

**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.  
Suite 017 Madison, WI 53703  
(608) 266-4568

Amount Paid \$50.00 3/8/22

Name of Owner David Gordon	Project Description Include a magnetic locking system on exterior doors and bedroom egress window	Agent, architect, or engineering firm Shawn Bass
Company (if applies)		No. & Street 122 E Olin Ave. Ste 255
No. & Street 6108 Riva Rd	Tenant name (if any) Osman Yousuf	City, State, Zip Code Madison, WI 53713
City, State, Zip Code Madison, WI 53711	Building Address Same as above	Phone 608-279-7642
Phone 608-733-0197		Name of Contact Person Shawn Bass
e-mail rivahomehealth@gmail.com		e-mail sbass@wisc.edu

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

SPS 321.03(7)(b) All exit doors shall be openable from the interior without the use of a key. Exit doors will be only openable by use of a key fob, which disengages a magnetic locking system. See attached documents for more complete explanation of variance requested.

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

2. The individual residing in the home is a man with an intellectual disability. Due to his disability, he struggles immensely with emotional regulation. He will attempt to leave his home without support staff. When doing so, he is at high risk of harming himself or others. See attached documents for more complete explanation of the associated safety risks.

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 home will be equipped with a magnetic locking system on all exterior doors--front door and back door. Additionally, one window in the bedroom will be equipped with a magnetic lock. All locks are hardwired into a system, which automatically disengages when there is a loss of power. The system is also attached to hardwired smoke and carbon monoxide detectors, and the system will automatically disengage when alarms engage. The system is controlled by a Key fob controller, which includes one button to engage and one button to disengage the system. The fobs require sustained holding of a button to ensure they are not accidentally engaged or disengaged. The individual being supported will always have staff present within the home. The locks will never be engaged if the individual is in the home without support staff also present. See attached document for more complete explanation of support and safety assurances in place. This variance dissolves when the person residing there moves, and the owner is responsible to remove all equipment at that time.

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.**

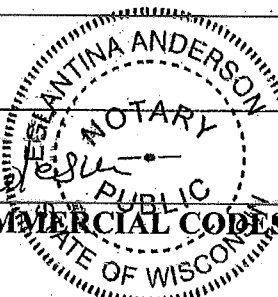
Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

David Gordon

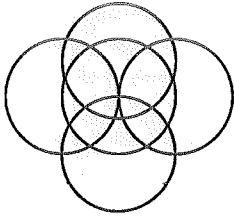
Print name of owner

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: 3/10/2022
Notary public Eglantina Anderson	My commission expires: 9/24/2023



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



## Waisman Center Community TIES

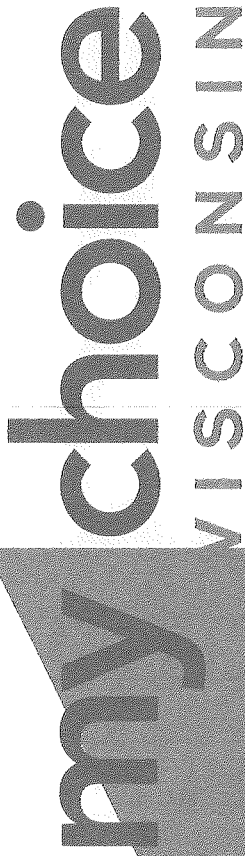
University of Wisconsin – Madison  
122 E. Olin Ave, Ste. 255; Madison, WI 53713  
Phone: 608-265-9440  
Fax: 608-263-4681

### **Magnetic Locking System for Exterior and Interior Doors as a safety support for Jeff O’Kane**

There are numerous safety concerns that lead to the use of magnetic locking systems. These include:

- Elopement: Jeff has left his, and others’, homes during times of dysregulation. Sometimes, his goal would be to walk to the police station; other times it would be to go the hospital. Yet other times, he would have no specific destination in mind. When Jeff leaves his home unattended, there is a level of risk that he could be harmed or that he could harm someone else. There have been numerous police calls to the community at times when Jeff was unattended and dysregulated while in public.
- Physical Aggression: Jeff has physically aggressed towards staff inside and outside of his home. When the exterior locks were not used, there were numerous incidents of Jeff physically aggressing towards staff in front of the house as they arrived for their shift. Within the home, Jeff would commonly physically aggress towards staff. Staff need to be able to safely isolate from Jeff. He will remain dysregulated for long periods of time, and he will remain persistent in trying to access staff with the intent to harm them. Jeff can also escalate very quickly and unpredictably. The magnetic locking system is a much faster and safer way for staff to open and close a door to ensure safety.
- Verbal Aggression: Jeff has verbally aggressed towards staff and other community members. When exterior perimeter locks were not being used, there were numerous incidents of Jeff getting into physical altercations with neighbors, some of which included police contact. Jeff also threatened contractors who were hired to do maintenance on the property, including repairs, snowplowing, and lawn mowing. This resulted in some companies refusing to service Jeff’s house unless they were assured that he was not home or the doors were locked.
- Property Damage: When exterior locks were not always used, Jeff repeatedly left his home and caused property damage to the exterior of his house, as well as staff vehicles. Within Jeff’s house, he repeatedly caused thousands of dollars’ worth of damage. Minimizing the space available to Jeff during times of dysregulation (removing access to the kitchen specifically) also minimizes the amount of damage he can cause.

As a new placement is sought for Jeff, there is no indication that any of these risks have subsided. Therefore, it is the recommendation of Community TIES that Jeff continues to reside in a home with magnetic locks. Given the unpredictability and severity of his dysregulations, the exterior locks need to be always engaged. This does not preclude Jeff from leaving his house and going into the community when it is safe and appropriate to do so. Staff are expected to take Jeff into the community regularly. It does prevent Jeff from going into the community when he may be a risk to himself or others. Similarly, the home that Jeff resides in should have a designated space for staff to isolate, as well as for all dangerous items to be secured within. This space should also be always locked.



**ADULT FAMILY HOME CERTIFICATE**  
**CERTIFICATION of Riva Home Health-Riva**

1-2 Bed Adult Family Home- Located:  
**6106 Riva Rd.**

**Madison, WI 53711**

Approved by My Choice Wisconsin

To operate an Adult Family Home for ( 1 ) person(s)

In the following Target Group(s):

- Advanced Aged
- Alcohol / Drugs
- Dementia / Alzheimer's
- Ambulatory
- Correctional Clients
- Developmentally Disabled
- Emotionally Disturbed / Mental Illness
- Non- Ambulatory
- Physically Disabled
- Traumatic Brain Injury
- Terminally Ill
- Respite in one additional bed
- Respite in an open bed

**Certifications Dates:** March 2022 through March 2023

*Tanya Kaiser*

Adult Family Home Coordinator, My Choice Wisconsin

3/24/2022

Date