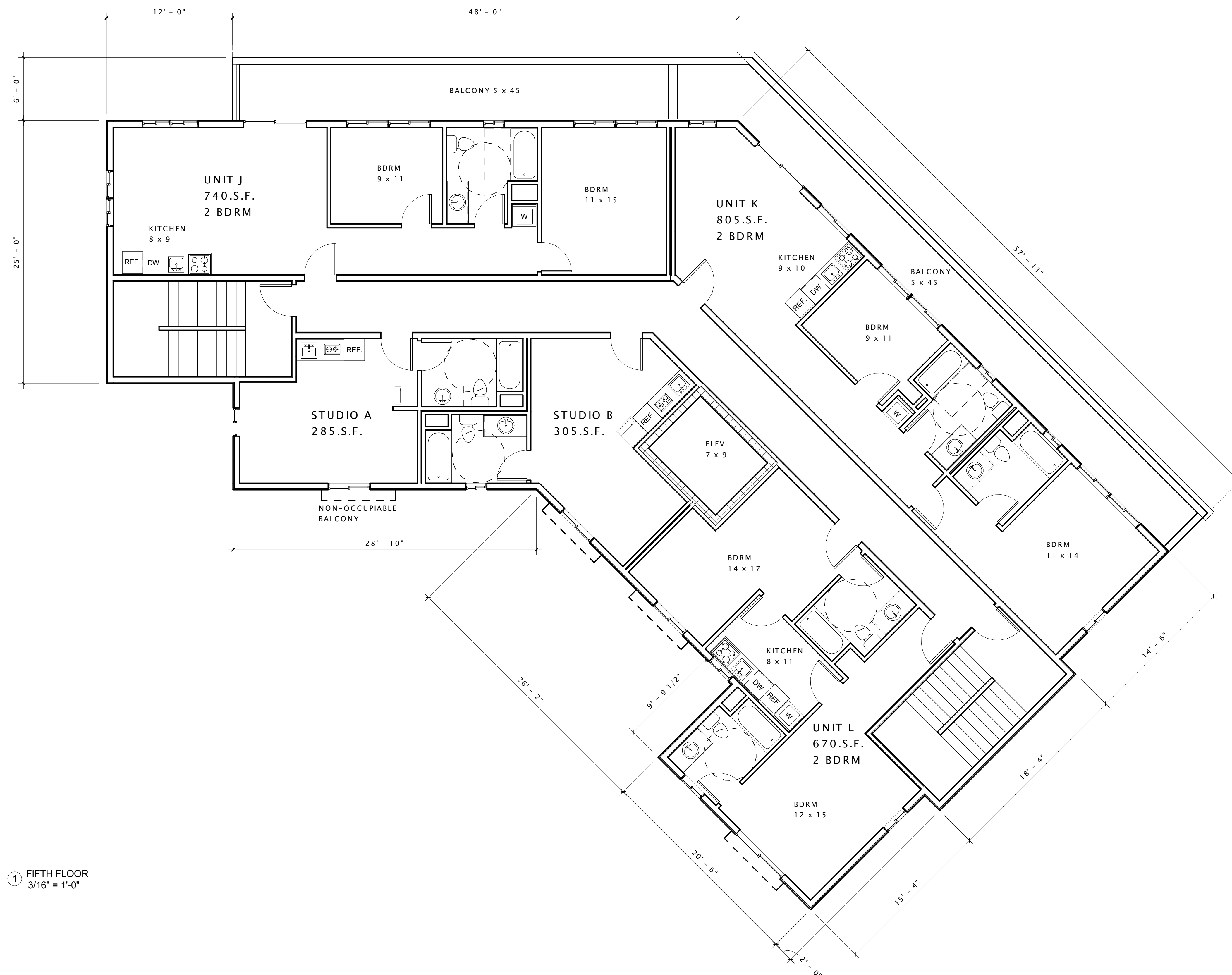
SHEET NUMBER

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	18
TOTAL RESIDENTS	47			

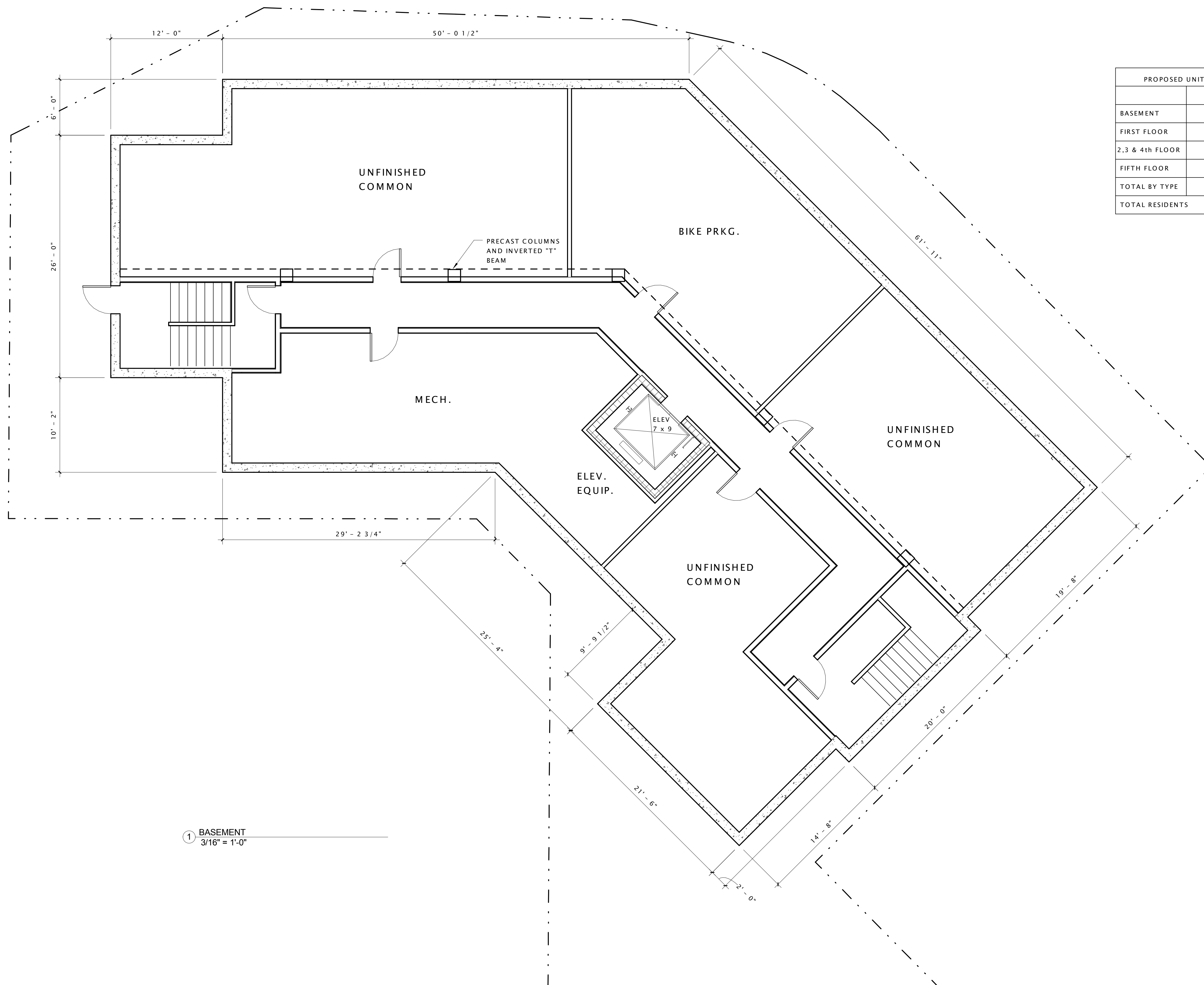
PROPOSED FIFTH FLOOR DATA	
GROSS AREA	3,760 S.F.
UNIT AREA (RENTABLE)	2,805 S.F.
EFFICIENCY (NET/GROSS)	74%

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"

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		



LAKE TOWNE
APARTMENTS LLC

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: OCTOBER 18, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BASEMENT

SHEET NUMBER

A100



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Urban Design Commission
City of Madison
Street Address
Madison, Wisconsin 53703

November 5, 2013

Re: The Sophia, 632 Howard Place Madison, Wisconsin
JLA Project 13-0722-01

Urban Design Commission,

This project consists of demolishing the existing buildings at 622 and 632 Howard Place, Re-Platting the two properties as one (632 Howard Place) and constructing a 33 unit apartment building at 632 Howard Place. The properties are currently zoned as Downtown Residential 2 or DR-2. The proposed re-plat would remain zoned DR-2. The proposed apartment building is an allowable use in the DR-2 Zoning District.

The current buildings at 622 and 632 Howard Place have outlived their usefulness and are no longer viable as housing. The structures have been evaluated by a professional structural engineer whose report is included in this submittal. Her overall finding is that restoring the structures to their original condition would be cost prohibitive and impractical. Our assessment concurs with the engineers, these small wood frame structures are 100 years old and are completely worn out. They would likely require a complete rebuild from the foundation up. If a building is completely rebuilt is it still "historic"?

The structure at 622 Howard Place was built in 1909. The structure at 632 Howard Place was built in 1910. Lake Towne Apartments LLC purchased 622 in 2001 and 632 in 2006. They have been operated as apartment housing since that time. 622 has 6 units and 632 has 13 units.

The proposed apartment building will have 23,140 gross square feet and 16,745 rentable square feet. The building will have 33 rental units with 47 residents. 1,605 square feet of useable outdoor space is provided on grade and with balconies. No automobile parking will be provided. Secure bicycle storage is located in the basement with elevator access.

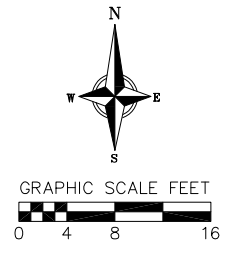
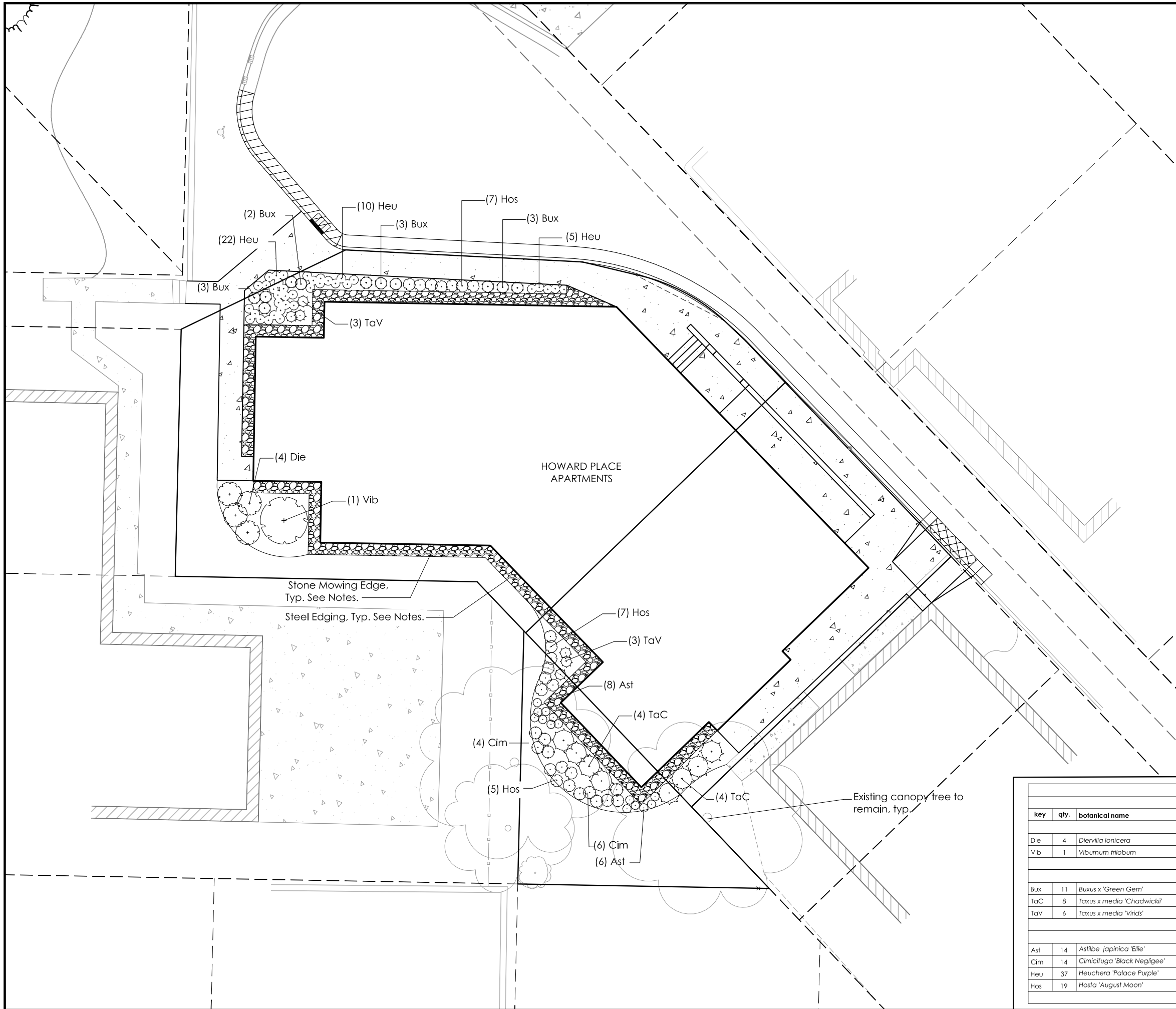
We anticipate the start of work during January of 2014 and completion of construction in September 2014. The project team consists of JLA Architects and Planners and Vierbicher Planners, Engineers and Advisors.

Please consult the plans for additional information.

Sincerely,

Mark M. Smith AIA, LEED-AP
Architect

2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
608.241.9500



LANDSCAPING REQUIREMENTS: CITY OF MADISON

Total Developed Area: 7,809 SF
Developed Area / 300 SF= 26 Landscape Units
Landscape Units x 5 landscape points = 130 Total Points Req'd

Credit for Existing Landscape: 0 Points

Total for Proposed Landscape: 253 Points

Overstory Deciduous Tree:	0 x 35 points = 0
Ornamental Tree:	0 x 15 points = 0
Evergreen Tree:	0 x 15 points = 0
Deciduous Shrub:	5 x 2 points = 10
Evergreen Shrub:	25 x 3 points = 75
Perennial:	84 x 2 points = 168

Total Points Provided: 253 Points

- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
 - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 - All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 - Landscape beds and mowing strip to be edged with commercial grade steel landscape edging, 4" height, color green. Install with stakes per manufacturer's recommended spacing and to hold curves as shown on plan.
 - Mowing edge to be 3/4" clear limestone to 1.5" depth min. over weed barrier fabric. Weed-X or equal.
 - Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.

Plant List						
key	qty.	botanical name	common name	planting size	root cond.	mature size
deciduous shrubs						
Die	4	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	#5	cont.	3' x 4'
Vib	1	<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	4' ht.	cont.	10' x 8'
evergreen shrubs						
Bux	11	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood	12" ht.	cont.	2' x 2'
TaC	8	<i>Taxus x media 'Chadwickii'</i>	Chadwick Yew	18" ht.	cont.	2-4' x 4-6'
TaV	6	<i>Taxus x media 'Virids'</i>	Viridis Yew	5' ht.	cont.	10-12' x 1-2'
perennials						
Ast	14	<i>Astilbe japonica 'Ellie'</i>	Ellie Japanese Astilbe	#1	cont.	24-30" x 18-24"
Cim	14	<i>Cimicifuga 'Black Negligee'</i>	Black Negligee Snakeroot	#1	cont.	2-4' x 2-3'
Heu	37	<i>Heuchera 'Palace Purple'</i>	Palace Purple Coralbells	#1	cont.	24" x 12-18"
Hos	19	<i>Hosta 'August Moon'</i>	August Moon Hosta	#1	cont.	12-18" x 24-36"

vierbicher
 engineers | advisors
 planners

BEESBURG - MADISON - PRAIRIE DU CHIEN
 7999 Foshier Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 824-0332 Fax: (608) 824-0350

Landscaping Plan

Howard Place Apartments
 632 Howard Place
 City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE

AS SHOWN

DATE

09/30/2013

DRAFTER

SVH

CHECKED

TSCH

PROJECT NO.

130159

L

1.0