

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 490 - 7/14/16 FMR

Name of Owner <u>Bradley Mullins</u>	Project Description <u>Renovation & Addition of existing hotel</u>	Agent, architect, or engineering firm <u>Destree Design Architects</u>
Company (if applies) <u>Park Hotel, Inc.</u>		No. & Street <u>222 W Washington Ave #310</u>
No. & Street <u>401 S. Carroll St.</u>	Tenant name (if any) <u>Inn on the Park (aka Park Hotel)</u>	City, State, Zip Code <u>Madison WI 53703</u>
City, State, Zip Code <u>Madison, WI 53703</u>	Building Address <u>22 S. Carroll St.</u>	Phone <u>608-268-1499</u>
Phone <u>608-285-8090</u>	Madison, WI	Name of Contact Person <u>Melissa Destree</u>
e-mail <u>brad@mullinsgroup.com</u>		e-mail <u>melissa@destreearchitects.com</u>

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
2009 IBC 1009.5 Stairway landings are required at a door. We are requesting consideration to not have landings due to an existing condition.
- The rule being petitioned cannot be entirely satisfied because:
The hotel is requesting a safe solution to secure the existing exit stair to reduce vagrancy.
- 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:
The proposal is to provide Mesh hinged gate with egress hardware. The egress hardware is mounted higher to allow for safe exiting despite not having the landing. See attached Drawing and emails from I MFD, Police and building inspection.

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

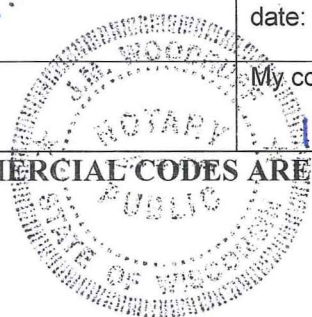
VERIFICATION BY OWNER - PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

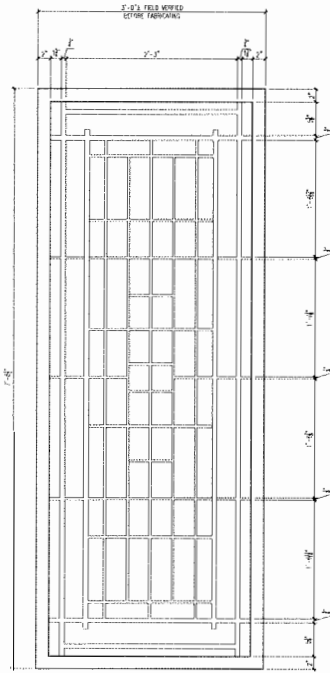
Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Bradley Mullins, 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.

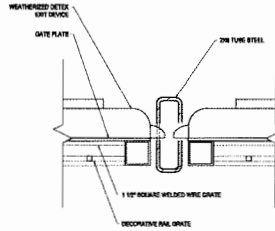
Signature of owner <u>Bradley Mullins</u>	Subscribed and sworn to before me this date: <u>July 14, 2016</u>
Notary public <u>J.M. Woodruff</u>	My commission expires: <u>12/14/17</u>

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





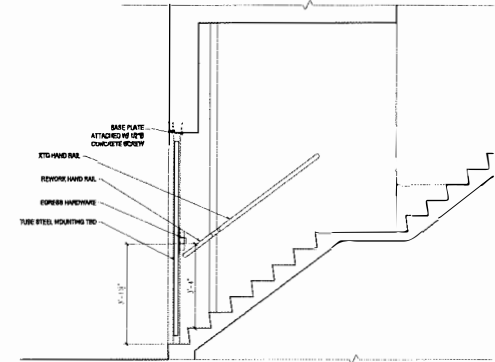
6 ELEVATION OF DOOR
1 1/2" = 1'-0"



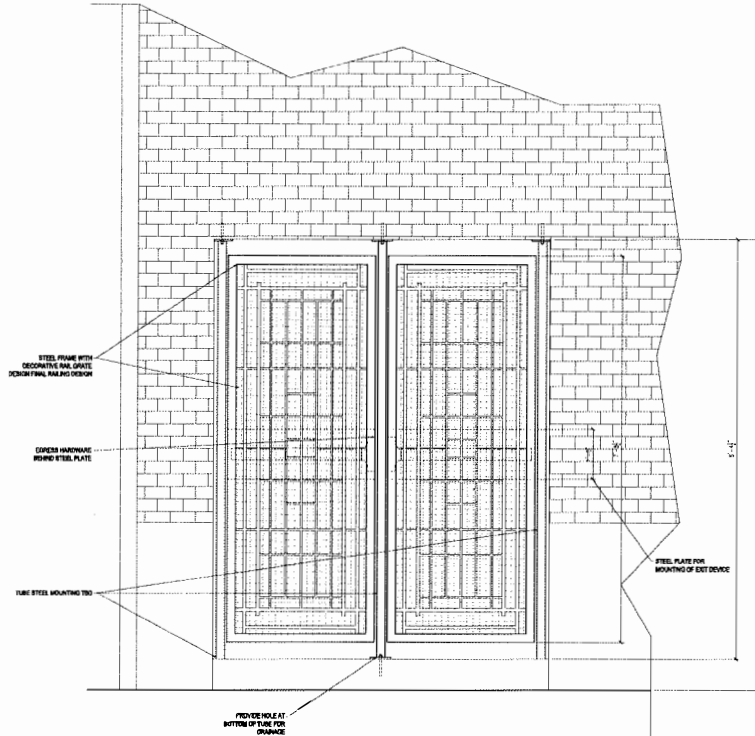
NOTE: PLACE COLUMNS, THEN VERIFY OPENING SIZE BEFORE FABRICATING DOORS/GATE. VERIFY CLEARANCES NEEDED FOR DOOR, HINGES & LATCH

4 DETAIL @ CENTER POST
3" = 1'-0"

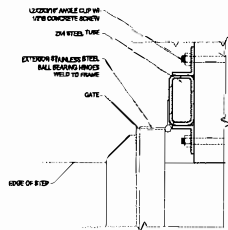
COLOR:
1 1/2" X 1 1/2" WELDED WIRE GRATE: HOT DIP GALVANIZED
DECORATIVE RAIL, GRATE & FRAME: POWDER COATED TIGER DRYLOC #38/600014 MED BRONZE
TUBE STEEL MOUNTING CLIPS & PLATES: POWDER COATED TIGER DRYLOC #38/600014 MED BRONZE
HANDRAIL: MATCH EXISTING



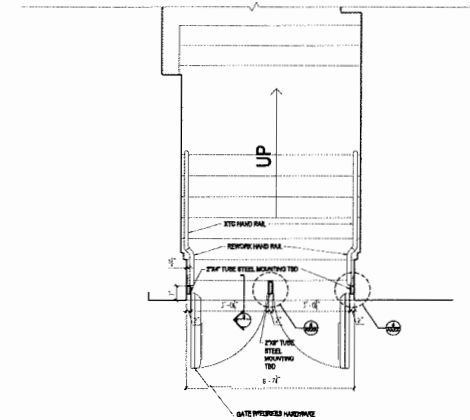
2 SECTION OF STAIRS S109
1/2" = 1'-0"



3 ELEVATION OF STAIRS S109
1" = 1'-0"



5 DETAIL @ EDGE POST
3" = 1'-0"



1 ENLARGED PLAN OF STAIRS S109
1/2" = 1'-0"

ISSUANCES:

CITY REV	05/02/2018
NUMBER:	140918.00
DATE:	05/02/2018
REV	

Melissa Destree

From: Gloede, Carl <CGloede@cityofmadison.com>
Sent: Thursday, June 30, 2016 12:00 PM
To: Melissa Destree
Cc: Sue Springman; Verveer, Michael; George Wiesner
Subject: RE: 22 S Carroll Park Hotel

Melissa,
Central District strongly supports this proposal as a much needed solution for a long term problem. Please advise if I can be of further assistance.

Carl Gloede
Captain of Police: Central District
City of Madison Police Department
211 S. Carroll St.
Madison, WI 53703

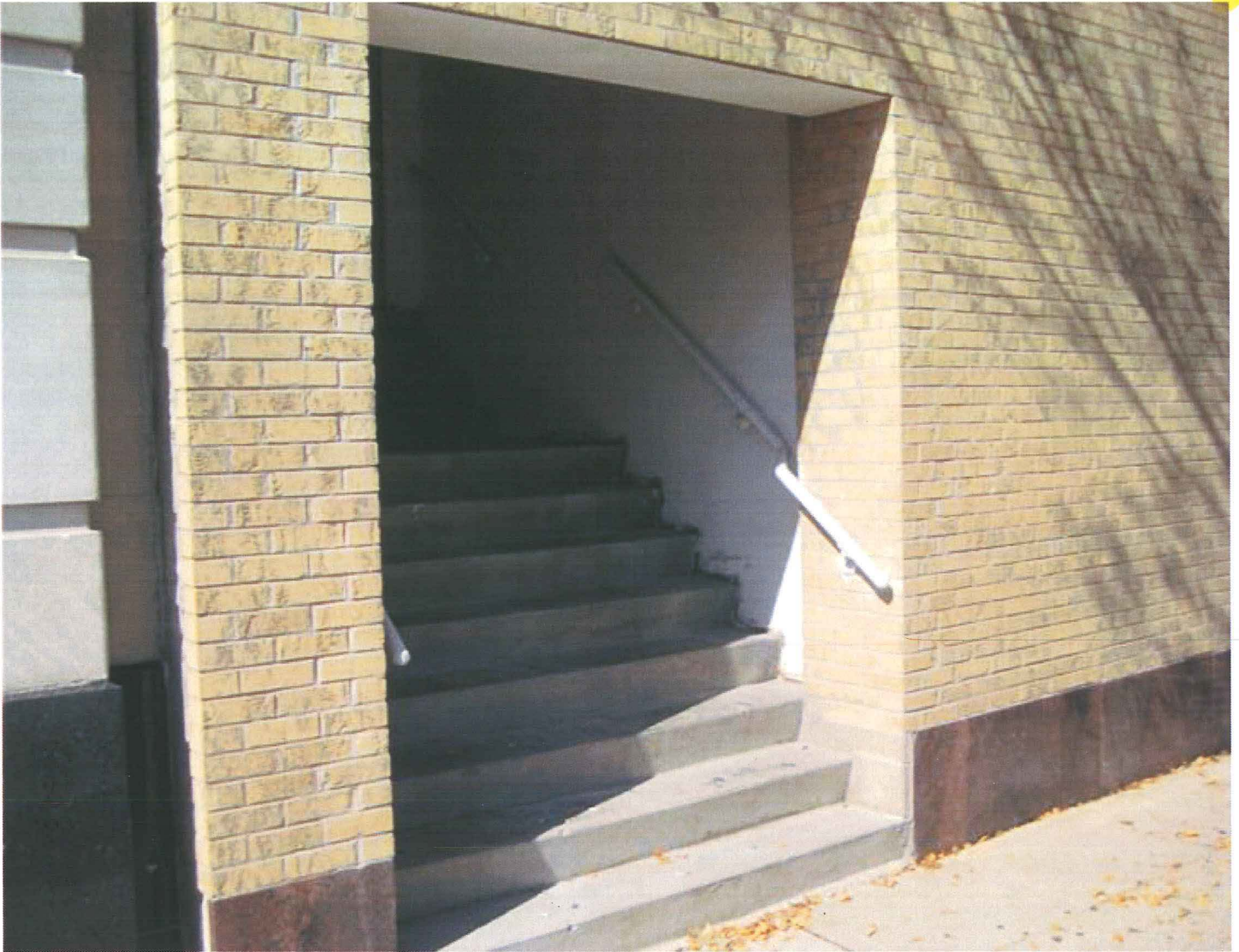


From: Destree Design Architects Inc
Sent: Thursday, June 30, 2016 11:19 AM
To: Gloede, Carl
Cc: Sue Springman; Verveer, Michael; George Wiesner
Subject: 22 S Carroll Park Hotel

Captain Gloede,

Park Hotel is interested in applying for a Building Variance to add a mesh gate on the first step of our exit stairs on Main Street (photo below of existing condition). Individuals sleep in the stair, urinate, loiter, etc. With your support of the variance, we are able to eliminate this vagrancy and create a safer place. The attached PDF shows the design of the proposed gate doors. They are decorative mesh, so you can see in the stair, however the public is not able to reach in to open the gate from the exterior.

The Building Variance is require due to a lack of a 5 foot landing at the gate location. We have been working with MFD and City inspection. We are getting strong support for the variance request. Bill Sullivan of MFD, Mike VanErem with Inspection, etc. are happy to support the request if our alder, on-site building inspector, police, etc also see benefit in the request. So I'm reaching out to you for your support to secure this exposed stair area.



If you are able to support this request, please send me your feed-back via email or a letter. Please call me if you have any questions.

Thank you,

Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.
222 W. Washington Ave. #310
Madison, WI 53703

608.268.1499 p.
608.345.3233 c.
www.destreearchitects.com



Melissa Destree

From: Sullivan, William <WSullivan@cityofmadison.com>
Sent: Tuesday, May 24, 2016 11:18 AM
To: Melissa Destree
Cc: 'Dan L Klein'; George Wiesner; VanErem, Michael; Richard Dolezal; 'alicew@innonthepark.net'; 'Sue Springman'; Verveer, Michael; Jay Mullins; Maureen A. Mullins; CadPC
Subject: RE: Park Hotel - Adding Access Gates

Melissa,

I am ok with the proposed gates at the bottom of the exterior stair with the panic hardware.

I am a bit confused about the proposed gate at the 9th floor. This gate is only 3-0 ft tall? Can you send me a little more info?

We will want this tied into the fire command room and allow electronic unlocking for this gate at the 9th floor.

Bill Sullivan
Fire Protection Engineer
City of Madison Fire Department
314 W Dayton Street
Madison, WI 53703
608.261.9658
wsullivan@cityofmadison.com
www.madisonfire.org

From: Destree Design Architects Inc
Sent: Monday, May 23, 2016 12:41 PM
To: Sullivan, William
Cc: 'Dan L Klein'; George Wiesner; VanErem, Michael; Richard Dolezal; 'alicew@innonthepark.net'; 'Sue Springman'; Verveer, Michael; Jay Mullins; Maureen A. Mullins; CadPC
Subject: Park Hotel - Adding Access Gates

Bill,

I spoke to Mike VanErem a couple months ago about security gates to limit public and/or guest access to two key areas at the Park Hotel.

Area 1 = 9th floor roof access: Please see Sheet A504 attached with details showing a security gate that will have a cylinder lock keyed to MFD access and Operations access only

Area 2 = Main Street 2nd floor exterior Exit stair: This stair has major security issues, homeless and 'morally flexible' individuals trespass in this area often and it is a major security challenge. Would you be supportive of adding a security gate at this location keyed to MFD and Operations? I have included a preliminary design that we are working on and a photo of the location. Please see attached RFI-038. We may need a variance because we do not have current code



compliance landings. We are working with our hardware consultant to strategically place a taller exit device paddle to address the lack of landing. We look forward to your feedback.

If you find this acceptable, Destree will continue to develop the details and issue these two areas as a plan revision to Building Inspection.

Thank you,

Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.
222 W. Washington Ave. #310
Madison, WI 53703

608.268.1499 p.
608.345.3233 c.
www.destreearchitects.com

Destree Design Architects, Inc. Electronic File Disclaimer applies to any attachments in this email: All electronic files transferred by Destree Design Architects, Inc. are provided solely from the convenience of the addressee and are warranted only to the extent that they conform to the original, hard copy plot(s) or other originally sealed documents(s) produced by Destree Design Architects, Inc. Deviation in any respect shall render the entire contents void and release Destree Design Architects, Inc. from any and all liability to the addressee and third parties. All electronic file(s) are transmitted in trust for the sole use of the addressee and acceptance constitutes assumption of responsibility for its use and safekeeping. Any use by third parties (anyone who has not contracted Destree Design Architects, Inc. to develop these documents(s)/drawings(s)) shall be at the sole risk of the addressee. Any alterations to or tampering with the files shall constitute the agreement of the addressee to release, defend and hold harmless Destree Design Architects, Inc. from all claims, losses, damages, costs and causes of action by said addressee and third parties. This drawing view/display is set to view/display the aforementioned disclaimer. Changing the drawing view/display constitutes acceptance of this disclaimer and its contents.

This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please immediately notify us.



Melissa Destree

From: Sjolander, James <JSjolander@cityofmadison.com>
Sent: Friday, July 01, 2016 9:07 AM
To: Melissa Destree
Subject: RE: 22 S Carroll Park Hotel Building Variance Request

Yes it makes sense to me. It would support it.



Jim Sjolander
Building Inspector
City of Madison Building Inspection Division
Madison Municipal Building
215 Martin Luther King, Jr. Blvd. • Suite LL100
Madison, Wisconsin 53701-2984
Tel: 608-266-4557
www.cityofmadison.com

From: Destree Design Architects Inc
Sent: Friday, July 01, 2016 8:22 AM
To: Sjolander, James
Subject: Re: 22 S Carroll Park Hotel Building Variance Request

Jim, I just want your opinion that it is a fair request. I don't want to over ask.
Best,

Sent from my Verizon 4G LTE Smartphone

----- Reply message -----
From: "Sjolander, James" <JSjolander@cityofmadison.com>
To: "Melissa Destree" <melissa@destreearchitects.com>
Subject: 22 S Carroll Park Hotel Building Variance Request
Date: Fri, Jul 1, 2016 8:18 AM

If you are applying for a variance then it is out of my hands it will be up to the board. If the fire department supports it and we support it then it goes to the board for approval.



Jim Sjolander
Building Inspector
City of Madison Building Inspection Division
Madison Municipal Building
215 Martin Luther King, Jr. Blvd. • Suite LL100
Madison, Wisconsin 53701-2984
Tel: 608-266-4557
www.cityofmadison.com



From: Destree Design Architects Inc
Sent: Thursday, June 30, 2016 11:34 AM
To: Sjolander, James
Cc: VanErem, Michael
Subject: 22 S Carroll Park Hotel Building Variance Request

Jim,

I was talking to Mike VanErem a couple weeks ago about adding gate/doors at the bottom of the Main Street Steps to secure this area. He is supportive of the request if you are comfortable with it. Bill Sullivan also stated if Inspection is supportive, MFD will support it. I've also reached out to Captain Gloede at Madison Police (awaiting written support, received verbal from another officer) and Mike Verveer (unsure of his position).

So with your support, Park Hotel is interested in applying for a Building Variance to add a mesh gate on the first step of our exit stairs on Main Street (photo below of existing condition). The attached PDF shows the design of the proposed gate doors. They gate doors are decorative mesh, so you can see in the stair, however the public is not able to reach in to open the gate from the exterior. The egress bar will be mounted higher to address the lack of a landing.

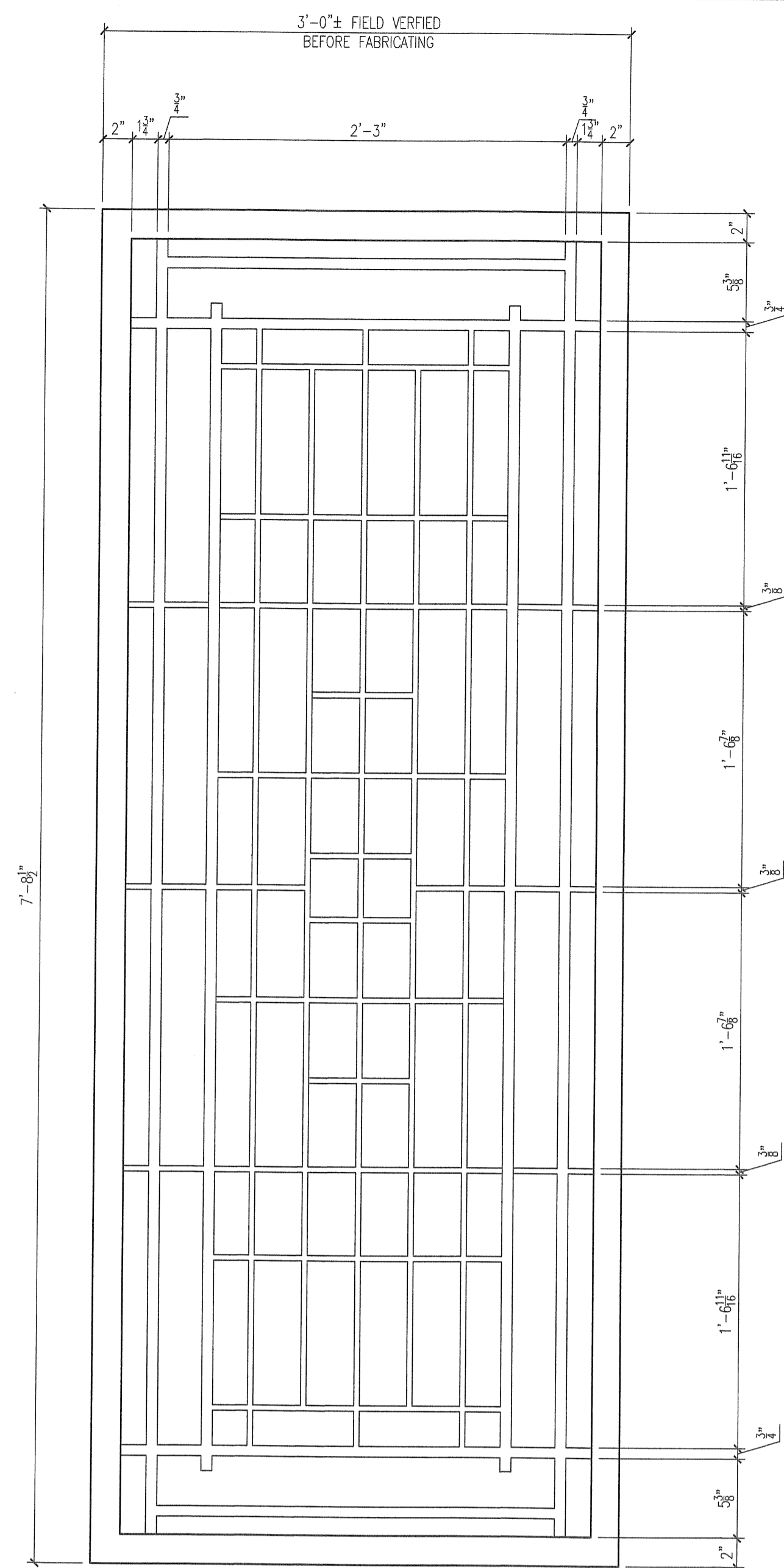


Would you like to meet on site to discuss? Or if you have any suggestions, that would be great too.
If you are able to support this request, please send me your feed-back via email. Call me if you have any questions.

Thank you,

Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.
222 W. Washington Ave. #310
Madison, WI 53703

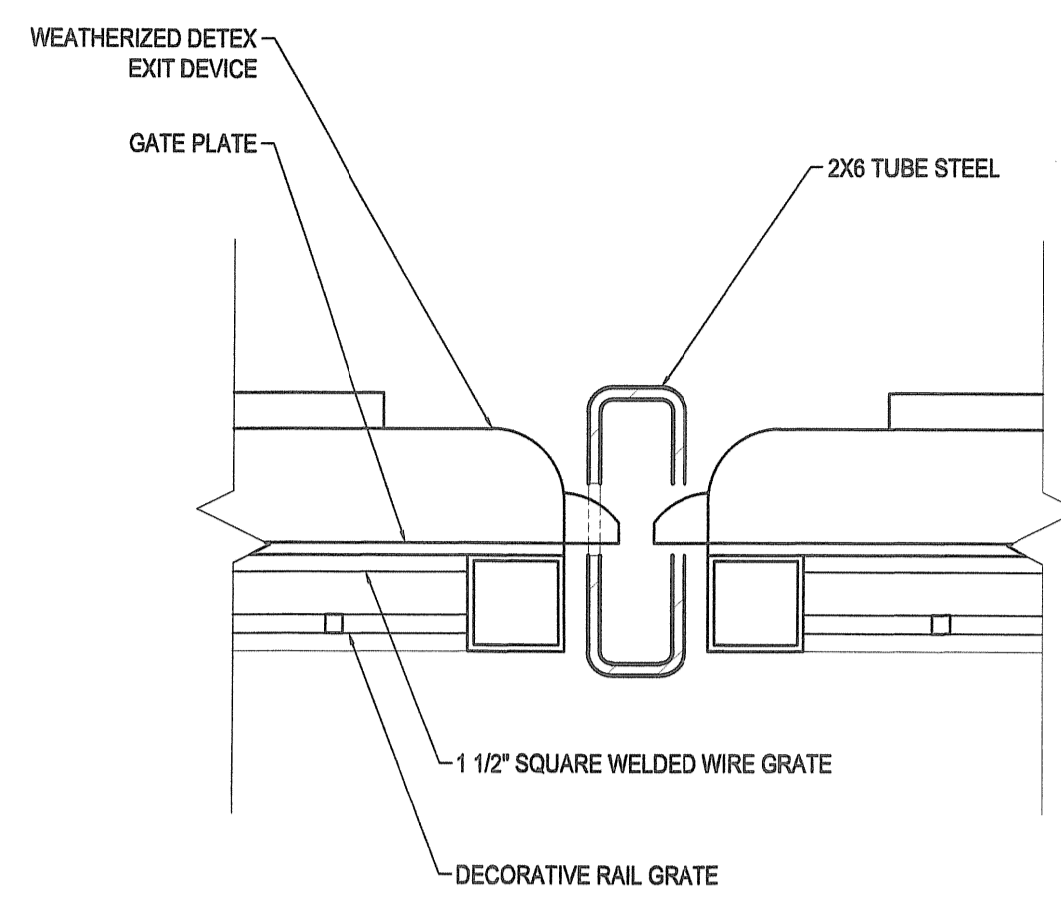
608.268.1499 p.
608.345.3233 c.
www.destreearchitects.com



NOTE: CAD FILE WILL BE PROVIDED TO FABRICATOR

NOTE: SHOWN WITHOUT WELDED WIRE GRID AND MOUNTING PLATE

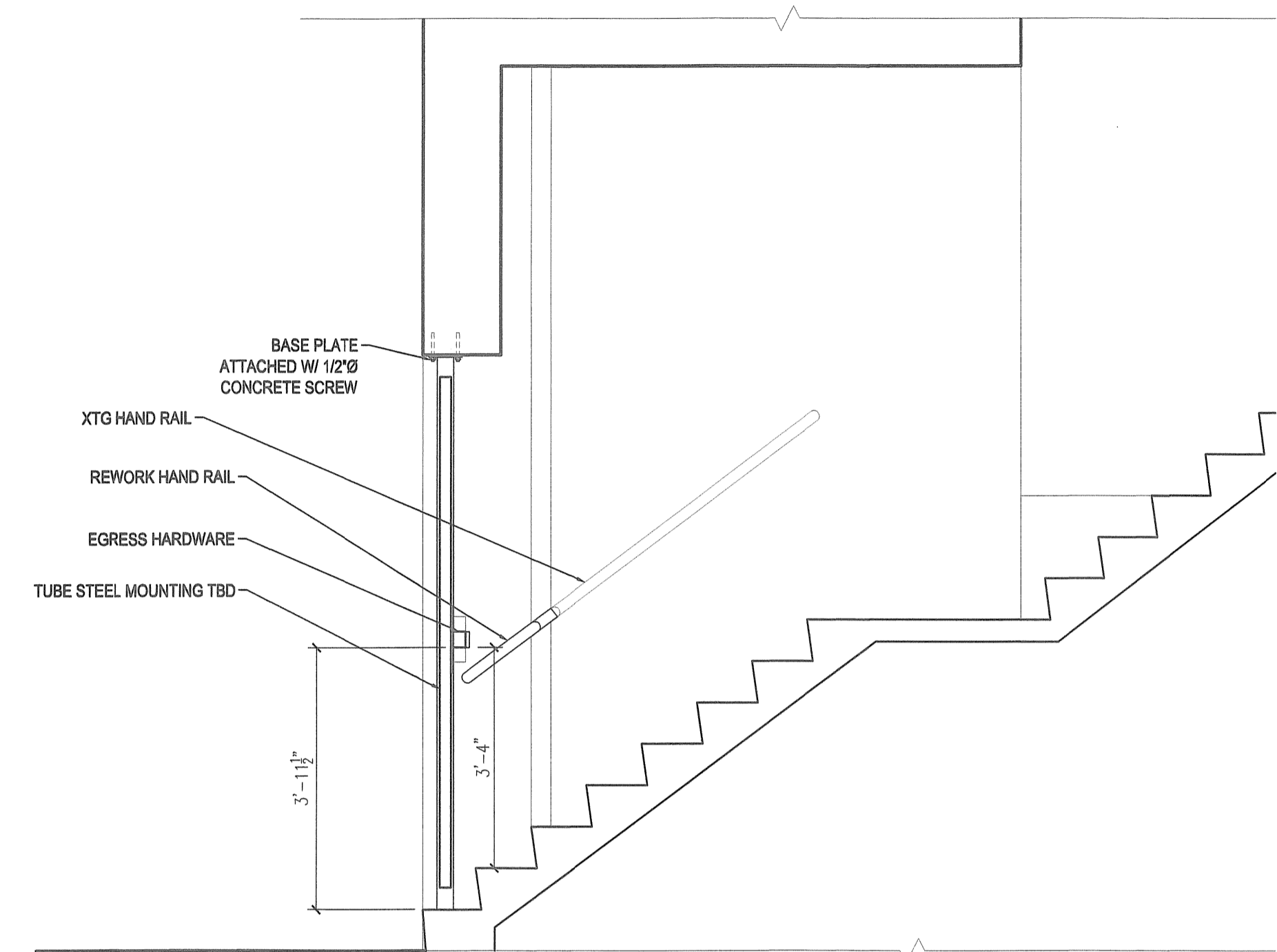
6 ELEVATION OF DOOR
1 1/2" = 1'-0"



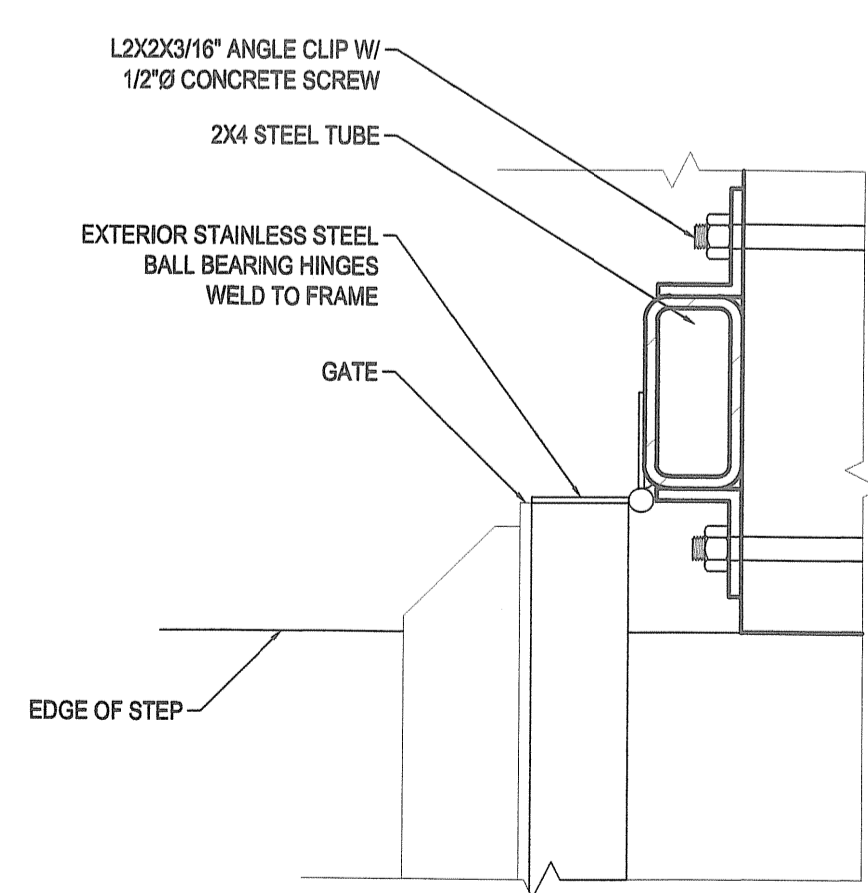
4 DETAIL @ CENTER POST
3" = 1'-0"

COLOR:

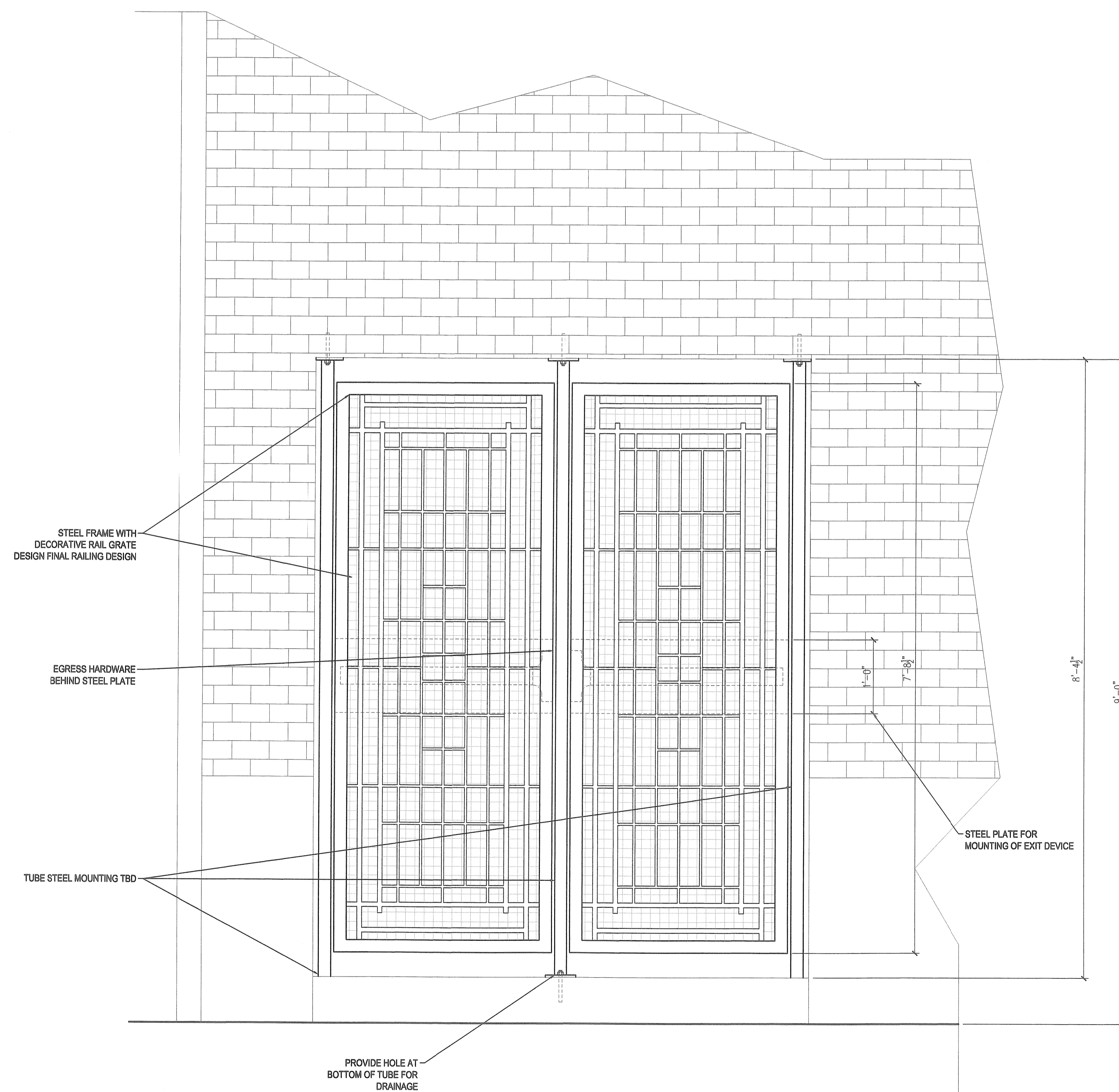
1 1/2" X 1 1/2" WELDED WIRE GRATE: HOT DIP GALVANIZED
DECORATIVE RAIL GRATE & FRAME: POWDER COATED TIGER DRYLOC #38/600014 MED BRONZE
TUBE STEEL MOUNTING CLIPS & PLATES: POWDER COATED TIGER DRYLOC #38/600014 MED BRONZE
HANDRAIL: MATCH EXISTING



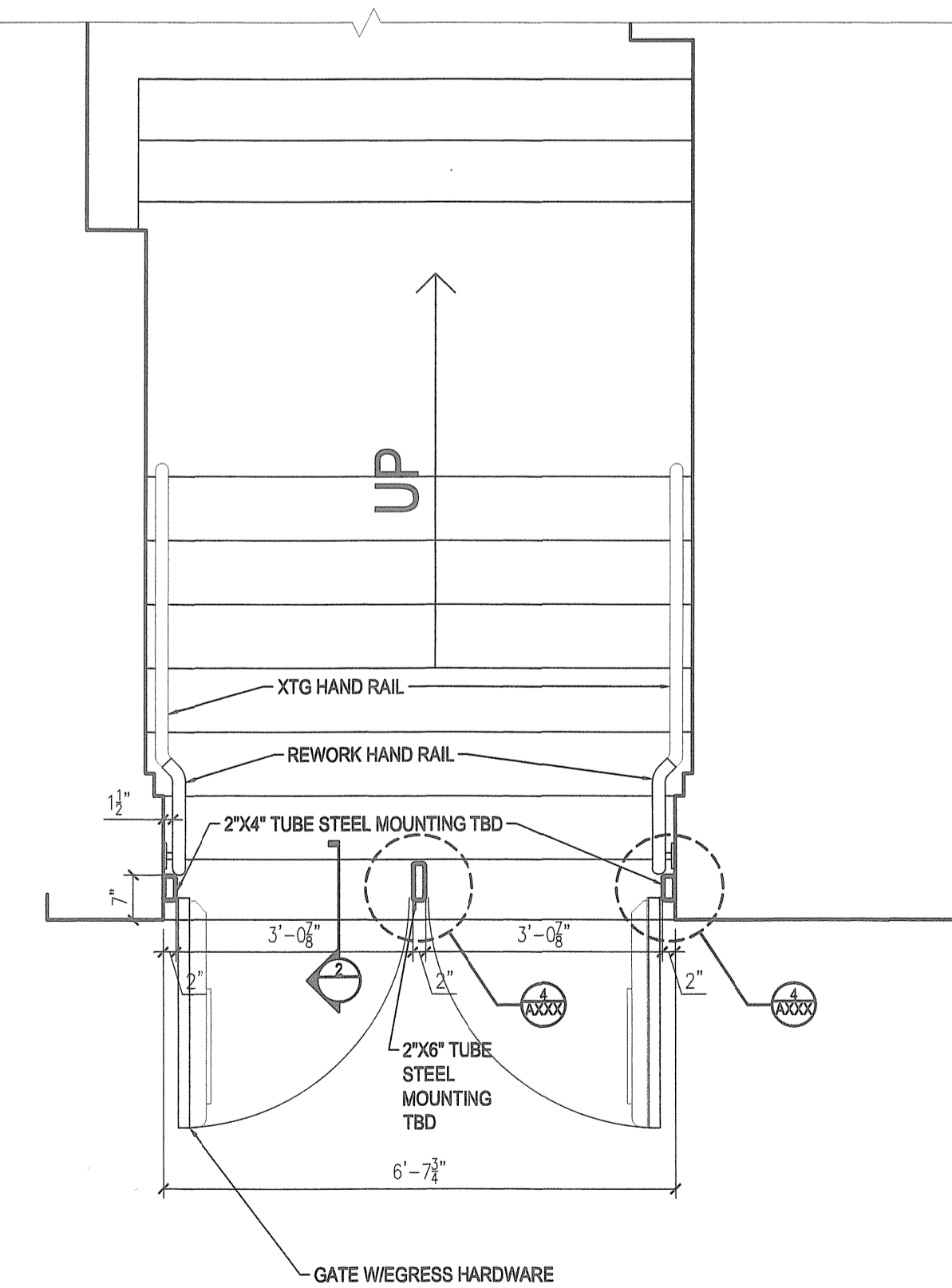
2 SECTION OF STAIRS S109
1/2" = 1'-0"



5 DETAIL @ EDGE POST
3" = 1'-0"



3 ELEVATION OF STAIRS S109
1" = 1'-0"



1 ENLARGED PLAN OF STAIRS S109
1/2" = 1'-0"

ISSUANCES:

CITY REV	06/02/2016
PROJECT:	
NUMBER:	140918.00
DATE:	06/02/2016
REV:	
SHEET:	