



**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: 2302 University Ave

Name of Owner: Casablanca, LLC - Goldleaf Development

Address of Owner (if different than above): 2379 University Ave  
Madison, WI 53726

Daytime Phone: 608-233-4423 Evening Phone: 608-233-4423

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): Randy Bruce

Address of Applicant: Knothe & Bruce Architects, LLC  
7601 University Ave, Suite 201, Middleton, WI 53562

Daytime Phone: 608-836-3690 Evening Phone: 608-836-3690

Email Address: rbruce@knothebruce.com

Description of Requested Variance:

A lot area variance to allow conversion of management office space into two efficiency apartments.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: 300 —  
Receipt: 155251  
Filing Date: 6-19-14  
Received By: mcw  
Parcel Number: 0709-211-0104-7  
Zoning District: TSS  
Alder District: 5 - Bidar

Hearing Date: 7-10-14  
Published Date: 7-3-14  
Appeal Number: 071014-1  
GQ: 2BA  
Code Section(s): 28.065(3)(b)

## 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.

This property has 64,047 square feet of lot area and 150 apartments with the following unit mix: Efficiency Apartments - 38, One-Bedroom Apartments - 88, Two-Bedroom Apartments - 23, Three-Bedroom Apartment - 1, Total = 150. The proposed variance will convert an existing management office into two efficiency apartments for a total of 152 apartments. The property originally had over 167,000 square feet of lot area prior to the construction of Campus Drive. The apartment building was developed under the C-2 zoning district and has obtained two similar variances in the past. The existing building size will not change and there will not be any changes to the exterior of the building or the site improvements.

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 TSS district does not have a lot area requirement for properties with a majority of non-residential use on the first floor. However, this property was constructed prior to the implementation of the TSS zoning and since this property is all residential, the density limits of the TR-V2 District apply. The existing district is designed to allow for higher densities and the additional units are not contrary to the intent of the district.

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.

The applicant believes that strict compliance with the Lot Area Requirement is unnecessarily burdensome. There are no open space requirements that limit the additional units and the location has been determined suitable for higher densities in the City plans.

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.

The code language for the TSS District requiring first floor non-residential use for higher densities causes the difficulty. The building was constructed prior to the implementation of the new zoning code.

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

The addition of the two apartments is a minimal increase in the density and the adjacent properties will not perceive the change.

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

The immediate neighborhood consists of similar higher density apartment buildings and commercial uses and the variance will be compatible with the neighborhood character.



## 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 type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input type="checkbox"/>	<b>Site plan</b> , 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"><li><input type="checkbox"/> Lot lines</li><li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred)</li><li><input type="checkbox"/> North arrow</li></ul>
<input type="checkbox"/>	<b>Elevations</b> 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"/>	<b>Interior floor plan of existing and proposed structure</b> , 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"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input type="checkbox"/>	<b>CHECK HERE.</b> 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: \_\_\_\_\_

Date: \_\_\_\_\_

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

### DECISION

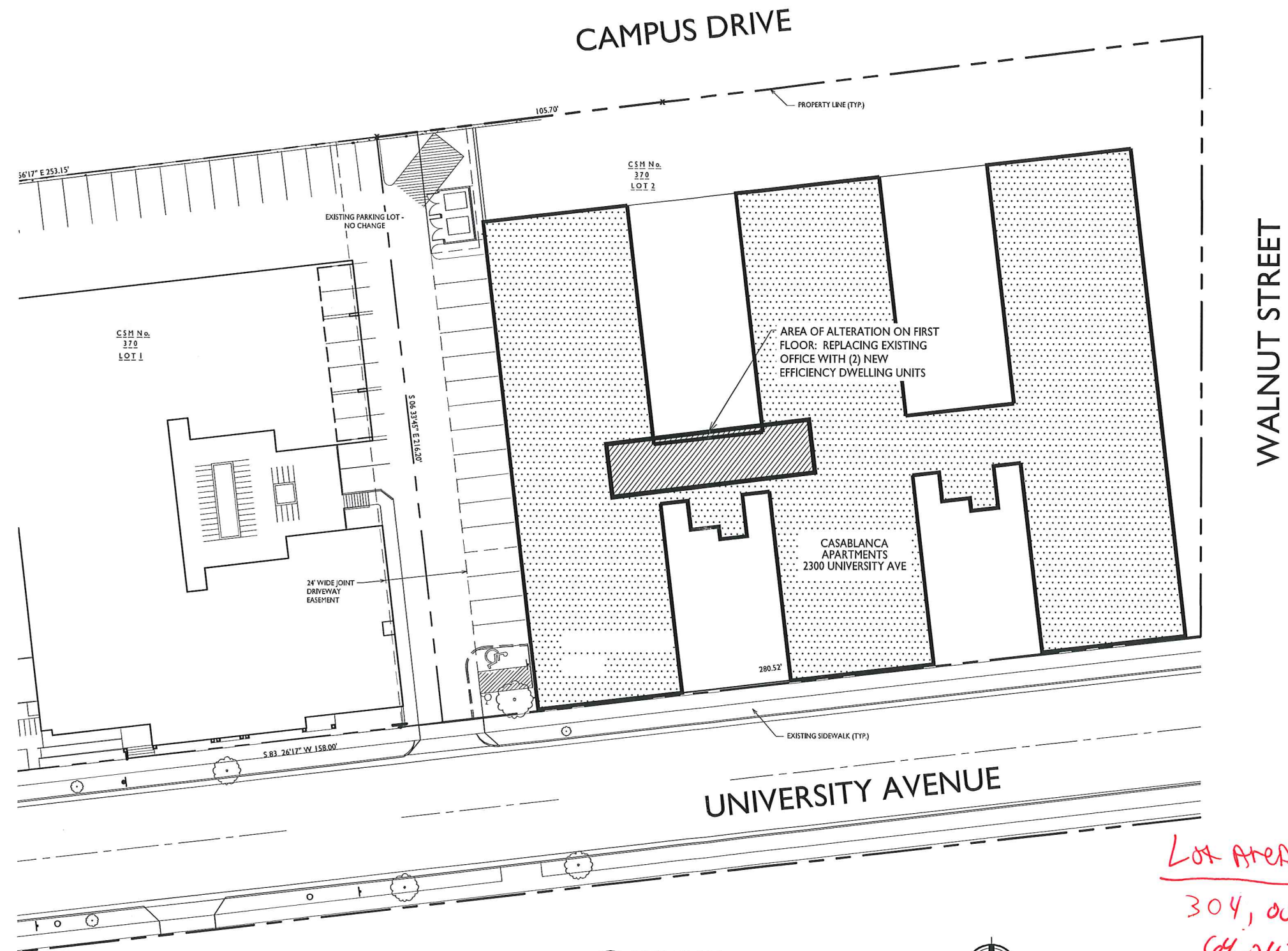
The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair: \_\_\_\_\_

Date: \_\_\_\_\_

SHEET INDEX:  
C-1.1 SITE PLAN  
A-1.1 FIRST FLOOR PLAN  
A-1.2 AREA OF ALTERATION FIRST FLOOR PLAN



**SITE PLAN**  
SCALE: 1"=20'-0"



ISSUED  
Issued For Plan Review - Nov. 20, 2013

PROJECT TITLE  
**Casablanca  
Apartments**

2300 University Ave  
Madison, WI  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **1335**  
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*Lot Area Variance*  
*304,000 sq. ft. Lot Area Required \**  
*64,047 sq. ft. Lot Area Provided*  
*239,953 sq. ft. Variance*  
*\* Previous variances approved for existing 150 unit Apartment Building.*



ISSUED  
Issued For Plan Review - Nov. 20, 2013

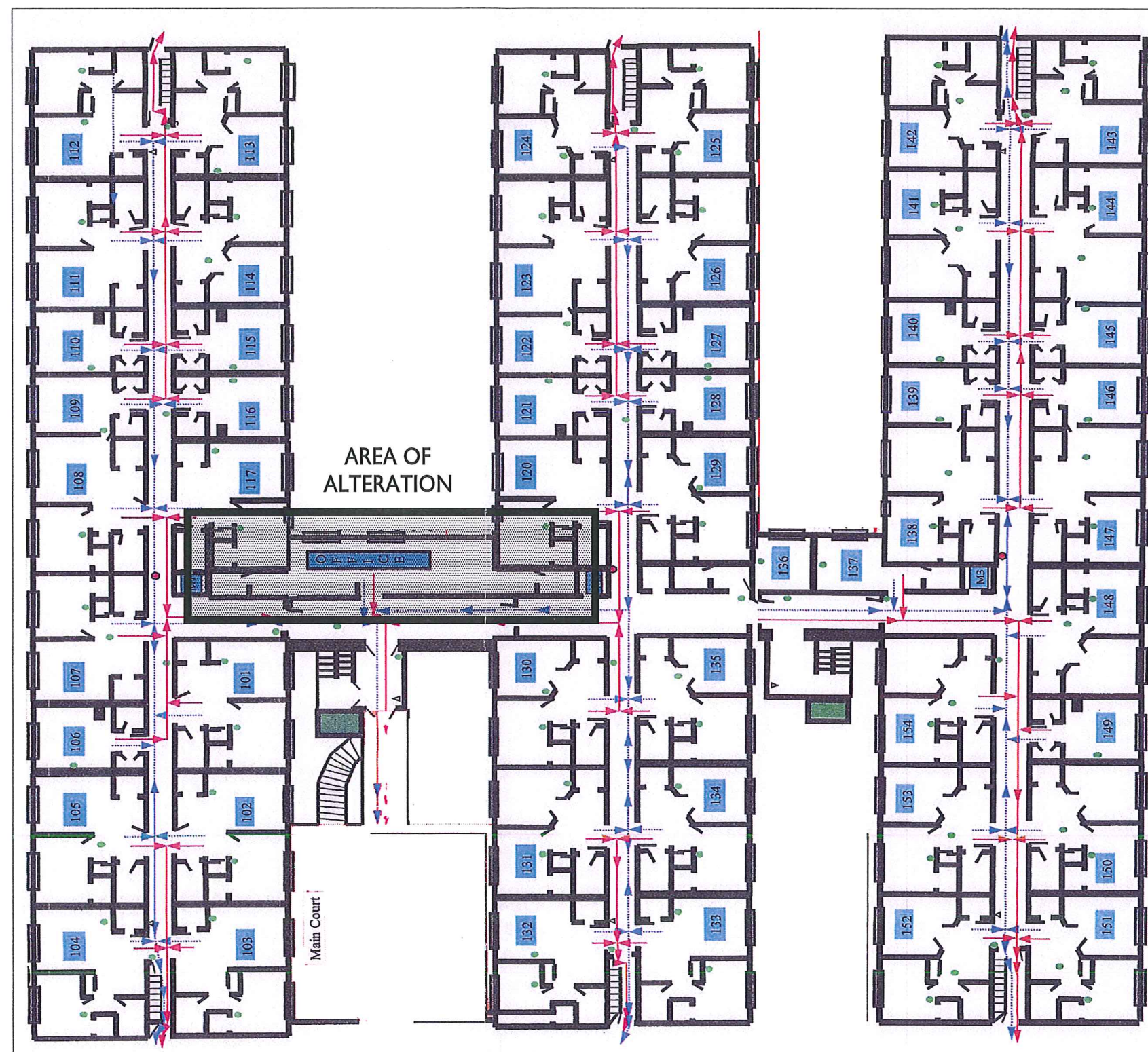
PROJECT TITLE  
Casablanca  
Apartments

2300 University Ave  
Madison, WI  
SHEET TITLE  
First Floor Plan

SHEET NUMBER

**A-1.1**

PROJECT NO. **1335**  
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**FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"







Elevation along University Avenue



Elevations along University Avenue



Elevations at corner of Walnut Avenue and Campus Drive



Elevation along Walnut Avenue



Elevations along University Avenue

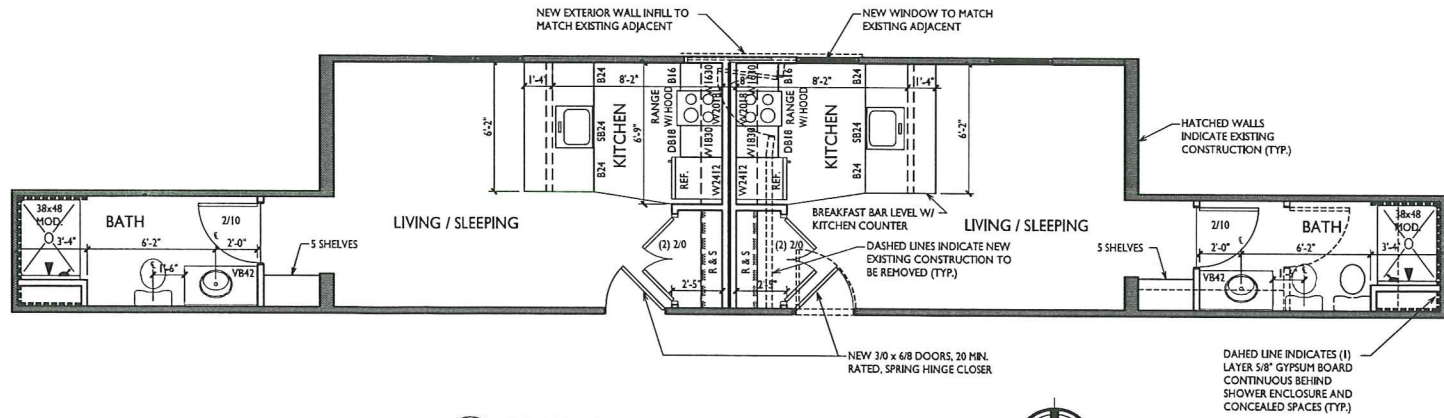
Casablanca Apartments  
2300 University Ave



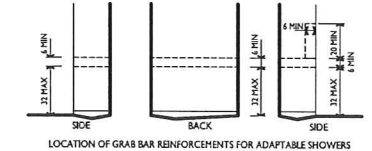
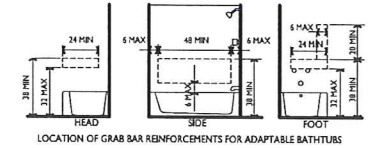
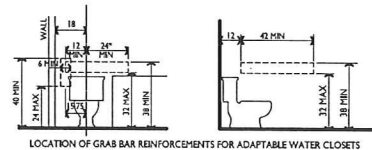




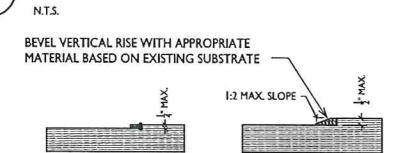




A  
A-1.2  
AREA OF ALTERATION FLOOR PLAN  
SCALE: 1/4"=1'-0"



HC-1 GRAB BAR BLOCKING



HC-2 SMALL CHANGES IN ELEVATION ALONG ACCESSIBLE ROUTE

DWELLING UNIT ACCESSIBILITY NOTES:

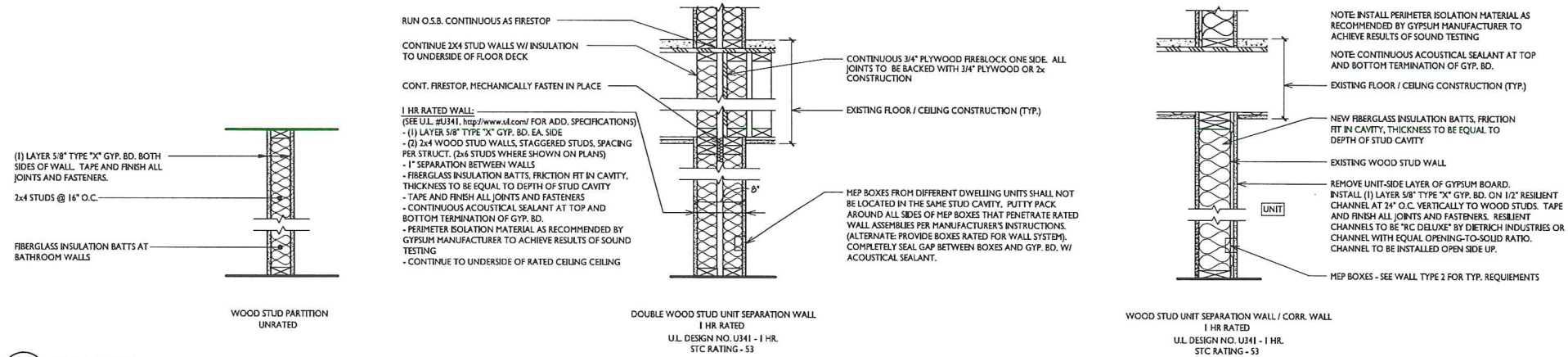
- GENERAL:
- ENTRY FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM OPENING FORCE FOR DOORS OTHER THAN FIRE DOORS SHALL BE 5 LBS.
  - ENTRY DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT THE DOOR TAKES 1.5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES.
  - ALL DOORS AND PLUMBING CONTROLS TO HAVE LEVER TYPE HARDWARE.
  - ACCESSIBLE ROUTE CONNECTS ALL SPACES AND ELEMENTS (SEE REQUIREMENTS ABOVE).
  - 1/2" MAX. THRESHOLD, EXCEPT AT SLIDING PATIO/DECK DOORS WHERE 3/4" THRESHOLD IS ALLOWED (SEE HC-2).
  - LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MOUNTED AT 44" MAX TO TOP AFF. WALL. OUTLETS MOUNTED AT 18" TO CENTER LINE ABOVE FINISH FLOOR. CIRCUIT BREAKERS MOUNTED AT 48" MAX. AFF. SWITCHES, CONTROLS, AND OUTLETS TO HAVE CLEAR FLOOR SPACE. OUTLETS FOR RANGE, REFRIGERATOR, AND HVAC UNITS ARE EXEMPT FROM THIS REQUIREMENT.  
(PER WISCONSIN DEPARTMENT OF COMMERCE VARIANCE TO ICC/ANSI 2003 SECTION 1004.9: ACCESSIBLE KITCHEN SWITCHES, CONTROLS, AND OUTLETS MAY BE LOCATED BEHIND COUNTERTOPS THAT 36" HIGH MAX. AND 25-1/2" DEEP MAX.)
  - PROVISION FOR VISUAL ALARM TO BE CONNECTED TO BUILDING ALARM SYSTEM IN EACH UNIT AND EACH SLEEPING AREA OF UNIT.
  - ALL DOORS, INCLUDING BOTH LEAVES OF DOUBLE LEAVE DOORS SHALL HAVE ALL OPERATING HARDWARE BETWEEN 34" & 48" A.F.F.
  - ALL CARPET TO HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/ANCUIT PILE TEXTURE. CARPET PILE SHALL BE 1/2" MAX.

BATHROOMS:

- BATHROOM WALLS SHALL HAVE REINFORCING IN WALLS FOR FUTURE GRAB BAR AND SEAT INSTALLATION. REINFORCING SHALL BE IN LOCATIONS SHOWN IN DIAGRAMS PER DETAIL HC-1.
- VANITY SINK BOWLS SHALL HAVE A MINIMUM OF 24" FROM THE CENTER LINE OF THE FIXTURE TO THE ADJOINING WALL, U.N.O.
- OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL (WHICHEVER IS FURTHER), U.N.O.
- ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.
- BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES F MAX.
- SHOWER COMPARTMENT SHALL HAVE INTERIOR CLEAR DIMENSIONS OF 36" MIN. X 36" MIN.
- ALL BATHTUBS AND SHOWERS TO HAVE PERMANENT NON-SKID PATTERN COVERING 75% MIN. OF THE TUB/SHOWER FLOOR.

KITCHEN:

- ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE.
- SLIDE-IN RANGE W/ ANTI-TIP HARDWARE



1  
A-1.2  
WALL TYPES  
1"=1'-0"

PROJECT TITLE  
Casablanca  
Apartments

2300 University Ave  
Madison, WI  
SHEET TITLE  
Area of Alteration  
First Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1335  
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