

**VARIANCE FEES**

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

**PETITION FOR VARIANCE APPLICATION**

City of Madison  
Building Inspection  
Division  
126 S. Hamilton St.  
Madison, WI 53703  
(608) 266-4568

Amount Paid 490.00 *MJV*

Name of Owner Realty Income Properties19, LLC	Project Description Multiple additions to the existing facility. Relocate docks, mfg. & warehouse expansions.	Agent, architect, or engineering firm Boldt Technical Services
No. & Street 11995 El Camiono Real	Tenant name (if any) Amcor Flexibles	No. & Street 2525 Roemer Road
City, State, Zip Code San Diego, CA	Building Address 4101 Lien Road	City, State, Zip Code Appleton, WI 54912
Phone 858-284-5000		Phone 920-225-6177
e-mail		Name of Contact Person Roger Schregardus
		e-mail roger.schregardus@boldt.com

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

Please see attached letter

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

Please see attached letter

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:

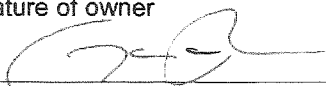
Please see attached letter

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.

Garret Pavelko, 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:
Notary public <i>see attached</i>	My commission expires:

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



1. *Rule being petitioned:*

Building allowable area, IBC table 506.2. 1-story building fully sprinklered system, IIB Construction Type, F-1 (Factory moderate-hazard) Occupancy Classification. Table states maximum allowable area allowed is 62,000 sqft.

2. *Rule cannot be satisfied because:*

We would like to combine one of the multiple additions, called Addition B, with the existing main production area, called the Roto and Extrusion area. Combining these 2 areas gives us an area of 68,697 sqft. The allowable area per the previous mentioned table is 62,000 sqft. We are over the allowable area by 11%.

3. *Alternatives and information are proposed for equivalent degree of health, safety, and welfare:*

As noted on the attached plans, the 2001 production addition was separated from the existing building by a 4-hour masonry firewall, when it was constructed

Addition A will have a new 3-hour (East-West) masonry Firewall to separate the new addition from the existing 2001 production area.

Addition B will have a new 3-hour (North-South masonry Firewall to separate the new addition from the existing Slitter area. This addition will also have a new 3-hour (East-West) masonry Firewall to separate the new addition from the existing Warehouse.

We typically would be able to get this area by using the frontage increase per IBC 506.3. But in order to be able to use this, we need 25% of the perimeter open, and that this area that is open to have a bigger distance of the current 30', and we do not have that.

There is a low employee count in this area. Current count in the existing production/extrusion area is around 18 workers. We are anticipating that the new extrusion area will add about 10 employees onto this, as the workers will switch from working on both extruders.

As noted, we are adding a firewall between Addition B and the existing storage warehouse. By doing this, most of the flammable materials will be separated from the production areas by a 3-hour Firewall.

We are adding a new access lane/truck entrance to the south side of the existing facility. This new drive gives the FD new access to the complete south side of the complex, as there is no road there currently.

The City of Madison has an existing fire station right across the street from this facility. The facility is fully staffed 24/7.

Amcor is an International company, and has high regard for safety, not only related to PPE, but also to safety of the employees. With the safety level they require, the employees have a high level of awareness around them, and therefore one would think that a slightly larger sized building, than required, can be tolerated.

The facility is completed sprinklered with either the standard spray wet system or an ESFR. Please see attached information received from JF Ahern on the types and locations of systems in this facility. As noted in this letter, JF Ahern is stating that it is better to use a standard spray sprinkler heads for use in addition B, due to the fact that they would be protecting press areas. ESFR sprinkler heads were developed and tested for storage type occupancies. Using them in non-storage occupancies may not get the results that is expected. The existing production area that we are attaching to, is already using a standard spray sprinkler heads.


AIG is the property insurance carrier. The week of June 25<sup>th</sup> they visited the facility to update their records and to see if they have any concerns or requirements for the proposed additions to the facility. They did not.

We have 2 fire hydrants on the east side of Parkside drive. One is directly across from the sprinkler risers in the NW corner of the existing warehouse. We have another hydrant about 100' north, near the existing RTO. There is a third hydrant on the opposite side of the street, right near the overhead doors at the fire station. See attached pictures of locations of the fire hydrants.



Neighborhood Preservation &  
 Inspection Division  
 126 S Hamilton St P.O. Box 2984  
 Madison, WI 53701-2984

**POSITION STATEMENT:**  
 To be completed by Fire Marshall

NAME OF OWNER REALTY INCOME PROPERTIES	BUILDING OCCUPANCY OR USE WAREHOUSE, FACTORY	AGENT, ARCHITECT OR ENGINEERING FIRM ROGER SCHREGARDUS
COMPANY	TENANT NAME, IF ANY AMCOR FLEXIBLES	NO. & STREET 2525 ROEMER RD
NO. & STREET 11995 EL CAMINO REAL	BUILDING LOCATION, NO. & STREET 4101 LIEN RD	CITY, STATE, ZIP CODE APPLETON, WI 54912
CITY, STATE, ZIP CODE SAN DIEGO, CA	CITY, COUNTY DANE, MADISON	PHONE 920-225-6177
1. I have read the petition for variance of rule: 201513C, TABLE 506.2		
2. I RECOMMEND (check appropriate box): <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval <input type="checkbox"/> No Comment*		
3. Explanation for Recommendation: THE MFD SUPPORTS THE 11% INCREASE OVER THE ALLOWABLE AREA.		
*If desired, Fire Departments may indicate "No Comment" on non-fire safety issues such as sanitary, energy conservation, structural, barrier free environments, etc.		
4. <input type="checkbox"/> I find no conflict with local rules and regulations. <input type="checkbox"/> I find that the petition is in conflict with local rules and regulations.		
Explanation		
Signature of Fire Chief 		Date 7-31-18

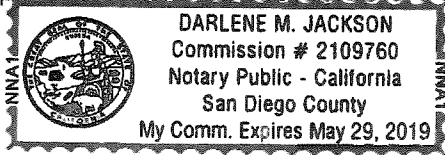
Please complete and submit promptly to the Neighborhood Preservation & Inspection Division at the address shown above.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this  
day of July 31, 2018, by Garret Charles Pavelko

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature Darlene M. Jackson



## Roger Schregardus

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**From:** Kent A Hoffman <KHoffman@jfahern.com>  
**Sent:** Thursday, July 12, 2018 10:32 AM  
**To:** Roger Schregardus  
**Cc:** Doug Haas  
**Subject:** RE: High piled storage drawings

Roger,

Additions A and B would be standard spray sprinklers as they would be protecting press areas, or extra hazard occupancies. Addition A would have the foam/water system at the ink storage area. Addition C1 would be ESFR systems as that is what is there already and it is a storage occupancy. Addition C2 and C3 would not need to be ESFR, but could be. We would need to know what and how the space is being used to know for sure how to protect the area efficiently.

The sprinkler systems at Amcor Flexibles are a little bit unique, as it is feed from Lien Road and Parkside Drive. The two lead-ins are connected overhead inside the building and the risers at the compressor room are fed by the interconnected piping. This is not how we usually do things. It has been that way ever since I have been doing work there. It does add some redundancy to the system feeds.

There is no requirement for the location of the risers, other than they be accessible. There is no fire pump at the facility currently. We can look at any option to make the system better. If moving the risers needs to be done to get rid of the fire walls, we just need to justify the cost. My gut says that moving the risers to an exterior wall location would not be terribly expensive. Adding a fire pump would add up front cost, but we would be able to reduce pipe sizes on the new systems to help pay for it.

Thanks,

**Kent Hoffman** | Sales/Project Manager



3821 Anderson Rd, Deforest, WI 53532

T: 608.216.0283 | DL: 608.223.7906 | F: 608.216.0284 | C: 608.516.2709

[khoffman@jfahern.com](mailto:khoffman@jfahern.com) | [jfahern.com](http://jfahern.com) | [f](#) [in](#) [@](#)

**From:** Roger Schregardus <Roger.Schregardus@boldt.com>  
**Sent:** Thursday, July 12, 2018 9:46 AM  
**To:** Kent A Hoffman <KHoffman@jfahern.com>  
**Subject:** RE: High piled storage drawings

<< This message originated outside of Ahern's email system. Use caution and verify the sender if this message contains attachments, links or requests for information. >>

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Kent,

Thank you for this information. For the proposed 5 additions. A, B, C1, C2, C3, what type of sprinkler system is proposed for those areas? The variance we are trying to obtain would combine these 5 additions, plus the existing ROTO production and warehouse into 1 large area.

Also, the fire marshal had asked if the existing sprinkler risers, which currently exist in the north-west corner of the warehouse and in the existing compressor area will need to be relocated. Now that these areas will be on the interior of the building after all these additions are completed. He also asked if there is a fire pump for this facility.

Thank you for your time,

**BOLDT.**

**Roger Schregardus** | Boldt Technical Services

P: 920-225-6177 // C: 920-948-7975

E: [roger.schregardus@boldt.com](mailto:roger.schregardus@boldt.com)

2525 N. Roemer Rd // Appleton, WI 54911

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**From:** Kent A Hoffman <[KHoffman@jfahern.com](mailto:KHoffman@jfahern.com)>

**Sent:** Wednesday, July 11, 2018 2:27 PM

**To:** Roger Schregardus <[Roger.Schregardus@boldt.com](mailto:Roger.Schregardus@boldt.com)>

**Cc:** Doug Haas <[Doug.Haas@boldt.com](mailto:Doug.Haas@boldt.com)>

**Subject:** High piled storage drawings

Roger,

Here is high piled storage drawing with some mark ups that I notices that were incorrect.

The warehouse was recently upgraded to an ESFR system that is appropriate for the storage occupancy. The inline building addition with the printing presses in, was built around 2000. The sprinkler system is a standard spray wet sprinkler system appropriate for the print occupancy. The slitter room was upgraded to an ESFR system in 2015 primarily because of the rack storage at the perimeter of the area.

You asked if the new systems and the existing could be all ESFR. I would not recommend this approach for the following reasons:

ESFR sprinkler heads were developed and tested for storage type occupancies. Using them in non-storage occupancies may not get the results that you are looking for. Printing with inks that have a low flash point is an Extra Hazard occupancy. The fire area is figured for 2,500 sq. ft. ESFR type heads are figured for a 1,200 sq. ft. fire area. The potential exists for too many heads open during a fire with ESFR heads in an extra hazard occupancy.

I have had insurance companies request that insureds remove ESFR sprinkler heads and go to standard spray sprinkler heads when an extra hazard type occupancy is place under an ESFR system.

If you have any questions, please feel free to contact me.

Thanks,

**Kent Hoffman** | Sales/Project Manager



3821 Anderson Rd, Deforest, WI 53532





RACK W



RACK DD



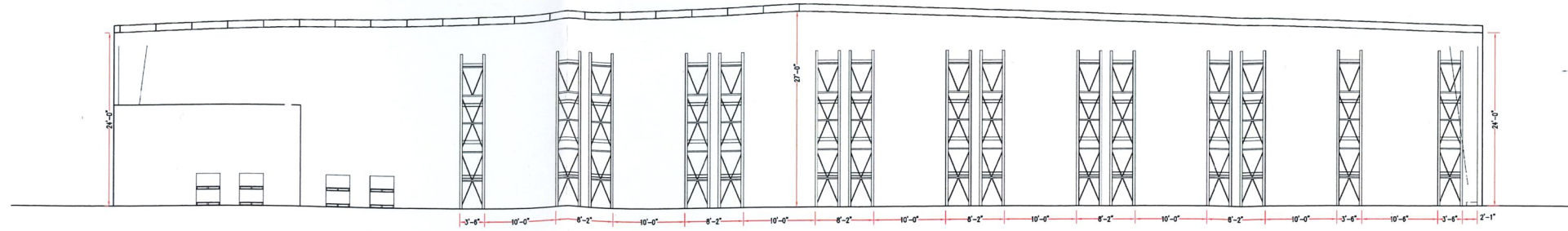
RACK



SOLID PILE STORAGE



RACKS A-H



SECTION 1  
SCALE 1/8" = 1'-0"

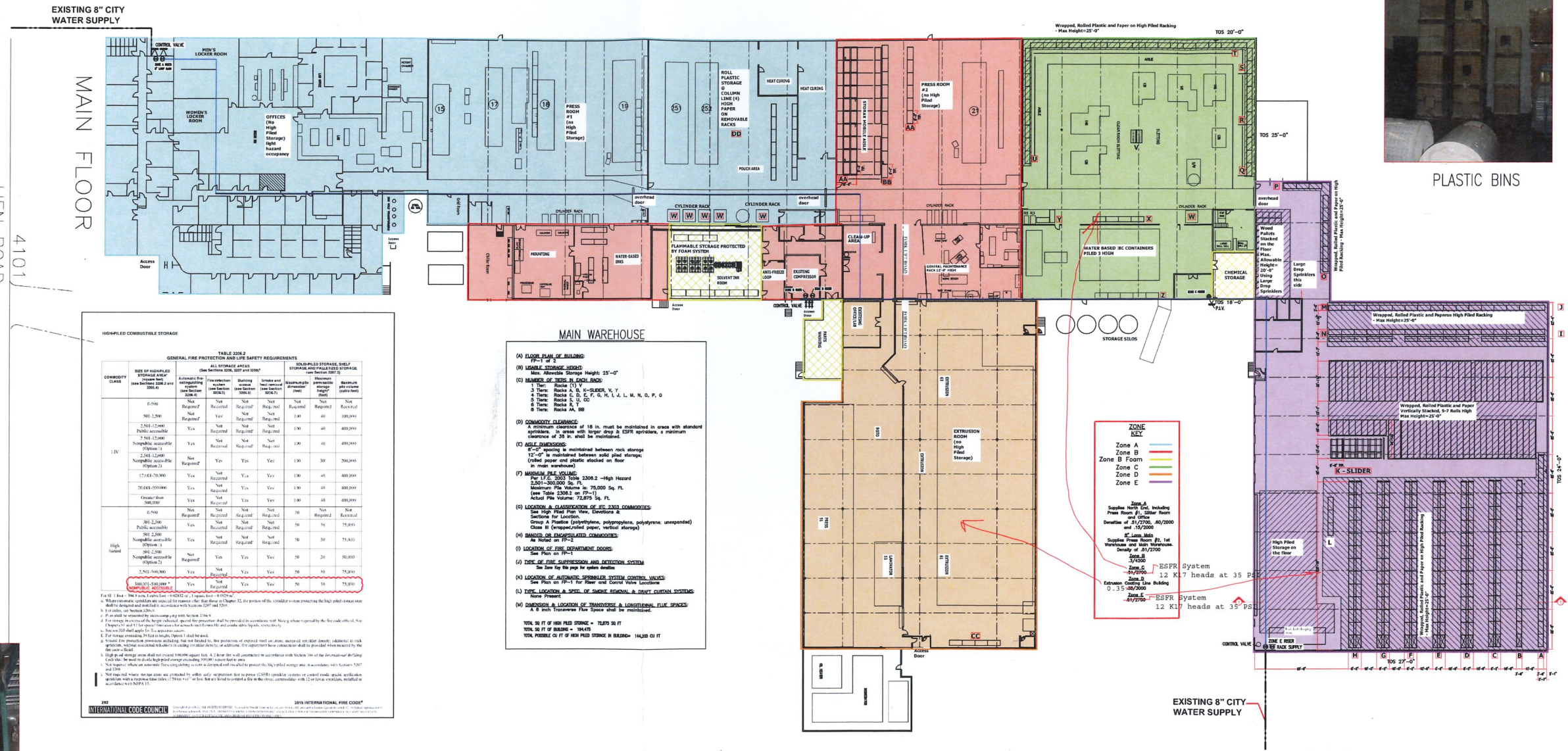
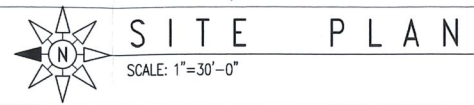
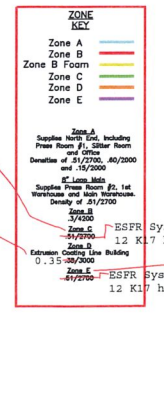


TABLE 2006.2  
GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

COMMODITY CLASS	SIZE OF HIGHPILED STORAGE AREA (See Section 2006.2.1)	Automatic Fire Sprinkler System (See Section 2006.2.2)	Fire Alarm System (See Section 2006.2.3)	Smoke Detector System (See Section 2006.2.4)	Exhaust System (See Section 2006.2.5)	Minimum Fire Resistance Rating (See Section 2006.2.6)	Maximum Storage Height (See Section 2006.2.7)
IIV	0-500	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Not Required	Not Required	Not Required	Not Required	Not Required	100,000
	2,501-12,500	Yes	Not Required	Not Required	Not Required	Not Required	100,000
	12,501-25,000	Yes	Not Required	Not Required	Not Required	Not Required	100,000
High Piled	0-500	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Yes	Not Required	Not Required	Not Required	Not Required	75,000
	2,501-12,500	Yes	Not Required	Not Required	Not Required	Not Required	75,000
	12,501-25,000	Yes	Not Required	Not Required	Not Required	Not Required	75,000

- MAIN WAREHOUSE**
- (A) FLOOR PLAN OF BUILDING: FP-1 of 2
  - (B) STORAGE HEIGHT: Max. Allowable Storage Height: 25'-0"
  - (C) NUMBER OF RACKS BY HIGH PILE: 1 Rack (1) V, 4 Racks (4) C, D, E, F, G, H, I, J, L, M, N, O, P, Q, 6 Racks (6) A, B, 3 Racks (3) K, 10 Racks (10) R
  - (D) CLEARANCE: A minimum clearance of 18 in. must be maintained in areas with standard sprinklers. In areas with larger drop or ESFR sprinklers, a minimum clearance of 36 in. shall be maintained.
  - (E) AISLE WIDTHS: 8'-0" spacing is maintained between rack storage 12'-0" spacing is maintained between solid pile storage. (Solid paper and plastic stacked on floor in main warehouse)
  - (F) MAXIMUM PILE VOLUME: Per I.C. 2006.2.7, 2006.2.8 - High Piled: 2,501-300,000 sq. ft. Maximum Pile Volume is 75,000 sq. ft. (See Table 2006.2 on FP-1) Actual Pile Volume: 72,875 sq. ft.
  - (G) LOCATION & CLASSIFICATION OF FIRE ZONE COMPARTMENTS: See High Piled Area, Section 4 Sections for Location: Group A (polyethylene, polypropylene, polystyrene, unexpanded) Class II (wrapped/rolled paper, vertical storage)
  - (H) LOCATION OF FIRE DEPARTMENT DOORS: See Plan on FP-1
  - (I) TYPE OF FIRE SUPPRESSION AND DETECTION SYSTEM: See Plan on FP-1
  - (J) LOCATION OF AUTOMATIC OPERATED SYSTEM CONTROL VALVES: See Plan on FP-1 for Floor and Control Valve Locations
  - (K) TYPE, LOCATION & SIZE OF SMOKE REMOVAL & EXHAUST SYSTEMS: None Present
  - (L) POSITION & LOCATION OF TRANSVERSE & LONGITUDINAL FLEET SPACES: None Present
- TOTAL SQ. FT. OF HIGH PILED STORAGE = 72,875 SQ. FT.  
TOTAL SQ. FT. OF BUILDING = 184,425



**J.F. AHERN CO.**  
MECHANICAL & FIRE PROTECTION CONTRACTORS  
3821 Anderson Rd.  
DeForest, WI 53532  
TEL: (608) 216-0283 FAX: (608) 216-0284 WEB: www.jfahern.com

CLIENT: AMCOR FLEXIBLES  
LOCATION: MADISON, WI 53707  
SHEET TITLE: HIGH PILED STORAGE PLAN VIEW, ILLUSTRATIONS, STORAGE NOTES  
CONTRACT WITH: AMCOR FLEXIBLES  
4101 LIEN ROAD, MADISON, WI 53707

SCALE: 1/8"=1'-0"  
DRAWN BY: JBERCHERT  
CHECKED BY:  
DATE: 6/28/18  
FILE NO: 1194587-1  
CONTRACT NO: 1194587  
SHEET NO: FP-1 of 2  
REVISION NO: A



1 SCHEMATIC SITE PLAN - (SATELLITE IMAGE)  
 HORIZONTAL SCALE 1" = 30'-0"

**SAFETY: A WAY OF LIFE**

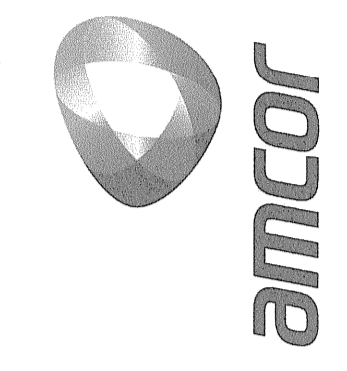


No.	Description	Date

MULTIPLE ADDITIONS  
 AMCOR FLEXIBLES AMERICAS  
 MADISON, WI  
 SITE PLAN FOR FW VARIANCE

Project Number 88982  
 Drawn By Author  
 Checked By Checker

**FW-VARS**



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