



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved

### BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Tuesday, July 16, 2024

1:00 PM

Virtual

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The City of Madison is holding the Building Board of Appeals meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

1. **Written Comments:** You can send comments on agenda items to [buildingboard@cityofmadison.com](mailto:buildingboard@cityofmadison.com)

2. **Register for Public Comment:**

- Register to speak at the meeting.
- Register to answer questions.
- Register in support or opposition of an agenda item (without speaking).

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

3. **Watch the Meeting:** If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

4. **Listen by Phone:**

**(877) 853-5257 (Toll Free)**

**Webinar ID: 844 5209 5444**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

For accommodations, contact: Kyle Bunnaw, 608-266-4551,  
[buildingboard@cityofmadison.com](mailto:buildingboard@cityofmadison.com)

**CALL TO ORDER / ROLL CALL**

**APPROVAL OF MINUTES**

June 18, 2024: <http://madison.legistar.com/Calendar.aspx>

**PUBLIC COMMENT**

1. [62199](#) Building Board of Appeals Public Comment Period

**DISCLOSURES AND RECUSALS**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS**

2. [84421](#) 1853 Helena St  
BLDVAR-2024-08243  
Property owner is seeking a variance from SPS 321.04(2)b and c governing stairway riser and tread depth requirements as well as SPS 321.06 governing ceiling height headroom requirements in a hallway. Alder District 06.

**NEW BUSINESS**

3. [08598](#) Communications and Announcements

**ADJOURNMENT**



# City of Madison

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Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 62199**

**File ID:** 62199

**File Type:** Miscellaneous

**Status:** Miscellaneous

**Version:** 1

**Reference:**

**Controlling Body:** BUILDING CODE,  
FIRE CODE,  
CONVEYANCE  
CODE AND  
LICENSING  
APPEALS BOARD

**File Created Date :** 09/10/2020

**File Name:** Building Board of Appeals Public Comment Period

**Final Action:**

**Title:** Building Board of Appeals Public Comment Period

**Notes:**

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** colson@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 62199

Title

Building Board of Appeals Public Comment Period



# City of Madison

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Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 84421**

**File ID:** 84421

**File Type:** Miscellaneous

**Status:** Petition for  
Variance,  
Exception, or  
Appeal

**Version:** 1

**Reference:**

**Controlling Body:** BUILDING CODE,  
FIRE CODE,  
CONVEYANCE  
CODE AND  
LICENSING  
APPEALS BOARD

**File Created Date :** 07/12/2024

**File Name:** 1853 Helena St

**Final Action:**

**Title:** 1853 Helena St  
BLDVAR-2024-08243

Property owner is seeking a variance from SPS 321.04(2)b and c governing stairway riser and trad depth requirements as well as SPS 321.06 governing ceiling height headroom requirements in a hallway. Alder District 06.

### Notes:

### Sponsors:

**Effective Date:**

**Attachments:** 1853 Helena St.pdf, 20240523084409034.pdf

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** eburrus@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

## Text of Legislative File 84421

### Title

1853 Helena St  
BLDVAR-2024-08243

Property owner is seeking a variance from SPS 321.04(2)b and c governing stairway riser and trad depth requirements as well as SPS 321.06 governing ceiling height headroom requirements in a hallway. Alder District 06.

# VARIANCE FEES

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

# PETITION FOR VARIANCE APPLICATION

**City of Madison  
Building Inspection**  
215 Martin Luther King Jr Blvd  
Suite 017 Madison, WI 53703  
(608) 266-4551, ext. 2  
biplans@cityofmadison.com

Amount Paid  
\$50 5.23.24

Name of Owner <b>Stephen Perkins</b>	Project Description <b>Expand existing finished space upstairs. Add powder room &amp; office</b>	Agent, architect, or engineering firm <b>Sims Ext. &amp; Remodeling Inc</b>
Company (if applies)		No. & Street <b>221 Business Park Circle</b>
No. & Street <b>1853 Helena St</b>	Tenant name (if any)	City, State, Zip Code <b>Stoughton, WI 53589</b>
City, State, Zip Code <b>Madison, WI 53704</b>	Building Address <b>1853 Helena St</b>	Phone <b>608-535-0279</b>
Phone <b>920-217-1775</b>		Name of Contact Person <b>Aaron Harrison</b>
e-mail <b>perkins100@gmail.com</b>		e-mail <b>aaron@simsincorporated.com</b>


- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)  
SPS 321.04(2)(a) 36" Stair width minimum- We have 35"  
**SPS 321.04 (2)(b & c) Riser height maximum of 8", we will have 8 3/8", Rectangular tread depth of 9". We will have 8.75"**  
**SPS 321.06 all habitable hallways must have ceiling height of 7'. Our existng finished hallway has a slope from 86" down to 66.5" for 21" of the 36" hallway width**
- The rule being petitioned cannot be entirely satisfied because:  
**321.04- We are re-building the stair case and reworking a wall to get to the outlined conditions. The existing structure and 2nd floor floor system do not allow more alteration without significant added work and impact to the exisng upstairs bedroom**  
**321.06- A major redesign of the roof would be needed to increase headroom. This would not be aesthetically pleasing from the road and is cost prohibitive for the inteneded project**
- 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:  
**-Rebuild stair case and remove main floor wall/opening to bring stair case as close to compliance as possible.**  
**Link smoke detectors on all three levels of home**  
**Provide high visibility paint on poriton of ceiling in hallway that does not meet code**

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.

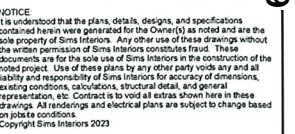
Stephen Perkins, being duly sworn, I state as petitioner that I have read the foregoing  
Print name of owner  
petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner <b>X</b> 	Subscribed and sworn to before me this date: _____
Notary public _____	My commission expires: _____

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



EXISTING

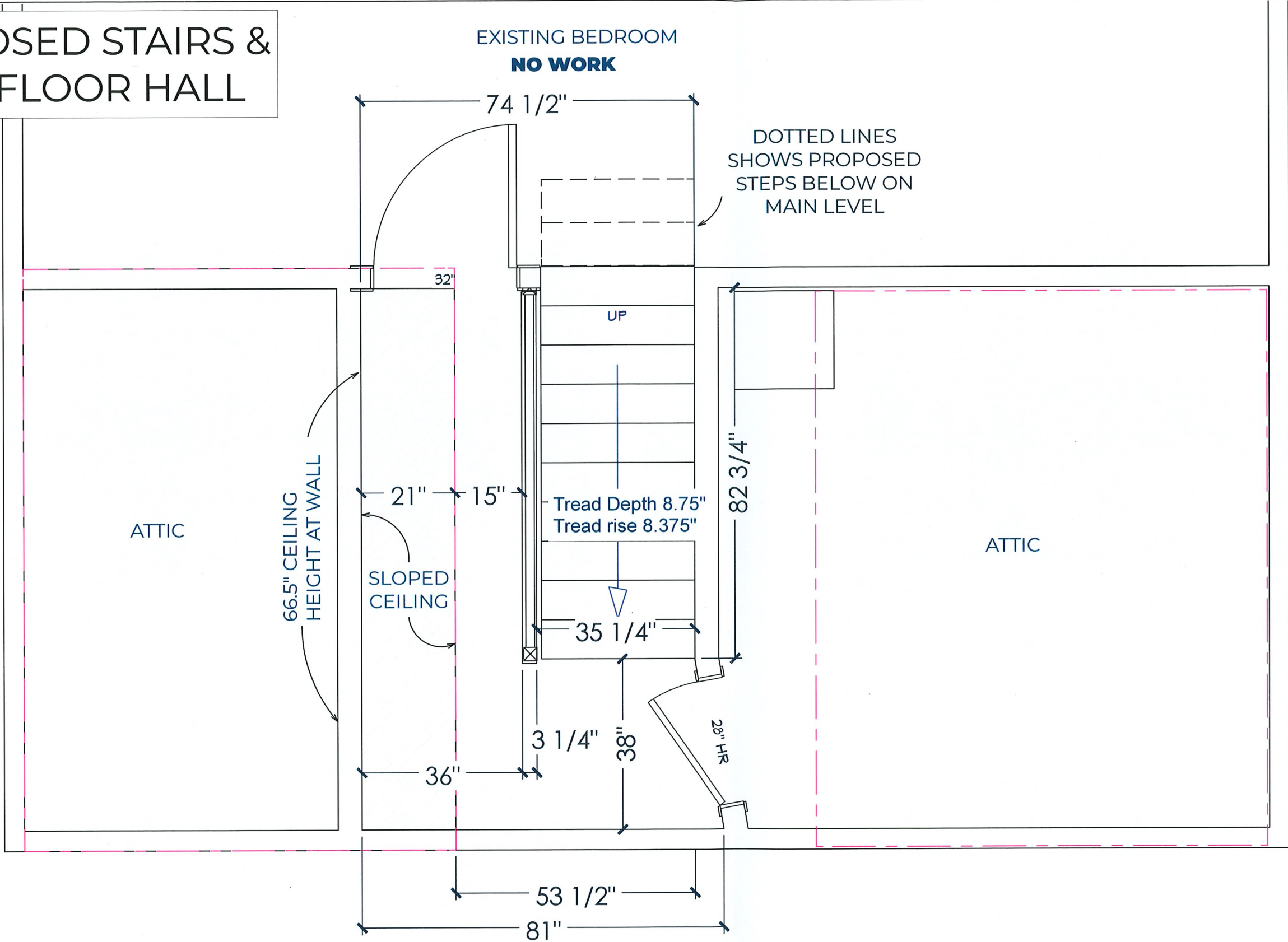


## Stephen Perkins RESIDENCE

1053 Helena St.  
Madison, Wi 53704

OF **5** SHEETS

PROPOSED STAIRS &  
2ND FLOOR HALL



SCALE  
1/2" = 1'

NOTICE  
It is understood that the plans, details, designs, and specifications contained herein were generated for the Owner(s) as noted and are the sole property of Sims Interiors. Any other use of these drawings without the written permission of Sims Interiors constitutes fraud. These documents are for the sole use of Sims Interiors in the construction of the noted project. Use of these plans by any other party voids any and all liability and responsibility of Sims Interiors for accuracy of dimensions, existing conditions, calculations, structural detail, and general representation, etc. Contract is to void all extras shown here in these drawings. All renderings and electrical plans are subject to change based on jobsite conditions.  
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**Sims**  
INTERIORS

PROPOSED KITCHEN REMODEL FOR THE:

**Stephen Perkins  
RESIDENCE**

r853 Helena St.  
Madison, WI 53704

DATE: 5/21/2024

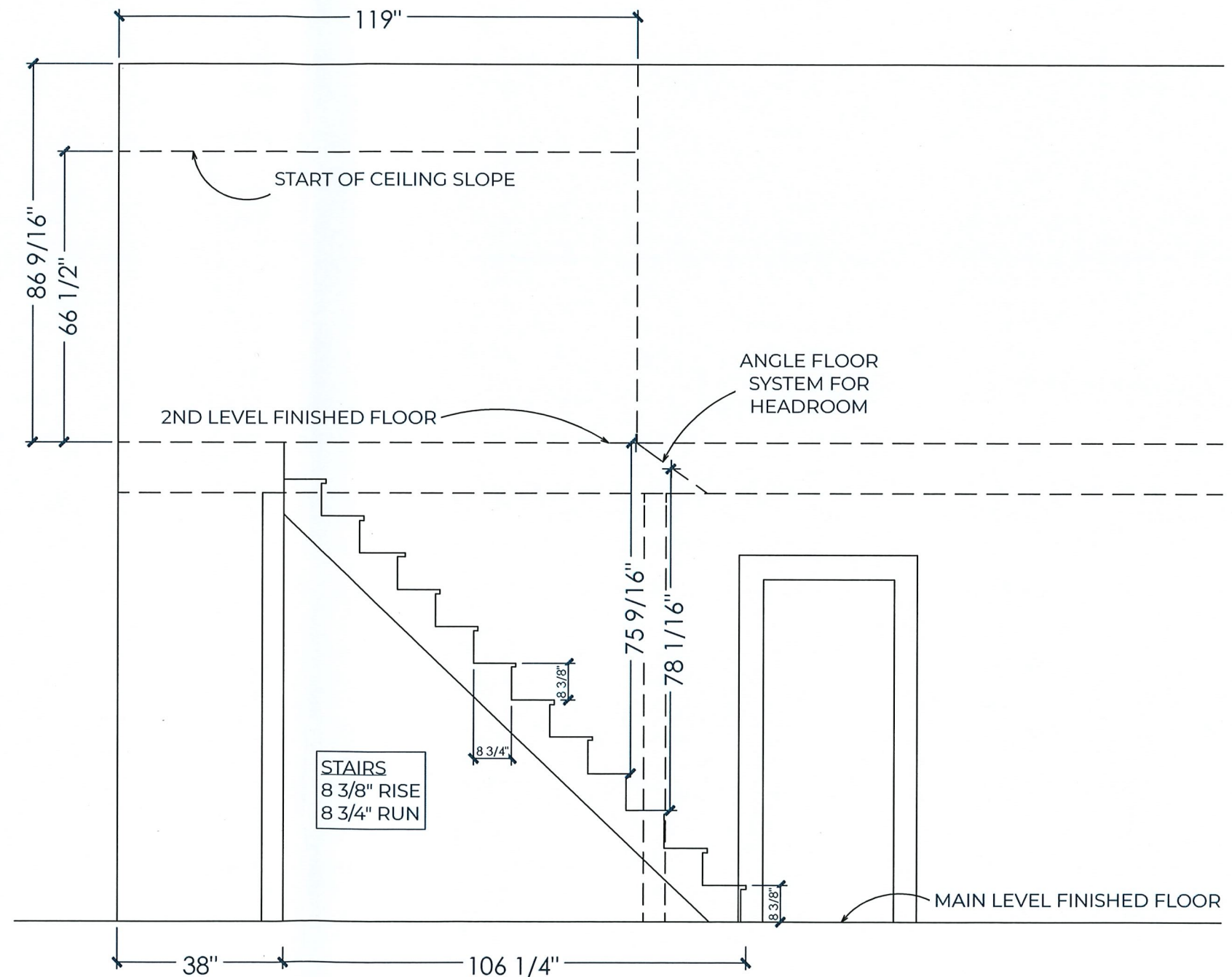
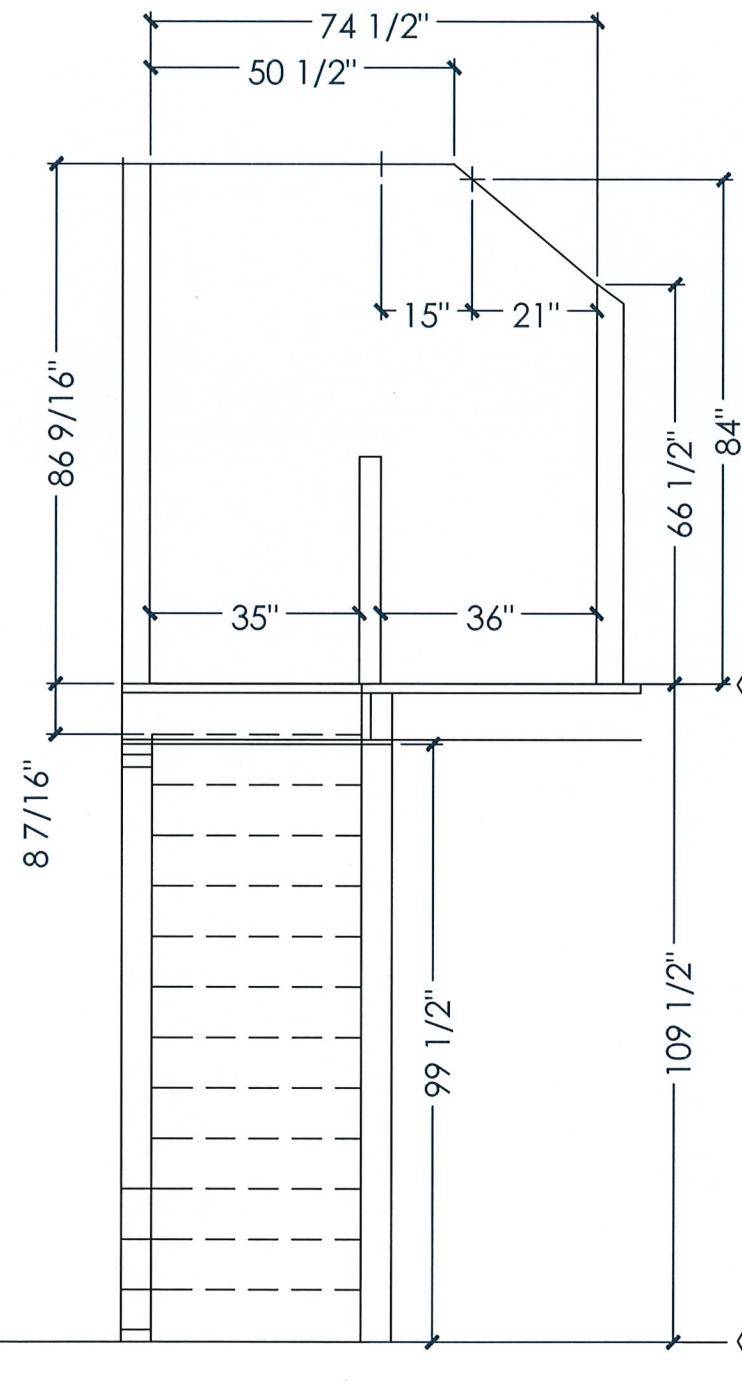
SALESPERSON:

SCALE: AS NOTED

SHEET: **A-2**  
OF 5 SHEETS



## 00



SCALE  
3/8" = 1'

PROPOSED KITCHEN REMODEL FOR THE:

**Stephen Perkins**  
**RESIDENCE**

1853 Helena St.  
Madison, Wi 53704

DATE: 5/21/2024

SALESPERSON:

SCALE:  
AS NOTED

SHEET: **A-3**  
OF **5** SHEETS

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EXISTING PHOTOS



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PROPOSED KITCHEN REMODEL FOR THE:

Stephen Perkins  
RESIDENCE

1853 Helena St.  
Madison, WI 53704

DATE: 5/21/2024

SALES PERSON:

SCALE: AS NOTED

SHEET: A-4  
OF 5 SHEETS





# City of Madison

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## Master

**File Number: 08598**

**File ID:** 08598

**File Type:** Discussion Item

**Status:** Discussion Items

**Version:** 1

**Reference:**

**Controlling Body:** ZONING BOARD  
OF APPEALS

**File Created Date :** 12/27/2007

**File Name:** Communications and Announcements

**Final Action:**

**Title:** Communications and Announcements

### Notes:

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** mzopelis@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 08598

#### Title

Communications and Announcements