

From: [Scanlon, Amy](#)
To: [Scanlon, Amy](#)
Subject: FW: 25 N Prospect Ave
Date: Monday, February 13, 2012 1:22:24 PM

From: Hubeler, Duane D - DSPS [mailto:Duane.Hubeler@Wisconsin.gov]
Sent: Tuesday, February 07, 2012 1:54 PM
To: Rehbein, Frederick
Cc: Scanlon, Amy
Subject: RE: 25 N Prospect Ave

Yes, I believe it meets the letter of the code.

I'm not sure it meets the intent of the code and the whole concept of exiting, including exiting from a loft, was going to be one of the two highest priorities for updating the UDC. Unfortunately, political events have intervened. So we go with what we have and I would say this does meet our current definition.

From: Rehbein, Frederick [mailto:FRehbein@cityofmadison.com]
Sent: Tuesday, February 07, 2012 9:12 AM
To: Hubeler, Duane D - DSPS
Cc: Scanlon, Amy
Subject: FW: 25 N Prospect Ave

HI DUANE,

Would you consider this floor plan as meeting the requirements for a loft or is this really a three story house?

Thank you, Fred Rehbein, plan reviewer 608-267-8688

From: Anja Turowski [mailto:a.turowski@tphifer.com]
Sent: Monday, February 06, 2012 5:07 PM
To: Scanlon, Amy
Cc: Thomas Phifer; Eric Richey; Erica Simmons; John Balz
Subject: RE: 25 N Prospect Ave

Amy,

For your review, please find attached revised plan diagrams for the Balz Simmons House. We have reconfigured the Mezzanine level to meet the loft requirements outlined by Fred Rehbein and Matt Tucker.

Based on the e-mail from Fred, it is our understanding that the house is a two (2) story structure, which adheres to the Wisconsin Uniform Dwelling Code as follows:

SPS 320.07:

"(68) A 'story' is that portion of a building located above the basement, between the floor and the ceiling."

SPS 320.07:

"(50) 'Loft' means an upper room or floor which has at least 50% of the common wall

open to the floor below. The opening may be infringed upon by an open guardrail constructed in compliance with s. SPS 321.04 (2), but not by a window or half-wall guardrail. All habitable rooms of lofts are open to the floor below."

The revised plans show the following:

First Story	Main Ground Story. The main ceiling above the ground floor is at the floor of the Second Story.
Loft	Intermediate Loft open to below.
Second Story	Main Second Story.

Please let us know if you have any questions.

Thank you,

Anja Turowski

Thomas Phifer and Partners
New York
212 337 0334