VARIANCE FEES
MGO $50.00
COMM $490.00
Priority – Double above

Amount Paid

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

Name of Owner: Andrew Crone	Project Description: Building of owner occupied additional dwelling unit in residential neighborhood.	Agent, architect, or engineering firm: Fisher Builders LLC
Company (if applies):		No. & Street: P.O. Box 371
No. & Street: 4218 Saint Clair Street	Tenant name (if any):	City, State, Zip Code: Marshall, WI 53559
City, State, Zip Code: Madison, WI 53711	Building Address: 4216 Saint Clair Street	Phone: (414) 418-7334
Phone: (262) 312-8466		Name of Contact Person: Ben Fisher
e-mail: acrone28@gmail.com		e-mail: fisherbuildersllc@gmail.com

1. 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)(d)1. Stairways shall be provided with a minimum headroom clearance of 76 inches measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit or any overhead obstruction directly above that line. Existing conditions exceed 76 in requirement at the center of loft entrance, but are below 76 inch requirement at the outer edges of loft entrance due to vaulted ceiling.

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

Existing conditions were approved in both the building plan design phase and framing inspection phase. Adjusting framing at this point in the build process would entail undue financial burden on property owner. Additional information is provided.

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:

A corner guard of a contrasting color than the wall paint color will be added to the corner entrance to the loft. This will bring additional attention to the entrance ensuring residents see the clearly marked headspace and proceed with caution. Additional information is provided.

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.

Andrew Crone, 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.

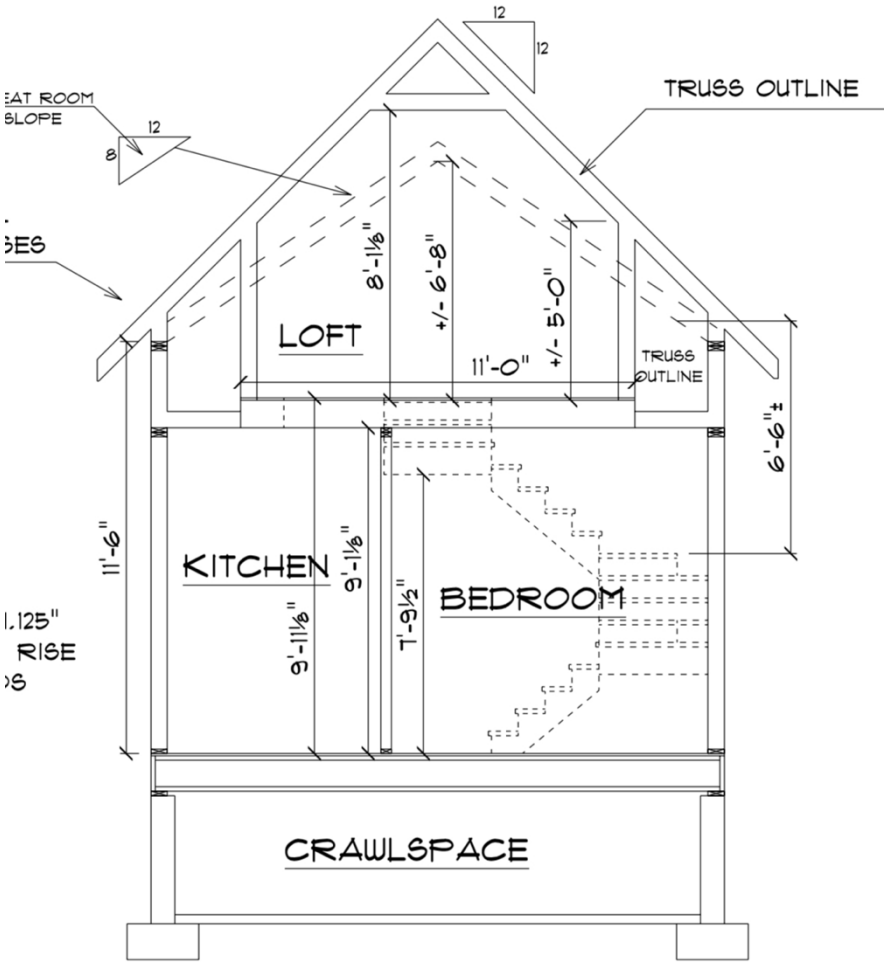
Signature of owner: Andrew Crone	Subscribed and sworn to before me this date:
Notary public	My commission expires:

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

Petition for variance application supplemental information

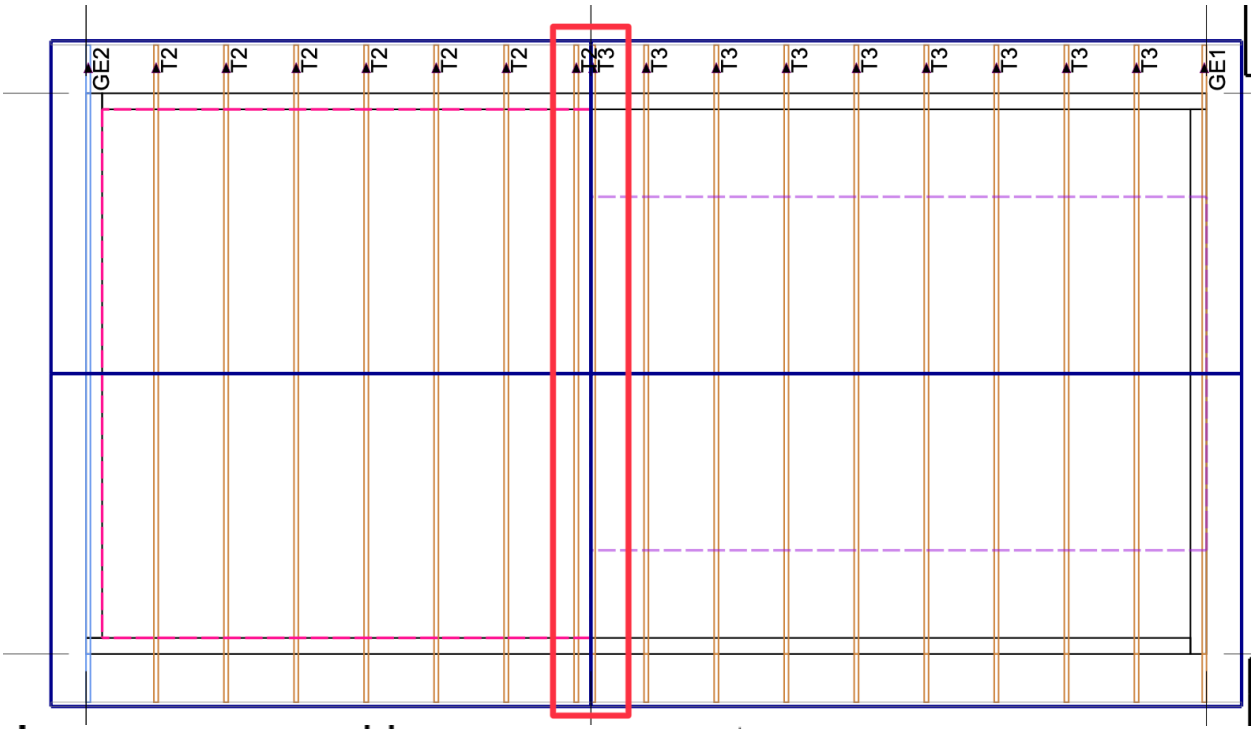
1. **Building plan designs, including truss plans, were approved by the City of Madison**

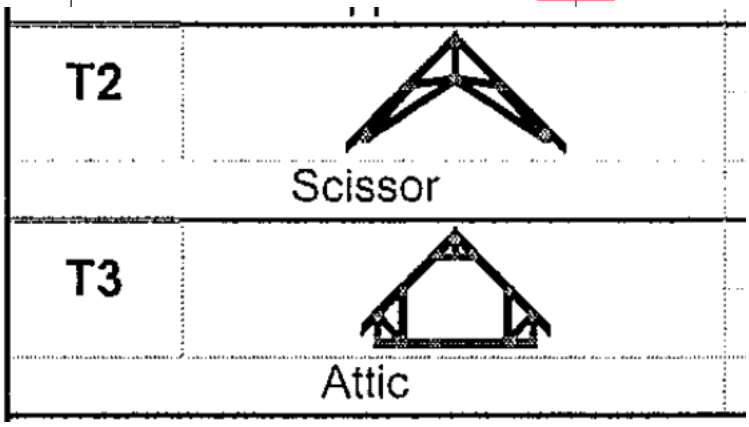
   The attached building plans designs were approved by the City of Madison. Building plans specifically show the headspace into the loft being measured from the center of the entrance and vaulted ceiling. The plans include the truss outline. It was assumed that because these plans were approved, meeting the 76” headspace requirement at the center of the loft entrance was sufficient to satisfy the code.



A SECTION THROUGH
SCALE: 1/4" = 1'-0"

Truss plans were also requested, reviewed, approved by the City of Madison. The attached truss plans clearly show the scissor trust right next to the attic truss at the entrance of the loft. The combination of plan designs being approved and truss plans being approved, gave the impression that the headspace code was met.





Additionally, plan designs were submitted multiple times. With every submission, the city required alterations or additional information and documentation. Given the extensiveness of plan review by the city, it was reasonably assumed that the building could be built per the specifications of the plan design.

2. **Building passed framing inspection**

   The additional dwelling unit (ADU) passed the framing inspection. The stairs and roof trusses were present during the inspection. The only finishes that were added between the framing inspection and final inspection in that area of the ADU was ½ inch of drywall on the ceiling and LVP flooring. If the framing of the roof truss and stairs was not to code during the framing inspection, it should have been addressed then, when changes would not have had as much of a time delay and financial burden. Passing the framing inspection led us to believe that the framing was up to code.

3. **The area that does not meet code is very small and does not carry into the loft**

   The loft itself has ample headspace. The entire staircase has ample headspace until the very last step. There is a 1-2 inch overlap between the nose of the tread leading into the loft and lower vaulted ceiling. The area not to code is a fraction of the last step of the staircase. The ceiling headspace requirement is up to code as soon as you step into the loft.

4. **Adjusting framing at this stage in build would cause undue delays and financial hardship on residential property owner**

   I am not a commercial real estate developer building some massive apartment building with enough cash reserves to cover repeated delays and added costs of adjusting the framing at this stage in the build. I'm a Madison resident who lives on the property. Every added cost this far into the build process is a significant financial burden to our family.

5. **Madison housing shortage**

   It is no secret that Madison has a housing shortage. Laws around ADUs have continued to get more liberal to try to address the housing shortage.

   The article, Common Council votes to approve more housing options for residents states, "The goal of the change is to allow for modest increases in housing density while creating more housing options to address the "missing middle" in Madison – the gap in housing options between single-family homes and large apartment buildings."

   And "The number of Accessory Dwelling Units currently in the City of Madison is not high – a total of 32 have been built or are under construction since 2012 – but these changes are another piece of the puzzle in creating more housing options in the City of Madison."

   If the City of Madison sets the precedent that they can approve plans at every stage of the process (plan design, framing, etc.) and then require significant changes to previously approved aspects of the build, building an ADU will be too much of a financial risk for most homeowners. This uncertainty will discourage Madison homeowners from pursuing an ADU, and there will be little to no marginal improvement to the housing shortage in Madison as a result.

6. **Proposed alternative meets or exceeds code requirement**

   The proposed alternative to add a corner guard of a contrasting color provides an equivalent level of safety as intended by the code. Additionally, this is a specific example provided by the City of Madison on their Building Code Variance webpage (pictured below) on how you will provide an equivalency to the code.

   3. State how you will provide an equivalency to the code. These items should relate to the item for which you're applying for a variance. The items must exceed code requirements.

      Examples:

      - Adding hardwired, interconnected smoke detectors on all floor levels.
      - Painting areas of low headroom a contrasting color

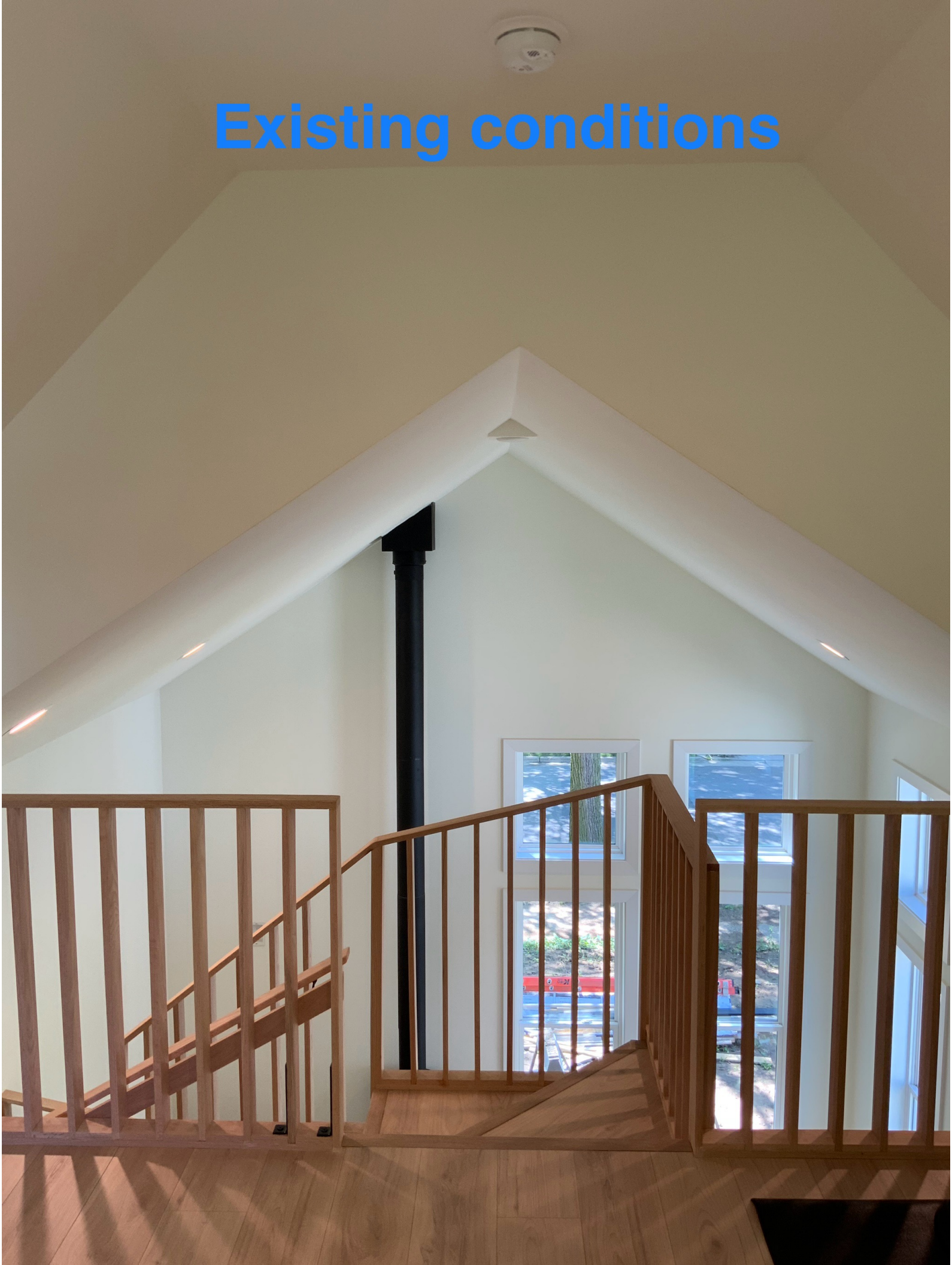
Finally, the building code section on final inspections and occupancy states the following:

SPS 320.10(3)(h)**(h)** *Final inspection.*

1. Except as provided under subd. 2., the dwelling may not be occupied until a final inspection has been made that finds no critical violations of this code that could reasonably be expected to affect the health or safety of a person using the dwelling.

With the proposed alternative of adding contrasting color corner guards to the entrance of the loft, the loft entrance headspace cannot be “reasonably expected to affect the health or safety of a person using the dwelling.”

Existing conditions



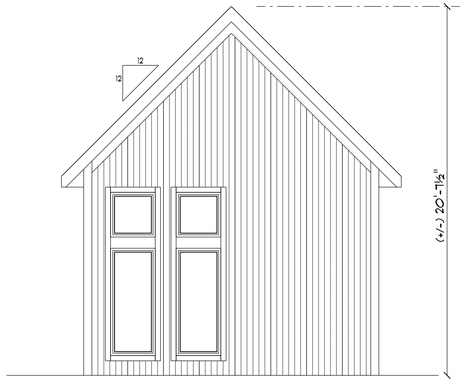
Existing conditions with measurements


Existing conditions alternate angle


Existing conditions from below

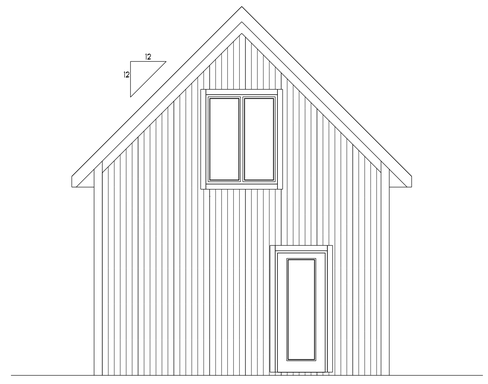

Proposed alternative
Black corner guard/identifier

Building Plan Designs Approved by City of Madison



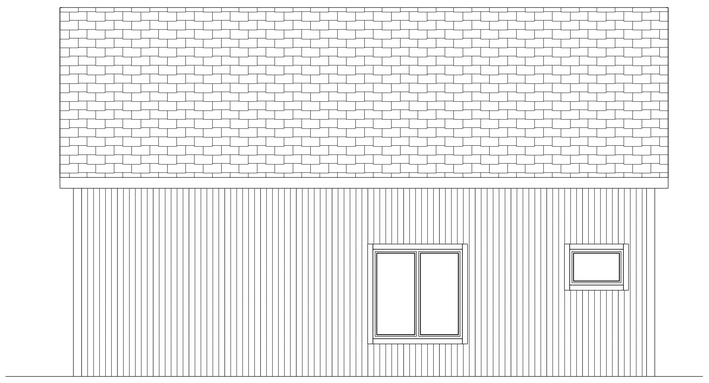
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



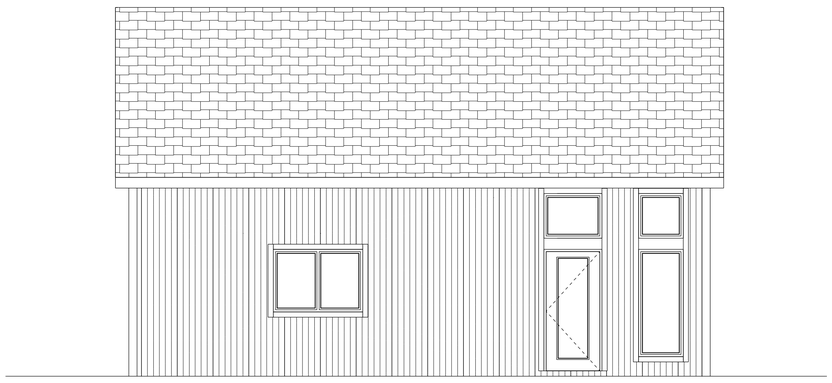
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

ELEVATIONS PLAN

SCALE: 1/4" = 1'

PLAN START DATE 05/05/22	REVISED 04/19/23
REVISED 05/19/22	REVISED 04/25/23
REVISED 08/24/22	REVISED 10/04/23
REVISED 08/31/22	REVISED 10/09/23

REVISED 10/17/23

AMERICAN DESIGN CONCEPTS

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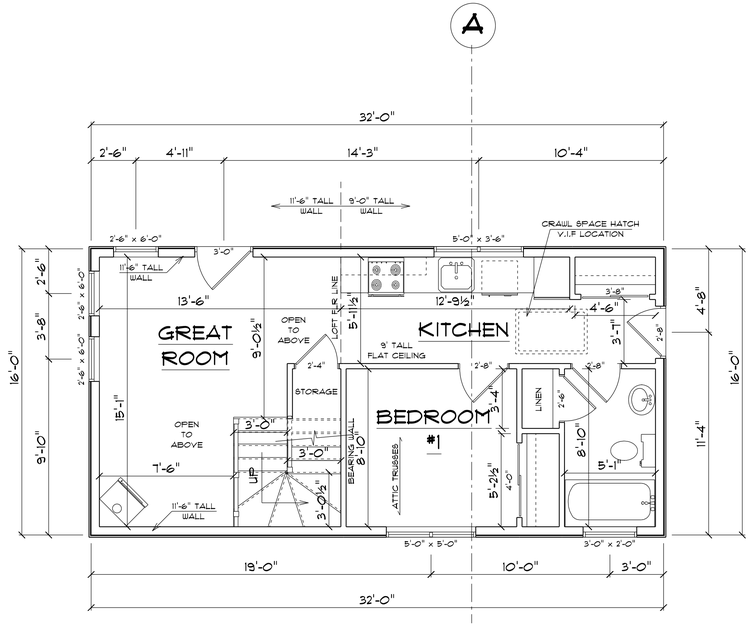
CRONE RESIDENCE

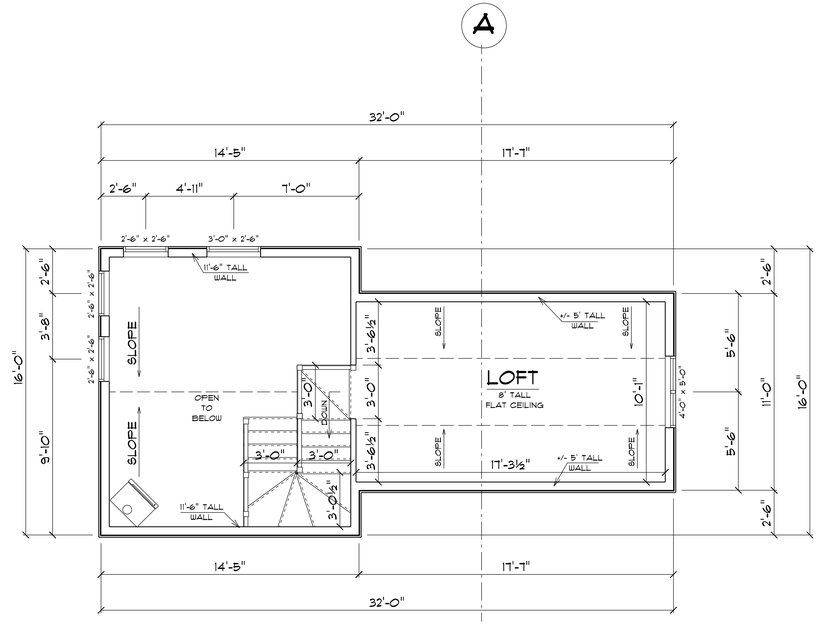
A1



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

512 SQFT FINISHED AREA

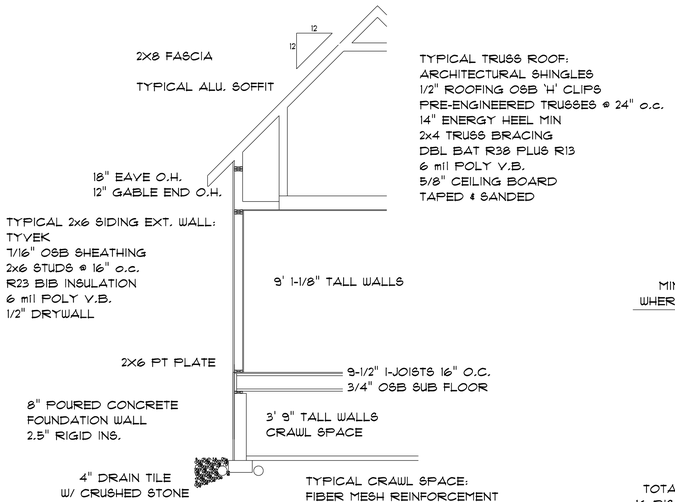


LOFT FLOOR PLAN

SCALE: 1/4" = 1'-0"

198 SQFT FINISHED AREA

** ALL WINDOW AND DOOR HEADERS TO BE DOUBLE 2X10 **



SECTION THROUGH

TYPICAL

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED
- ALL OPENINGS < 5'-0" TO BE 2X10 - 2PLY SPF
- ALL OPENINGS 5'-0" TO 7'-0" TO BE 2PLY 11 7/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

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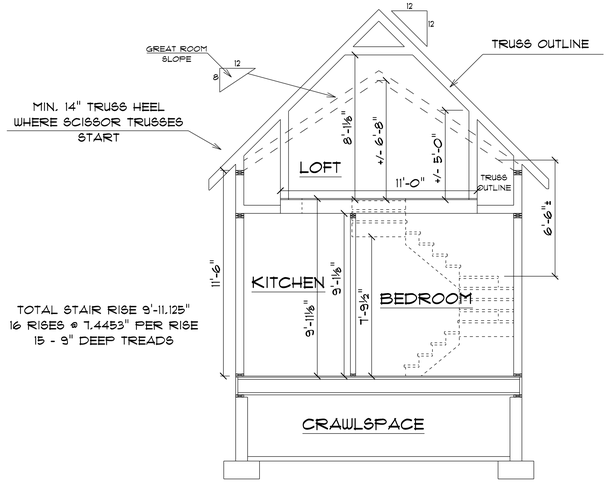
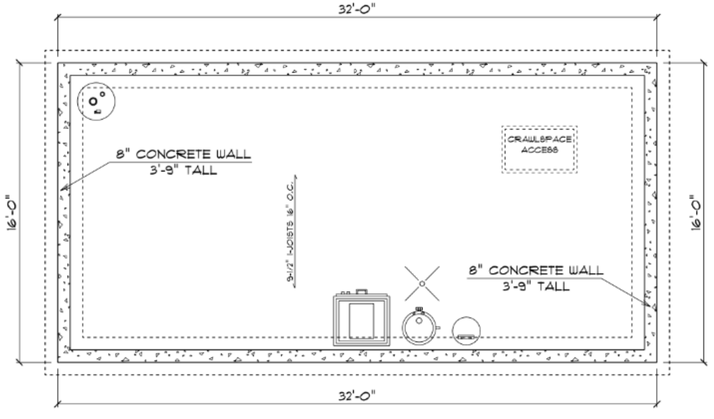


A SECTION THROUGH

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR: FOUNDATION, FLOOR PLAN
1IO TOTAL SQFT
SCALE: 1/4" = 1'

PLAN START DATE 05/05/22	REV/SED 05/18/22	REV/SED 08/24/22	REV/SED 08/31/22	REV/SED 10/17/23
REV/SED 04/19/23	REV/SED 04/25/23	REV/SED 10/04/23	REV/SED 10/09/23	

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CRONE RESIDENCE

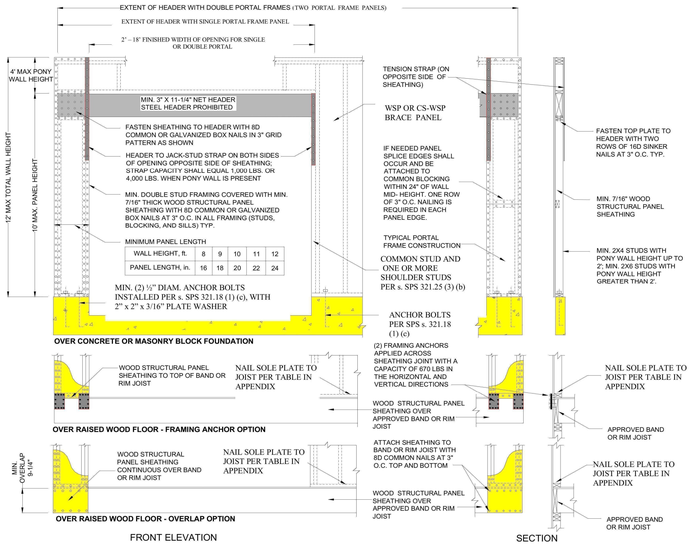
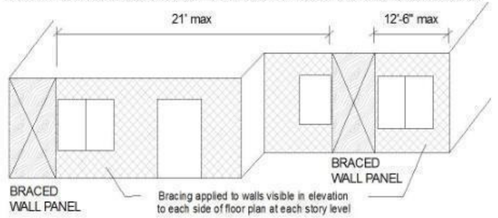


FIGURE 321.25–C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE[a]



[a]Continous sheathing shall be applied to all surfaces of the wall, including areas between brace panels and above and below wall openings.

Table 321.25–H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
Up to 5'– 4"	24	27	30	36
Up to 6'– 8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72

Table 321.25–J
REQUIRED LENGTH OF CONTINUOUS BRACING ON EXTERIOR WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL[a,b,c,d,e]

Eave-to-Ridge Height (feet)	Wall Supporting:[f]	Required Length (feet) of Bracing on Any Side of Rectangle — Length of perpendicular side (feet)[g]							
		10	20	30	40	50	60	70	80
A 10	Roof and ceiling only	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
	Two floors, roof and ceiling	5.0	9.5	13.5	17.5	21.5	25.5	29.2	33.4
15	Roof and ceiling only	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	Two floors, roof and ceiling	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7
20	Roof and ceiling only	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	One floor, roof and ceiling	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
	Two floors, roof and ceiling	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5

A

Wall Bracing Compliance Worksheet

Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangle(s) per 321.25(8)(c.) 1. and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels

Rectangle

Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one (see 321.25(8)(c.)), and amount of bracing (# of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed):

Rectangle: A Wall Ht = 9' Eave to Ridge Ht = 9'-6" Max Opening Ht = 6'-8" Wind Exp = B

Rectangle:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) =		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-J 12.0' / 6.5' Min. panel width (Table 321.25-H) = 30		PF Method (see Figure 321.25-A), indicate number of PF panels 16-24" wide provided. Min. PF width (Fig. 321.25-A) =	
	Long side	Short Side	Long side	Short Side	Long side	Short Side
Roof and ceiling only			32'-0"	16'-0"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

Rectangle: B Wall Ht = 8' Eave to Ridge Ht = 9'-6" Max Opening Ht = 5'-0" Wind Exp = B

Rectangle:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) =		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-J 6.0' / 3.5' Min. panel width (Table 321.25-H) = 30		PF Method (see Figure 321.25-A), indicate number of PF panels 16-24" wide provided. Min. PF width (Fig. 321.25-A) =	
	Long side	Short Side	Long side	Short Side	Long side	Short Side
Roof and ceiling only			32'-0"	16'-0"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

PF Method: For intermittent bracing, per Table 321.25-I footnote 'h', each PF panel (16-24" Wide per Figure 321.25-A) counts as 1' of a braced wall panel when determining compliance with Table 321.25-I. For Continuously Sheathed bracing, the actual length of each PF panel (16-24"wide per Figure 321.25-A) in feet counts toward the required total length of bracing required. For intermittent or when evaluating panel spacing per Fig. 321.25-C.

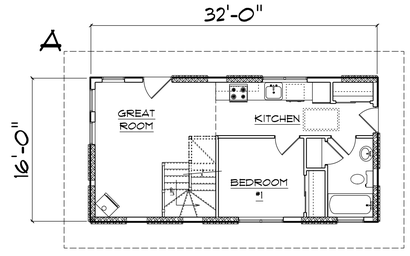
CS-WSP
CONTINUOUS SHEATHED WPS

4'-0" STRUCTURAL SHEATHING
Minimum 7/16" wood structural panel sheathing with 6d common nail or 8d box nail (2-1/2" long x .113 diameter or 7/16" crown 16 gage staples 1-1/4" long

GENERAL STRUCTURAL NOTES
Double top plates are required over all studs and headers. The end joint offset between the two top plates shall be at least 2 stud spaces. Joints in the top plates shall be installed only over studs. The two top plates shall be nailed together with a minimum of (3) 10d x 3" nails or (2) 16d x 3-1/4" nails."

Bottom sill plates shall be fastened to the floor system with a minimum of (2) 10d x 3" nails through the bottom plate into the floor joist below."

G.C. TO VERIFY AND APPROVE SHEATHING SCHEDULE PRIOR TO CONSTRUCTION



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER
G.C. TO VERIFY ALL BRACED WALL SPECIFICATIONS PRIOR TO CONSTRUCTION

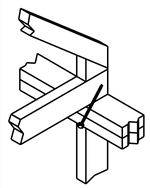
BRACED WALL
SCALE: 1/8" = 1'

PLAN START DATE 09/20/23
REVISED 10/04/23
REVISED 10/09/23

AMERICAN DESIGN CONCEPTS

CRONE RESIDENCE

BW



NOTES:

1. DRIVE FASTENER THROUGH UNDERSIDE OF TOP PLATE AT A 22.5 DEG. ANGLE AND INTO THE CENTER OF THE TRUSS.

2. FASTENER MUST BE DRIVEN INTO THE CENTER OF THE TRUSS CHORD EDGE WITH THE THREADS FULLY ENGAGED IN THE TRUSS CHORDS.

3. BRING THE FASTENER HEAD FLUSH WITH THE WOOD SURFACE.

FOR MORE COMPLETE INSTRUCTIONS
SEE GUIDE IT SITE PACK

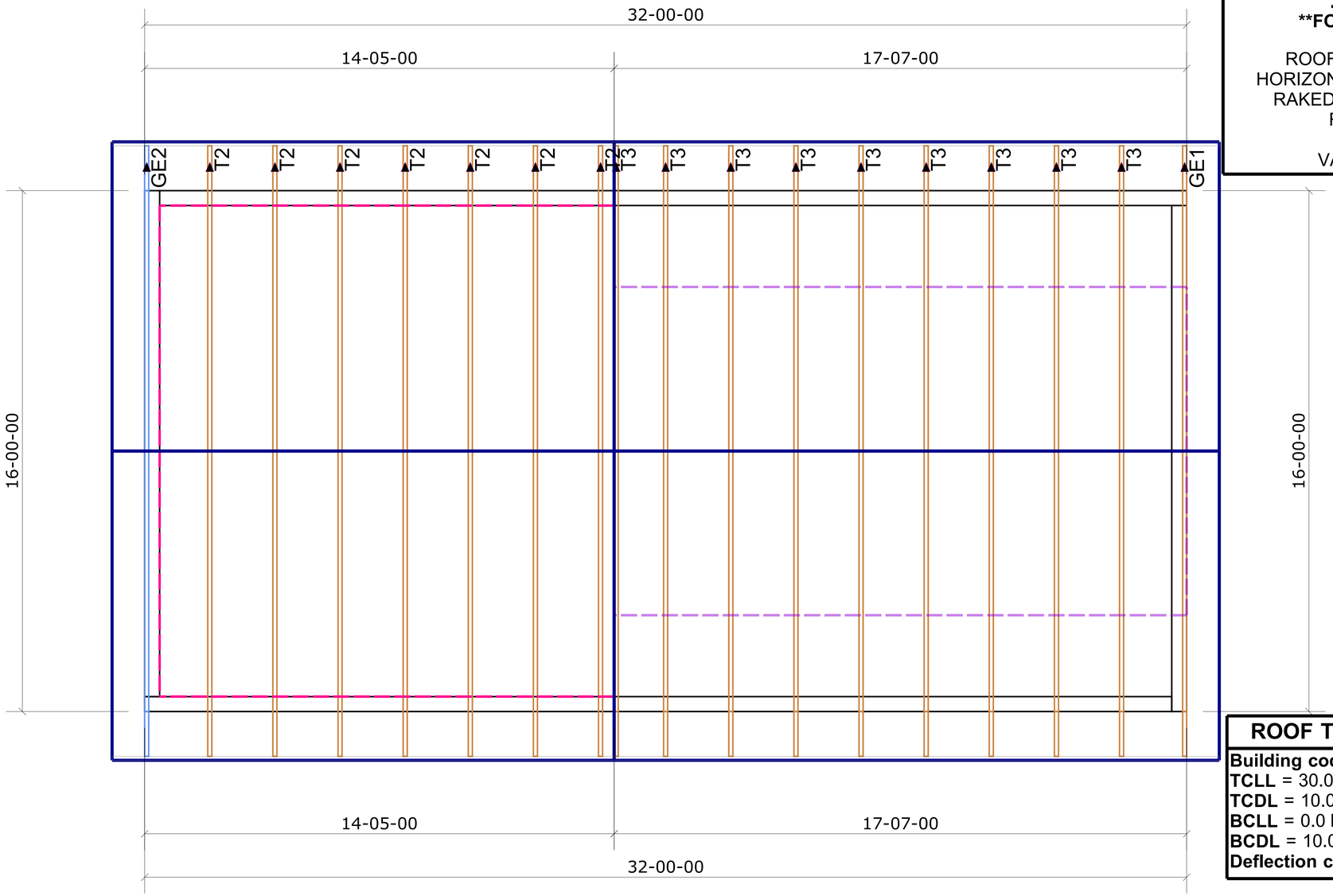
FRAMEFAST FMFF006 SCREW DETAIL
(DOUBLE TOP PLATE)

ROOF TRUSS LAYOUT

REVIEW PLANS COMPLETELY BEFORE INSTALLATION

Roof Truss Layout Approved by City of Madison

PRELIMINARY ONLY NOT FOR CONSTRUCTION



ROOF DATA

****FOR REFERENCE ONLY****

ROOF AREA = 913.58 ft² SQ FT
HORIZONTAL SUBFASCIA = 78.2 ft LF
RAKED SUBFASCIA = 107.48 ft LF
RIDGELINES = 34 LF
HIP LINES = 0 ft LF
VALLEY LINES = 0 ft LF

ROOF TRUSS DESIGN CRITERIA

Building code = IRC 2009
TCLL = 30.0 lb/ft² Roof snow
TCDL = 10.0 lb/ft²
BCLL = 0.0 lb/ft²
BCDL = 10.0 lb/ft²
Deflection criteria = L/240 LL, L/180 TL

****TRIANGLE INDICATES TAGGED END OF TRUSS****

ALL DIMENSIONS ARE OR HAVE BEEN ADJUSTED TO BE FACE OF STUD UNLESS OTHERWISE NOTED

CONTACT INFO:
Drexel Systems - Wrightstown Truss
1290 Broadway Street
Wrightstown WI 54180
United States
(920) 687-1100
www.drexelteam.com

Drexel™ BUILDING SUPPLY

GENERAL NOTICE:

THIS PLAN IS DESIGNED TO ASSIST IN THE LOCATIONS AND ERECTION OF DREXEL SYSTEMS COMPONENTS ONLY. IT IS IN NO WAY TO BE REGARDED AS A COMPLETE CONSTRUCTION DRAWING. THE BUILDER IS RESPONSIBLE FOR ERECTION AND COMPLETION OF THE BUILDING, USING SATISFACTORY CONSTRUCTION METHODS AND TECHNIQUES, AND FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND STATUTES IN THAT REGARD.

TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLATION, AND BRACING. REFER TO AND FOLLOW THE LATEST EDITION OF THE BCSI (BUILDING COMPONENT SAFETY INFORMATION, BY TPI AND WTCA) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. INSTALLERS SHALL PROVIDE TEMPORARY BRACING PER BCSI. UNLESS NOTED OTHERWISE, TOP CHORDS SHALL HAVE PROPERLY ATTACHED STRUCTURAL SHEATHING AND BOTTOM CHORDS SHALL HAVE A PROPERLY ATTACHED RIGID CEILING. LOCATIONS SHOWN FOR PERMANENT BRACING OF WEB MEMBERS SHALL HAVE BRACING INSTALLED PER BCSI SECTIONS B1, B3, OR B11 AS APPLICABLE.

HANGER GENERAL NOTICE:

SET CREW SHALL BE SOLEY RESPONSIBLE FOR CORRECT INSTALLATION OF ALL HANGERS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, CORRECT NAIL SIZE, CORRECT NAIL DIAMETER, CORRECT HANGER LOCATION, AND CORRECT HANGER SIZE AS NOTED ON THIS LAYOUT. ALL NAIL HOLES ARE TO BE FILLED PER HANGER SPECIFICATIONS. ANY DISCREPANCY BETWEEN HANGERS NOTED ON THE PLAN AND HANGERS DELIVERED TO THE JOBSITE SHALL BE REPORTED PRIOR TO THE INSTALLATION OF THE HANGERS. PLEASE REFER TO THE "INSTALLATION GUIDE FOR PLATED TRUSS CONNECTORS" FOR MORE INFORMATION.

BUILDER: FISHER BUILDERS
PROJECT: CRONE
SITE ADDRESS: ,WI
SCALE: Not to scale
DATE: 5/24/2023
DRAWN BY: Unassigned
JOB#: 231294

R

Roof Truss Layout Approved by City of Madison

Drexel BUILDING SUPPLY

Quote

1290 Broadway Street
Wrightstown WI 54180
Business: (920) 687-1100

SOLD TO	DREX-COLUMBUS 200 Hall Rd. Columbus WI 53925
SHIP TO	FISHER BUILDERS CRONE DANE COUNTY WI

Job Number:	**231294-R**		
Quote Date:	5/24/2023	**Product:**	Roof
Order Date:		**Customer P.O. #:**	
Sch. Delivery:		**Entered By:**	Abby DeShaney
Estimator:	Nicholas Strobbe	**Yard Sales Rep:**	Doug Widish
Designer:	Unassigned	**Facility:**	Wrightstown Truss
Model Name:		**Plan Date:**	

Notes:

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No crane time included in quote.
Delivery to jobsite included in quote.
Gable ends quoted with 16" oc studs
No bracing material supplied.

Roof Loading				Floor Loading			
TC Live:	TC Dead:	BC Live:	BC Dead:	TC Live:	TC Dead:	BC Live:	BC Dead:
30	10	0	10				

Building Code	Wind Design Method	Exp Cat	Occ Cat	Velocity	TC Dead	BC Dead
IRC2009/TPI2007	MWFRS(low-rise)/C-C hybrid Wind ASCE 7-05	B	II	90	5	5

Roof Trusses

Label	Profile	Qty / Ply	TC Pitch / BC Pitch	Span / Height	TC / BC	L-OH / R-OH	L-Cant / R-Cant	Spacing	L-Heel / R-Heel	Wt. / Tot. Wt.
GE1	Attic	1	12 /12	16-00-00	2 x 6	1-04-08	-	2-00-00	1-00-00	139
		1-ply		11-04-14	2 x 8	1-04-08	-		1-00-00	139
GE2	Common Supported Gable	1	12 /12	16-00-00	2 x 4	1-04-08	-	2-00-00	1-00-00	111
		1-ply		9-09-07	2 x 4	1-04-08	-		1-00-00	111
T2	Scissor	7	12 /12	16-00-00	2 x 4	1-04-08	-	2-00-00	1-00-00	81
		1-ply	8 /12	9-09-07	2 x 4	1-04-08	-		1-00-00	569
T3	Attic	9	12 /12	16-00-00	2 x 6	1-04-08	-	2-00-00	1-00-00	136
		1-ply		11-04-14	2 x 8	1-04-08	-		1-00-00	1227
Roof Truss Totals:		**2045 (lbs)**								

Hangers / Fasteners

QTY	TYPE	SIZE	LENGTH	NOTE
1	User Defined (Fastener)	FastenMaster NLB-50 KT		
1	User Defined (Fastener)	FrameFast-50 KT		
Total Hangers:				

PRICING VALID FOR ORDERS SHIPPED WITHIN (30) DAYS OF QUOTE DATE.

MiTek SAPPHIRE