

VARIANCE FEES

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

PETITION FOR VARIANCE APPLICATION

RECEIVED

JUL 1 10 22

City of Madison
 Building Inspection
 215 Martin Luther King Jr Blvd
 Suite 017 Madison, WI 53703
 (608) 266-4551, ext. 2
 bplans@cityofmadison.com

Amount Paid

Name of Owner Mark Hammond	Project Description New 6-story mixed-use residential building	Agent, architect, or engineering firm Dimension IV Madison
Company (if applies) MSP Real Estate		No. & Street 6515 Grand Teton Plaza, Suite 120
No. & Street 1295 Northland Drive, Suite 270	Tenant name (if any) University Heights	City, State, Zip Code Madison, WI 53719
City, State, Zip Code Mendota Heights, MN 55120	Building Address 2206 University Avenue, Madison WI	Phone 608-829-4463
Phone 612-868-9997		Name of Contact Person Tracey Mac Murchy
e-mail mhammond@msprealestate.com		e-mail tmacmurchy@dimensionivmadison.com

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
IBC 1028.4.2 - First floor window and door openings on the west side within 10 feet of the property line shall be 3/4-hour rated for a distance of 10 feet above the floor of the egress court. Our project site has existing underground infrastructure and an access easement along the east side, with drive aisle on the east as well, which required us to locate the building closer to the property line along the west.
- The rule being petitioned cannot be entirely satisfied because:
 - The precast beams along the west perimeter are 22" in depth and would not allow us to easily provide fire rated shutters above the windows without reducing the window height significantly.
 - Due to the drive aisle location, the stair exits could not be provided on the east side of the building.
 - We want to provide natural light to units, so maintaining these windows is crucial.
- 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:
 - Sprinkler head inside at each window adjacent to the egress court to protect the window opening per exception noted in 705.8.2 : "Opening protectives are not required where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers approved for that use."**
 - 45 minute doors provided at stairs and unit entries within 10' of property line.
 - Providing a second exit discharge route around the north end of the building with non-locking gate and steps out of the east side of the tot lot.
 - In addition, the following life-safety features are code-required and included in this proposed building: (1) NFPA 13 sprinklers throughout; (2) Two-way fire fighter communications; (3) Emergency voice/alarm system to be installed throughout the building, within apartments a voice speaker will be provided in lieu of mini-horn only, common areas to use voice speaker with a strobe; (4) 4'x4' roof access with permanent ladder at Stair A and Stair B; (5) elevator with stand-by power from roof-mounted generator; (6) first floor is type 1A / non-combustible construction; (7) two-hour fire rated exterior bearing walls; (8) all first floor apartments and three second floor units have direct access/egress doors from units to exterior.

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.

Mark Hammond, 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 <i>Mark Hammond</i>	Subscribed and sworn to before me this date: 7/1/2022
Notary public <i>Sheila J Ace</i> County of Dane <i>Sheila J Ace - State of Wisconsin</i>	My commission expires: <i>June 2, 2023</i>

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



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 Mark Hammond	BUILDING OCCUPANCY OR USE New 6-story mixed-use residential building	AGENT, ARCHITECT OR ENGINEERING FIRM Tracey Mac Murchy, Dimension IV Madison
COMPANY MSP Real Estate	TENANT NAME, IF ANY University Heights	NO. & STREET 6515 Grand Teton Plaza, Suite 120
NO. & STREET 1295 Northland Drive, Suite 270	BUILDING LOCATION, NO. & STREET 2206 University Avenue	CITY, STATE, ZIP CODE Madison, WI 53719
CITY, STATE, ZIP CODE Mendota Heights, MN 55120	CITY, COUNTY Madison, Dane County	PHONE 608-829-4463

1. I have read the petition for variance of rule:

2. I RECOMMEND (check appropriate box): Denial Approval Conditional Approval No Comment*


3. Explanation for Recommendation:

Following IBC 705.8.2, which considers the opening as protected is a reasonable allowance to protect the egress path.

*If desired, Fire Departments may indicate "No Comment" on non-fire safety issues such as sanitary, energy conservation, structural, barrier free environments, etc.

4. I find no conflict with local rules and regulations. I find that the petition is in conflict with local rules and regulations.

Explanation

Signature of Fire Chief  *Bill Sullivan Fire Protection Engineer*

Date *7/6/2022*

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