

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 @ 8/30/12 FMR

Name of Owner Block 51. LLC	Project Description New 11-story, 200,000 SF Apartment Complex	Agent, architect, or engineering firm Iconica
Company (if applies) C/O Alexander Company		No. & Street 901 Deming Way
No. & Street 145 E. Badger Road	Tenant name (if any)	City, State, Zip Code Madison, WI 53717
City, State, Zip Code Madison, WI 53713	Building Address 306 W. Main Street	Phone 608-664-3558
Phone 608-258-5580	Madison, WI	Name of Contact Person Jeremy Frommelt
e-mail jma@alexandercompany.com		e-mail Jeremy.frommelt@iconicacreatives.com

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

IBC 2009 705.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways shall also comply with Sections 1019 and 1026, respectively. Projections shall not extend beyond the distance determined by the following three methods, whichever results in the lesser projection:

2. A point on-half the distance from the exterior face of the wall to the lot line where all openings in the exterior wall are permitted to be unprotected or the building is equipped throughout with and automatic sprinkler system installed under the provisions of Section 705.8.2.

Non-conforming condition: Unit balconies extend over interior property line at the northwest property line. Balconies extend within 6" of the property line on Henry Street and within 2'-8" of the property line at Washington Place (See attachment)

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

The property line on the northwest side of the site was established a number of years ago before all design issues were completely exposed. The property line cannot be relocated at this time because of the structure of the existing condo association. For market and aesthetics reasons, and to follow through with the original design intent, balconies are required on all sides of the building.

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 perpetual no build easement will be established between 306 West Main and the town homes to the Northwest. The no build easement will allow for the establishment of an imaginary property line as described in IBC 705.3. In regards to the imaginary property line, the new building at 306 West Main and the existing town homes to the Northwest will both be in compliance with "IBC 705 Exterior Walls" and the proposed balconies on the Northwest elevation will be located within the no build easement. The balconies on the northeast side of the property (facing Henry Street) and the balconies on the southwest side (Washington Place) front onto property lines that are adjacent to Right-of-Ways and no development will occur within the streets. All proposed balconies will be constructed with non-combustible materials and will be located along existing streets or in a no build Easement on the adjacent parcel and do not create any health, safety or welfare concerns. Additionally, no LP tanks will be allowed on the balconies. (See attachment)

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.

Block 51, LLC (Joseph M. Alexander as Manager)
Print name of owner

being duly sworn, I state as petitioner that I have read the foregoing

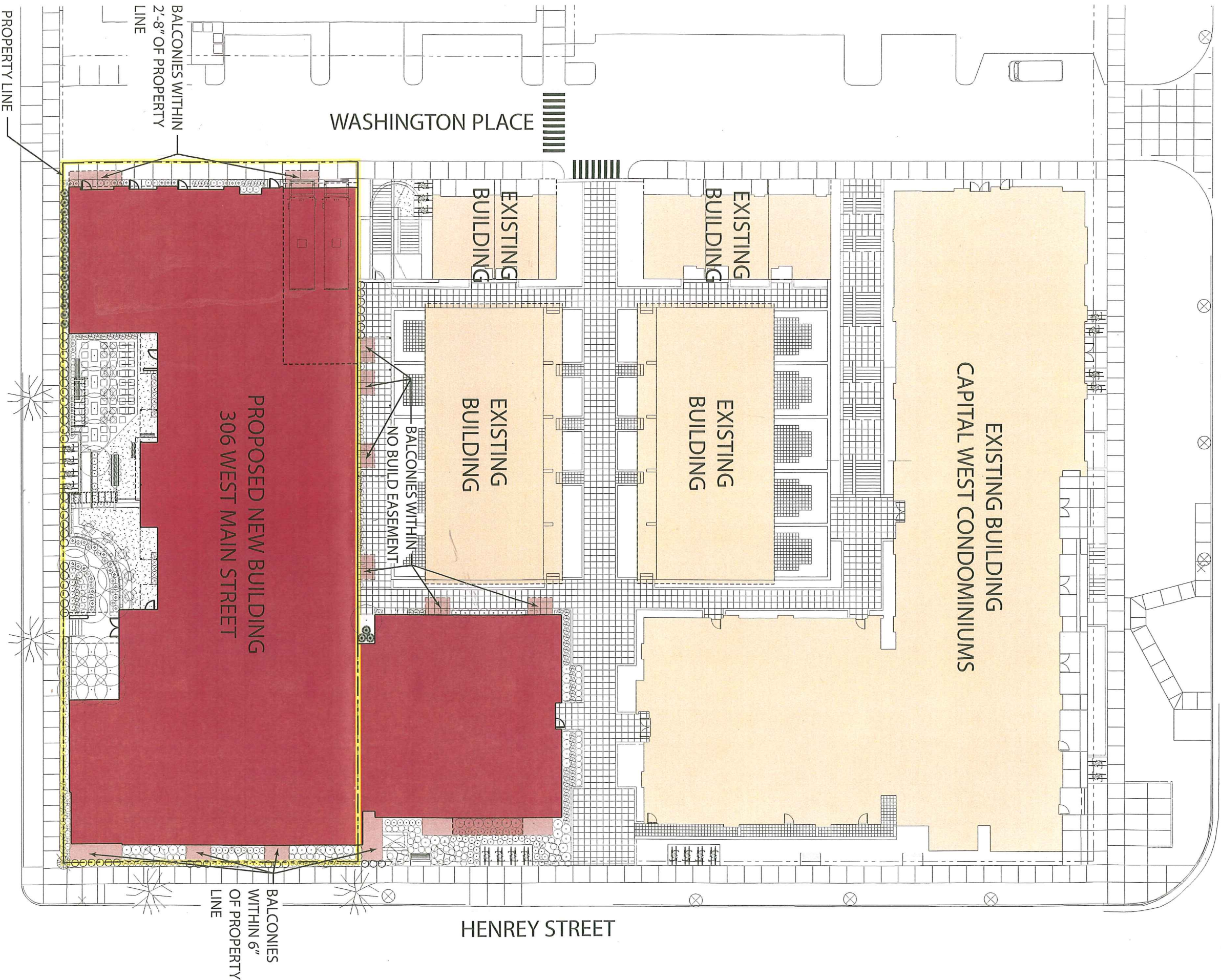
petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: 8/29/12
Notary public 	My commission expires: 1/12/2014

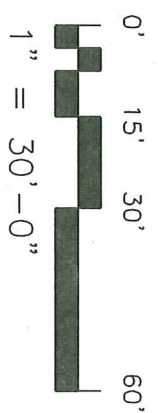
NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.

306 WEST MAIN VARIANCE (IBC 2009 705.2 PROJECTIONS)

WEST WASHINGTON



WEST MAIN STREET



Name of Owner: Block 51 LLC c/o Alexander Company	Building Location: 306 W Main Street	Contact: Jeremy Frommelt Iconica
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IBC 705.2 Projections

Fire Department Position Statement

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

Approval Conditional Approval Denial No Comment

MFD supports the allowance of the (3) northeast balconies adjacent to Henry Street.


Washington Place is a private drive and not a right of way. If a permanent No Build Easement can be or has been established for Washington Place, MFD would support the allowance of the (2) southwest balconies.

Provide sprinklers to protect all balconies.

Regarding the (6) northwest balconies, the design team is proposing to establish an imaginary property line and a No Build Easement. The problem with this concept is that the existing building has already been built up to the property line; therefore, an imaginary property cannot be established. There will also need to be additional variances to even allow openings along this face of the building as currently proposed. The existing property line, and the openings along the existing property are sticking points preventing MFD from supporting these projections.

The balcony located along Henry Street and along the property line is also impacted by proximity to the property line and dealing with prohibited openings in these locations.

Note: LP Tanks (larger than 2.5 lbs) are already prohibited from all balconies without exterior stairs in the State of WI.

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 9-7-12