WARIANCE FEES MGO \$50.00 COMM \$490.00

PETITION FOR VARIANCE APPLICATION

City of Madison Building Inspection Division

215 Martin Luther King Jr. Blvd. Madison, WI 53703 (608) 266-4568

Priority – Double above	
Amount Paid	

Name of Owner Doug Strub Future Madison Northpointe, LLC Company (f applies) Future Madison Housing Fund No. & Street 249 Pinichurst Dr., PO Box 620800 City, State, Zip Code Middleton, WI 53562 Phone (608) 836-1152 Madison, WI 53704 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 feet of all portions of the facility and all portions of the exterior walls of the first story The rule being petitioned cannot be entirely satisfied because: The rule being petitioned cannot be entirely satisfied because: See attached. See attached.	50 ately 30' a
Company (if applies) Future Madison Housing Fund No. & Street 2249 Pinehurst Dr., PO Box 620800 City, State, Zip Code Middleton, WI 53562 Phone (608) 836-1152 E-mail DStrub@zmeridian.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 feet of all portions of the facility and all portions of the exterior walls of the first story The rule being petitioned cannot be entirely satisfied because: See attached. No. & Street 100 S. Baldwin St., Ste. 30 City, State, Zip Code Madison, Wisconsin 53703 Phone 608-316-6106 Name of Contact Person Elizabeth Cwik e-mail e-m	50 ately 30' a
No. & Street 2249 Pinehurst Dr., PO Box 620800 Vera Court Neighborhood Center City, State, Zip Code	ately 30' a
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Note: Plages attach any pictures, plans, or required position statements	
Note: Please attach any pictures, plans, or required position statements.	***
VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIE 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 Print name of owner petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.)
pention, 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: Notary public My commission expires:	
NOTAA, 0 67/2019	
NOTE: ONLY WARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZI	

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: (che	eck appropriate box)
□ Approval	X 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 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:

- We are making a change to an existing building and are not constructing a new building which creates a new condition;
- 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;
- 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.

Elmation avk

Sincerely,

Elizabeth Cwik, AIA BWZ Architects



<u>LOT 16</u>

LEGEND (PROPOSED)

EASEMENT

LIMITS OF DISTURBANCE

BUILDING FOOTPRINT

CONCRETE PAVEMENT



0' 15' 30' 45' 1" = 30' on 24"x36" NTS on 11"x17"

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

BWZ

2211 Parmenter Street
Middleton, Wisconsin 53562
608-831-2900
www.bwzarchitects.com



Vera Court Neighborhood Center

614 Vera Court Madison, WI 53704

Civil Engineer:
Wyser Engineering, LLC

212 East Main Street Mt. Horeb, WI 53572

CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: 614 VERA COURT

Contact Name & Phone #: ELIZABETH CWIK - 608.831.2900

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

REFER TO GRAPHIC - RED AREAS ON EXISTING BUILDING NOT COVERED SET TYPE: PROGRESS

 Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall? 	Yes Yes Yes	X No X No No	N/ N/ X N/
 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? a. Is a detail of the signage included on the site plan? f) Is a roll-able curb used as part of the fire lane? a. Is a detail of the curb included on the site plan? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs? 	X Yes	No No No No No No No No	N
3. Is the fire lane obstructed by security gates or barricades? If yes:a) Is the gate a minimum of 20-feet clear opening?b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes Yes Yes	X No☐ No☐ No	N X N
 4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side? 	Yes Yes Yes Yes	NoNoNoNoNo	N X X X X
 Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements. 	☐ Yes	⊠ No	
 6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? 	Yes Yes Yes Yes Yes Yes	No No No No No No	
 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? ONLY TWO OF THE THREE d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	X Yes X Yes X Yes X Yes Yes X Yes Yes	NoNoNoNoNoNoNoNo	

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 4/26/11

PROJECT NUMBER: 1421 DATE: 2/3/16 REVISIONS: ADA STRIPING	
REVISIONS:	
REVISIONS:	
ADA STRIPING	
	9/1
SCALE: 1:20	
DRAWING NAME:	
FIRE PLAN	

DRAWING NUMBER:

F100