

**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  
8.9.17 *HL*

Name of Owner <b>Frey Street Lodging Associates, LLC</b>	Project Description <b>249,235 sf 11-story, 12 level mixed use project with a 182 guestroom hotel &amp; office tenant</b>	Agent, architect, or engineering firm <b>GBA</b>
Company (if applies) <b>Raymond Management Company</b>		No. & Street <b>7780 Elmwood Avenue, Suite 204</b>
No. & Street <b>8333 Greenway Blvd., Suite 200</b>	Tenant name (if any) <b>SpringHill Suites</b>	City, State, Zip Code <b>Middleton, WI 53562</b>
City, State, Zip Code <b>Middleton, WI 53562</b>	Building Address <b>4601 Frey Street</b>	Phone <b>608-829-1750</b>
Phone <b>608-662-8334</b>		Name of Contact Person <b>Josh Wilcox</b>
e-mail <a href="mailto:emerich@raymondteam.com">emerich@raymondteam.com</a>		e-mail <a href="mailto:josh.wilcox@garybrink.com">josh.wilcox@garybrink.com</a>

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)

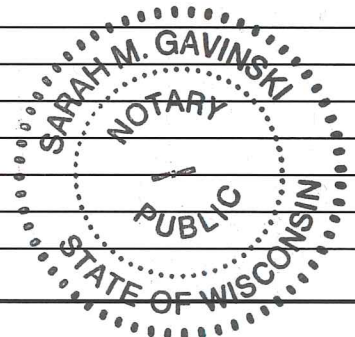
**IFC D105.2 - Aerial Fire Apparatus Access Roads: Reduce fire lane on Frey Street from 26' to 19'-6" wide**

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

**The code can be satisfied if we were to omit south side street trees and north side "on-street" parking on Frey Street. It is our understanding that the available fire access road of 19'-6" as shown on Exhibits A & B is acceptable to all the associated groups.**

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:

**No further alternatives are available as we are a high rise.**



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.

*CJ Raymond*, 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 <i>[Signature]</i>	Subscribed and sworn to before me this date: <b>8/4/17</b>
Notary public <i>Sarah M. Gavinski</i>	My commission expires: <b>9/13/19</b>

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

## City of Madison Fire Department Position Statement


Owner: Frey Street Lodging Associates, LLC	Project Name: Spring Hill Suites	Contact: Josh Wilcox
Address: 8333 Greenway Blvd, Suite 200 Middleton, WI 53562	Building Location: 4601 Frey Street	Address: 7780 Elmwood Ave Suite 204 Middleton, WI 53562
Owner Rep: Raymond Management Company	Building Occupancy or Use: Group R-1, S-2, B	Phone: 608-829-1750 Email: josh.wilcox@garybrink.com

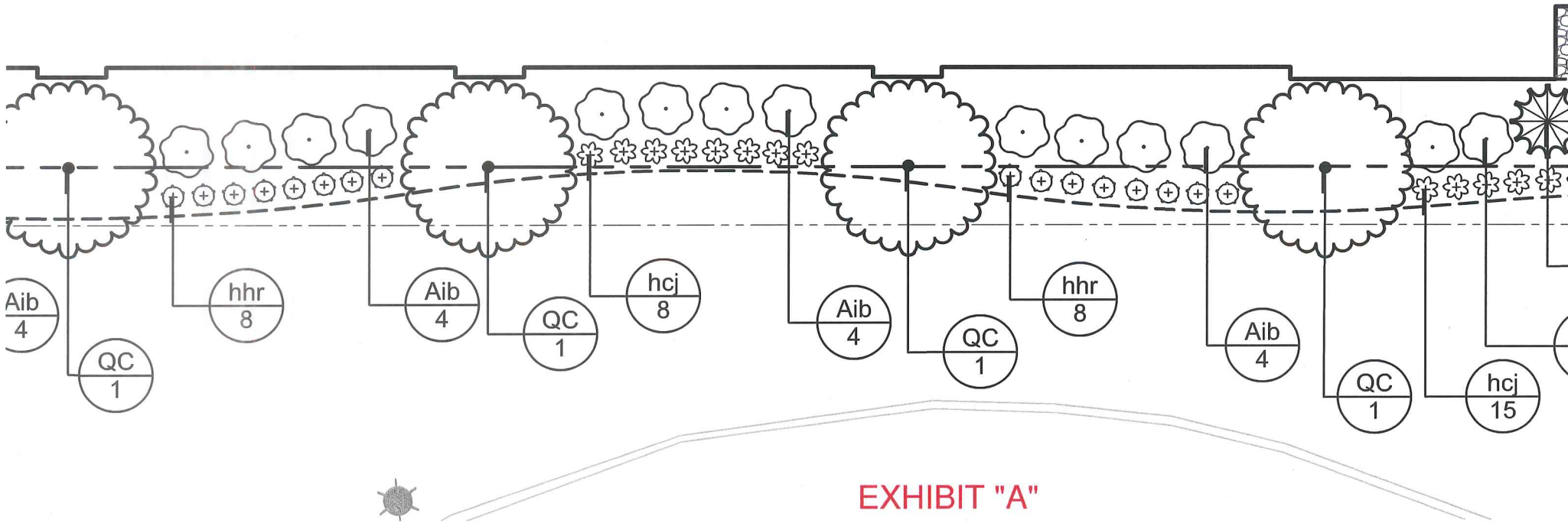
### Rule Being Petitioned: MGO 34.503(4) Aerial Fire Apparatus Access Roads

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

Approval     
  Conditional Approval     
  Denial     
  No Comment

- The IFC requires a minimum width of 26-0 ft fire access lanes in order to accommodate an aerial apparatus to set up and reach portions of buildings exceeding 30-ft in height. The 26-0 ft width is required to be free of overhead obstructions such as overhead utility lines and tree branches to allow an aerial device to be raised off the fire truck and extended to reach the building.
- The proposed fire lane is only 24-0 ft wide and will have tree branches protruding over the fire lane for a distance of 4-ft 6-in.
- Currently, the largest aerial apparatus in the City of Madison Fleet requires a width of 20-0 ft to set up. The unobstructed width of 19-ft 6-inch would allow the aerial to be set up and deployed with one side of the vehicle outriggers extending below the proposed tree canopy.
- The site has a relatively short blocks in multiple directions to easily facilitate additional resources to approach from different directions without adding significant delay to MFD's emergency response. (Less than 1000 ft.)
- All Stair towers serving the upper floors shall provide direct access to the roof in accordance with IBC 1009.13.

Name of Fire Chief or Designee (type or print) <b>Bill Sullivan, Fire Protection Engineer</b>	
City of Madison Fire Department	Telephone Number <b>608-261-9658</b>
Signature of Fire Chief or Designee 	Date Signed <b>August 8, 2017</b>



2" STONE/MINERAL MULCH. DO NOT PLACE MULCH IN CONTACT WITH STEMS.

PERENNIALS. SEE PLANTING PLAN FOR SPECIES AND LOCATION/SPACING

**Frey Street Redevelopment**

5-Jun-17

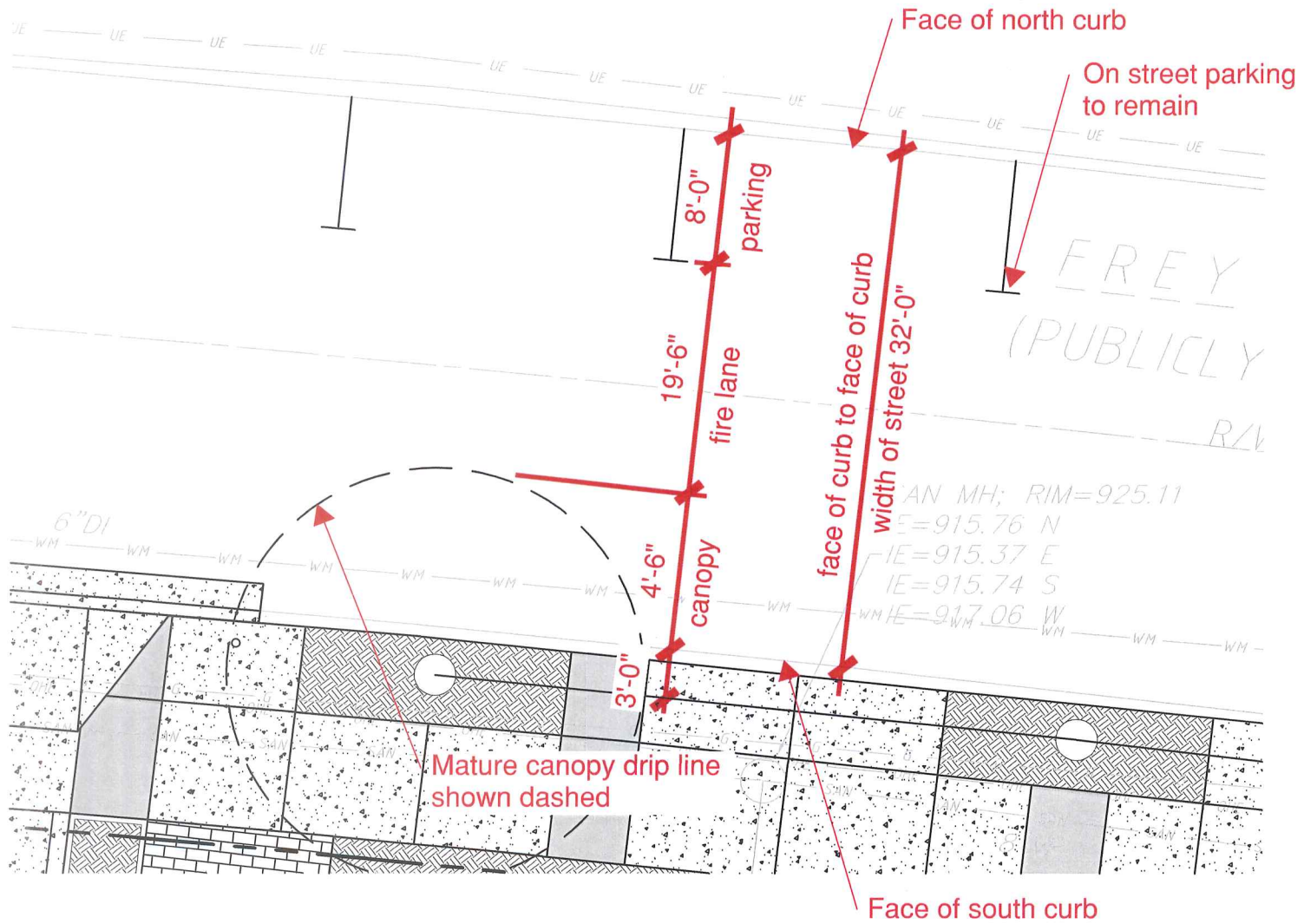


EXHIBIT "B"