

VARIANCE FEES

~~MGO \$50.00~~
 COMM \$490.00
 Priority -- Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
 Neighborhood Preservation
 & Inspection Division
 215 Martin Luther King Jr. Blvd.
 Madison, WI 53703
 (608) 266-4568

Amount Paid \$490 - 12/1/10 FMR

Name of Owner Robert Blain	Project Description Expansion of existing Farm and Fleet retail store	Agent, architect, or engineering firm Shulfer Architects, LLC
Company (if applies) Farm & Fleet of Madison	Tenant name (if any)	No. & Street 1918 Parmenter St., #2
No. & Street 3507 E. Racine St.	Building Address 2202 S. Stoughton Rd.	City, State, Zip Code Middleton, WI 53562
City, State, Zip Code Janesville, WI	Phone 608-836-7570	Name of Contact Person Steve Shulfer
Phone 608-758-5190		

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
 IBC 507.5 for reduced open space in unlimited area buildings can not be met due to the building being 30-feet from the property line.

This petition is to reduce the 40-foot requirement to 30-feet.
 Existing conditions approved as "unlimited area" building previously.

2. The rule being petitioned cannot be entirely satisfied because:
 The existing building is 30-feet off the property line, as would be the new addition.

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:

The Owner has proposed to provide the following upgrades:

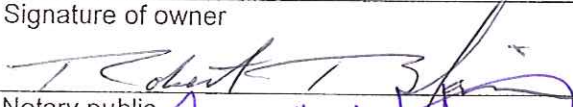
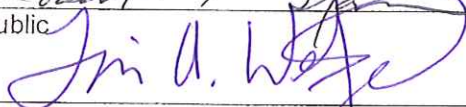
1. Full sprinkler system throughout entire building, type IIB
2. 3-hr fire rated west exterior wall of new addition to meet IBC 507.5.
3. Provide a gate and knox box on west side of property at Hob St.,.
4. Fire lane exceeds code requirements, allowing improved access for FD, including hose lay distance, on-site apparatus access, and access to
5. Provide fire alarm system throughout entire building with monitoring, horns, strobes and pull stations.
6. Exit doors in rear (west) of building exceed code
7. Provide 4' x 8' skylights in entire roof (improved FD access at

Note: Please attach any pictures, plans, or required position statements.
 Please refer to attached site plan and floor plans to illustrate design.

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.

ROBERT BLAIN, 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 	Subscribed and sworn to before me this Date: <u>11/30/10</u>
Notary public 	My Commission expires: <u>11/24/13</u>



NOTE: ONLY VARIANCES TO COMM CODES ARE REQUIRED TO BE NOTARIZED.

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Phone 608-758-5190		Name of Contact Person Steve Shulfer

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 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 <i>Brad Koning - Agent of Owner (Architect)</i>	Subscribed and sworn to before me this date: 8/1/11
Notary public <i>Kimberly A. McDowell</i>	My commission expires 12/31/11



Owners Original Signature will accompany Application submitted to Building Inspection Unit for review of approval.

Brad Koning.

NOTE: ONLY VARIANCES TO COMM CODES ARE REQUIRED TO BE NOTARIZED

Name of Owner Farm & Fleet of Madison	Building Location 2202 S Stoughton Road	Contact Steve Shulfer
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Fire Department Position Statement


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

Approval
 Conditional Approval
 Denial
 No Comment

Explanation for recommendation including any conflicts with other regulations and suggested conditions:

The Madison Fire Department Conditionally Approves the proposed design to allow a reduced setback of 30 ft in lieu of 40 ft for unlimited area sprinklered buildings with all the life-safety measures indicated in the petition as well as the following conditions:

- Provide a fire lane along the front of the building.
- Provide an additional fire hydrant on site in the parking island closet to the Fire Dept Connection. Exact location can be discussed during site development.

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 December 7, 2010



PETITION FOR VARIANCE MEMORANDUM

To: City of Madison Neighborhood Preservation and Inspection Division
City of Madison Fire Department

Date: November 29, 2010

Project: Blain's Farm and Fleet Addition and Renovation, Madison, WI
Regarding: Petition for Variance to IBC 507.5

In addition to the Petition for Variance Application, please include this supplemental information for your review and consideration.

In order to be able to expand the Blain's Farm and Fleet retail store in it's current location, we are seeking a variance to the code: IBC 507.5 "Reduced Open Space". Recognizing the limited area of the existing site and the parking and other site requirements, expanding the store as shown is the only option available.

Due to the existing building being between 30 and 34 feet off the property line, the new addition would not meet the 40-foot open space requirement.

We have proposed to provide several alternatives which enhance life safety, and ask that these be considered as equivalent, or, better than the code-requirements.

Situation:

Building is currently type IIB, both existing and proposed.
Building Use is type "M" mercantile occupancy

Building Areas:

Existing building area is approximately 91,500 square feet, of which 9,000 square feet is separated by two separate fire barriers.
The Proposed addition is 18,000 square feet.
Total new building area is 109,500 square feet (approx. 100,500 in a single fire area).

Code Requirements:

IBC Table 503 indicates max allowable area of 12,500 sf (per story of IIB, type M buildings)
Total allowable area is 59,375 sf after frontage and sprinkler increases.

The above area calculations results in the existing building, as well as the new addition, must be considered "unlimited area" building. Requirements of an unlimited building of type M/IIB are sprinklers, and a "public way or yard not less than 60 feet in width". IBC 507.5 allows open space reduction of 40-feet if a 3-hour fire rated exterior wall is provided.

Request:

Farm and Fleet of Madison, Inc., is requesting a Variance to the open space which will allow expansion to their store. In so doing, we are submitting this proposal which we feel exceeds the code requirements and provides a safe environment for both occupants and fire fighters.



PETITION FOR VARIANCE MEMORANDUM

Proposal:

The new construction proposed would include the following items, in an effort to provide equivalent or better life-safety measures for the new addition.

1. Full sprinkler system throughout entire building, type IIB construction.
The existing building, as well as the new construction, will be constructed to meet the requirements of type IIB non-combustible construction.
A full sprinkler system exists in the existing building, and will be provided in the new addition as well.
2. Provide 3-hour fire rated exterior wall at new addition to meet IBC 507.5.
The new addition will contain a 3-hour fire-rated exterior wall along the west side only. The purpose of this is to meet the requirements of 507.5.
3. Provide a gate and knox box on west side of property at Hob St.,.
In order to provide the fire department improved access to the west side of the building, the existing fence will be retrofitted with a gate and knox box for fire department entry.
4. Fire lane exceeds code requirements, allowing improved access for FD, including hose lay distance, on-site apparatus access, and access to bldg.
The site plan offers fire department access, including apparatus access which exceeds code requirements, and hydrant spacing / hose lay that exceeds requirements.
5. Provide fire alarm system throughout entire building with monitoring, horns, strobes and pull stations.
The existing fire alarm system is proposed to be extended to the addition, and the entire system retrofitted with improved monitoring, new horns, strobes, and pull stations which do not currently exist in the building.
6. Exit doors in rear (west) of building exceed code requirements.
There are five access / exit doors located on the west side of the building. Additionally, there are two more doors proposed for the north side of the building. All of which can be used for fire department access if needed.
7. Provide 4' x 8' skylights in entire roof (improved FD access at roof).
Refer to roof plan included which demonstrates the skylights included in the roof. These skylights are to allow improved fire-fighting and access through the roof if needed.

We feel that these offerings, along with the existing site layout and accessibility to City fire hydrants, and apparatus access make this a safe building and ultimately meet the intent of the Codes.

I hope that you find these items acceptable and are able to approve this Petition for Variance.

Respectfully Submitted,

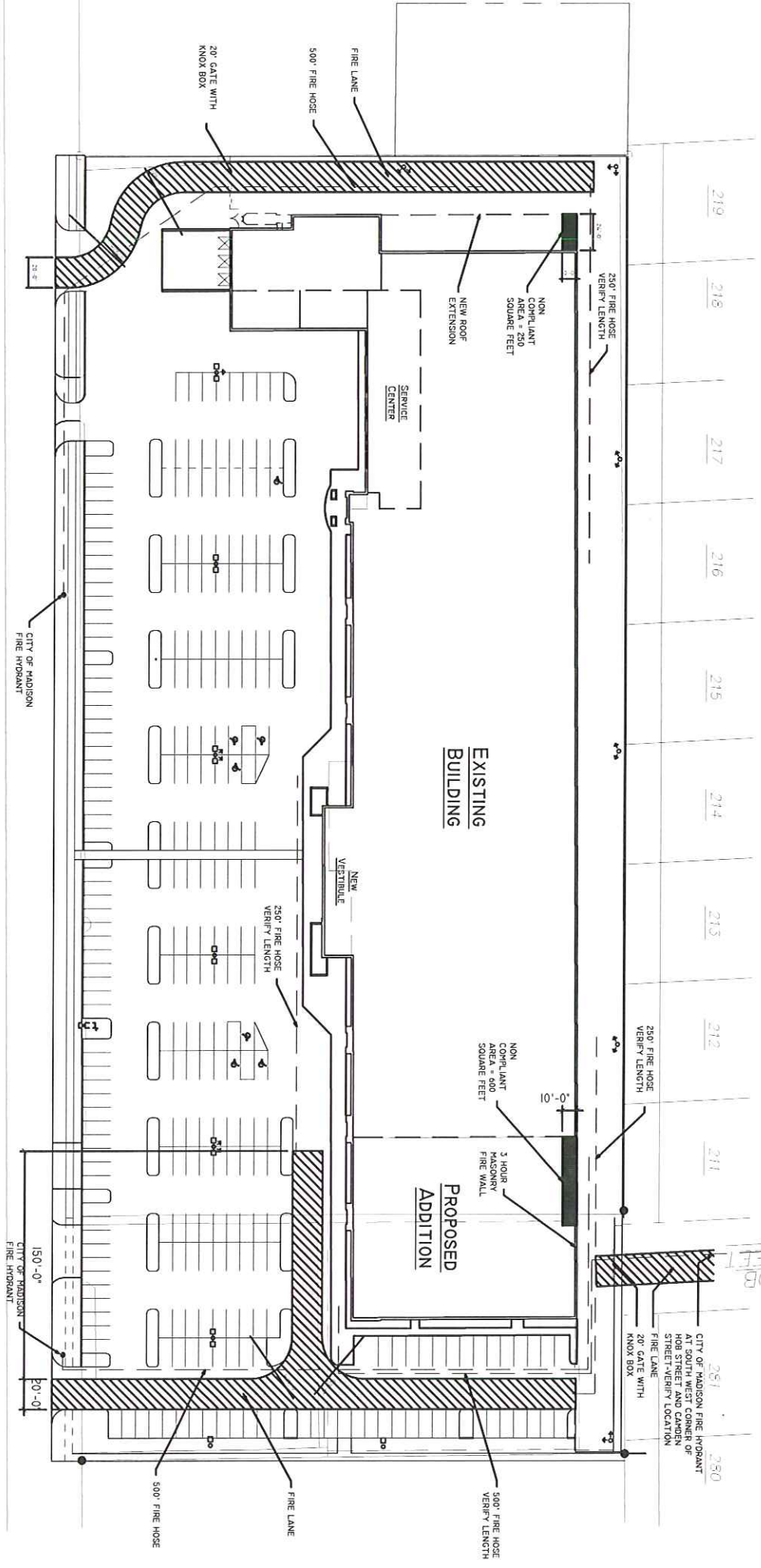
SHULFER ARCHITECTS, LLC

Steve Shulfer, AIA, LEED AP
Partner, CEO

CITY OF MADISON FIRE HYDRANT
AT SOUTH WEST CORNER OF
HOB STREET AND GARDEN
STREET-VERIFY LOCATION

HOB STREET

CITY OF MADISON FIRE HYDRANT
AT SOUTH WEST CORNER OF
HOB STREET AND GARDEN
STREET-VERIFY LOCATION



OVERALL SITE PLAN

1

1" = 100'

214

215

212

211

281

280

250' FIRE HOSE
VERIFY LENGTH

CITY OF MADISON FIRE HYDRANT
AT SOUTH WEST CORNER OF
HOB STREET AND CAMDEN
STREET-VERIFY LOCATION

FIRE LANE
20' GATE WITH
KNOX BOX

NON
COMPLIANT
AREA = 600
SQUARE FEET

3 HOUR
MASONRY
FIRE WALL

500' FIRE HOSE
VERIFY LENGTH

**PROPOSED
ADDITION**

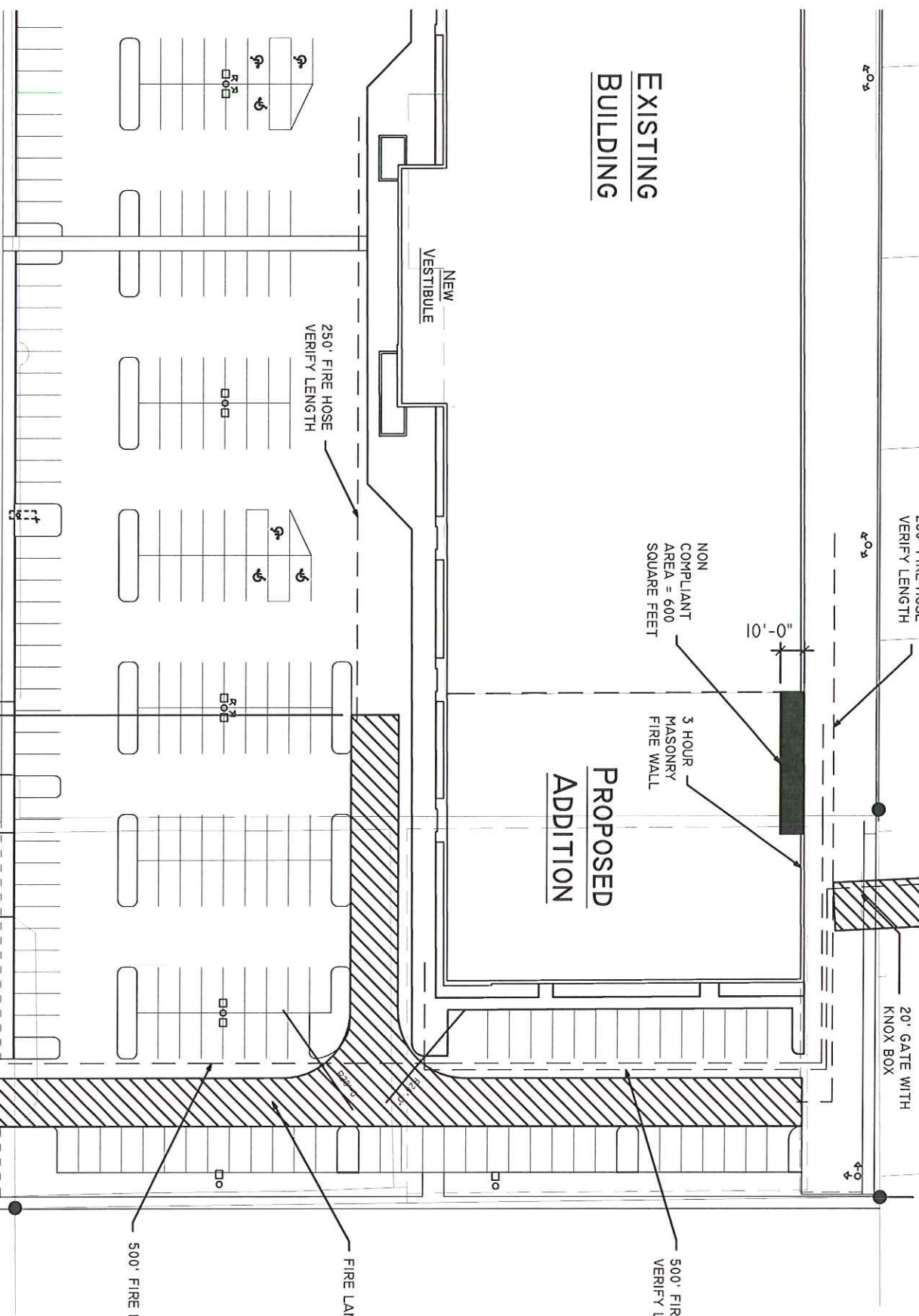
**EXISTING
BUILDING**

NEW
VESTIBULE

250' FIRE HOSE
VERIFY LENGTH

FIRE LANE

500' FIRE HOSE



PARTIAL SITE PLAN

2

1" = 60'

150'-0"

CITY OF MADISON
FIRE HYDRANT

20'-0"