

VARIANCE FEES

MGO \$50.00
COMM \$490.00
Priority – Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
Building Inspection
Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4568

Amount Paid

Name of Owner Doug Strub Future Madison Northpointe, LLC	Project Description 3,515 S.F. addition to existing neighborhood center.	Agent, architect, or engineering firm BWZ Architects
Company (if applies) Future Madison Housing Fund		No. & Street 100 S. Baldwin St., Ste. 306
No. & Street 2249 Pinehurst Dr., PO Box 620800	Tenant name (if any) Vera Court Neighborhood Center	City, State, Zip Code Madison, Wisconsin 53703
City, State, Zip Code Middleton, WI 53562	Building Address 614 Vera Court	Phone 608-316-6106
Phone (608) 836-1152	Madison, WI 53704	Name of Contact Person Elizabeth Cwik
e-mail DStrub@zmeridian.com		e-mail ecwik@bwzarchitects.com

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
 2009 International Fire Code, Chapter 5, Section 503: The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story....
 The building is required to be sprinklered because a portion of building is not within 150' of fire lane (approximately 30' at existing building; 40' at new addition). See attached Site Plan.

2. The rule being petitioned cannot be entirely satisfied because: See attached.


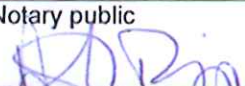
3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:
 See attached.

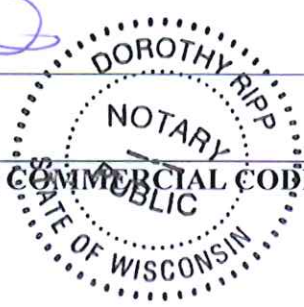
Note: Please attach any pictures, plans, or required position statements.

VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Doug Strub; Future Madison Northpointe, LLC, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: 10/24/2016
Notary public 	My commission expires: 6/7/2019



NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.

City of Madison Fire Department Position Statement

Owner: Doug Strub Future Madison Housing Fund	Project Name: Vera Court Neighborhood Center	Contact: Elizabeth Cwik BWZ Architects
Address: 2249 Pinehurst Dr PO Box 620800 Middleton, WI 53562	Building Location: 614 Vera Court	Address: 100 S Baldwin Street, Ste 306 Madison, WI 53703
Owner Phone: 608-836-1152 Email: dstrub@zmeridian.com	Building Occupancy or Use: Community Center	Phone: 608-316-6106 Email: ecwik@bwzarchitects.com

Rule Being Petitioned: IFC 503 Fire Apparatus Access Lanes

I have read the application for variance and recommend: (check appropriate box)

Approval Conditional Approval Denial No Comment

Madison Fire Department feels obligated to refute a couple of statements within BWZ Architects documentation as it reflects on the City of Madison.

- A certified survey map to combine parcels was required not by the City of Madison but rather the project design is proposed to construct the building addition across an existing property line without constructing a party wall.
- The necessity of the additional building exit was a requirement of the adopted building code for the State of WI and not specifically required by the City of Madison.
- The project involves a building addition; therefore, a new condition is being created that results in a larger footprint and a higher occupant load.

With that said, the issue at hand is the failure to comply with the required fire apparatus access lanes within 150-ft of all exterior portions of the proposed addition and to not make the existing building access further from the code minimums.

- The project is an existing single story ^{add} 4000 sqft building with a proposed 3500 sqft addition.
- The installation of complete smoke detection and fire alarm notification and monitoring service will allow occupants to evacuate and MFD notified while a possible incident is still relatively small; therefore, MFD could add a 50-ft section of fire hose and be able to address any issues on the rear of the structure.
- Submit fire alarm system plans to MFD for review and approval prior to installation of the fire alarm system.

Name of Fire Chief or Designee (type or print)
Bill Sullivan, Fire Protection Engineer

City of Madison Fire Department

Telephone Number
608-261-9658

Signature of Fire Chief or Designee

Date Signed
October 31, 2016 REV 11-1-16

October 24, 2016

Mr. George Hank
City of Madison
Building Inspection Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Mr. Hank:

Future Madison Northpointe, LLC (FMN) is a 501 (c)(3) not-for-profit entity that owns the existing building at 614 Vera Court. Since its construction in 1995, the building has been leased to the Vera Court Neighborhood Center (VCNC), another non-profit organization, for \$1 per year. The VCNC runs community programs primarily for youth year round. FMN also provides over \$40,000. of financial support to VCNC annually. To facilitate VCNC being able to offer more programming to middle school aged youth, FMN intends to expand the current building by approximately 3,500 square feet. No rent will be charged to VCNC for the additional space.

A construction budget of \$500,000 was established for the project. Several changes to the original plans required by the City have increased the cost by approximately \$50,000. These changes included preparation of a new CSM, landscaping requirements, change to the existing trash dumpster configuration, additional bike racks, and an additional building exit. Recently we were notified that a portion of both the existing building and the addition are not within 150 feet of a fire lane and therefore the building must be sprinklered. We are estimating the costs associated with this requirement will approach \$100,000.

We are petitioning for a variance based on the following:

1. We are making a change to an existing building and are not constructing a new building which creates a new condition;
2. The distance by which the facility is out of compliance (30 feet at existing building and 40 feet at the addition) is not substantially out of compliance;
3. The configuration of the site does not allow for construction of a fire lane;
4. We will equip both the existing building and the addition with an externally monitored fire alarm system and a smoke detection system for increased safety and early notification to the MFD.

Thank you for your consideration of this Petition.

Sincerely,



Elizabeth Cwik, AIA
BWZ Architects

