

VARIANCE FEES

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

PETITION FOR VARIANCE APPLICATION

City of Madison
Neighborhood Preservation
& Inspection Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4568

Amount Paid \$490 12.1.08

Name of Owner Scott McLaMORE	Project Description Expansion of existing Great Dane - Hilldale. Build-out of existing vacant tenant space	Agent, architect, or engineering firm Martinson Architects, Inc
Company (if applies) Joseph Freed & Assoc.	Tenant name (if any) Great Dane Pub & Brewing Co.	No. & Street 405 Cardinal Lane
No. & Street 33 S. State St. Suite 400	Building Address 357 Price Place	City, State, Zip Code Green Bay WI 54313
City, State, Zip Code Chicago, IL 60603	Phone 312-675-5500	Name of Contact Person Ed Willenbrink

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 Item 1. description

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

Please see attached Item 2. description

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 Item 3. description

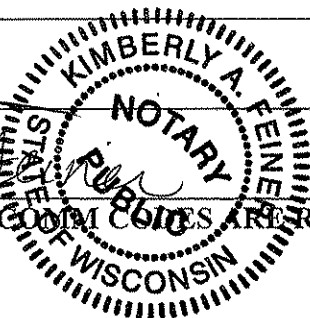
Note: Please attach any pictures, plans, or required position statements.

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.

SCOTT McLAMORE /SFA, 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: 25 th day of November 2008
Notary public Kimberly A. Fennell	My commission expires: 9/9/2012



NOTE: ONLY VARIANCES TO COMM CODES ARE REQUIRED TO BE NOTARIZED.



November 25, 2008

PETITION FOR VARIANCE

Project: Great Dane Hilldale Expansion
357 Price Place
Madison, WI 53705

The subject project is a build-out of existing vacant tenant space adjacent to the current Hilldale Great Dane Pub & Brewing Company. The primary purpose of the 'build-out' is to provide more pool hall and pub space for Great Dane. The new expansion area and existing pub will connect internally and share staff and facilities.

Item 1. – Rule being petitioned and Nonconforming condition.

Rule Being Petitioned:

Comm 62.2902 Plumbing Fixtures. (1) MINIMUM NUMBER OF FIXTURES.

(a) *Exceptions.* These are department exceptions to the requirements in IBC section 2902.1:

1. Where more than one water closet is required for males, urinals may be substituted for up to 50% of the required number of water closets.

Non-Conforming Condition

Based on the anticipated occupant count for this expansion area – code indicates that (3) water closets would be required for the males. Per above listed exception 1 – the strict math is 1.5 toilets (water closets) and 1.5 urinals...not possible. Since the exception states "up to 50%" of the fixtures may be urinals, code therefore requires 2 toilets and 1 urinal.

The tenant, Great Dane, strongly favors the use of urinals rather than toilets in the men's restroom due to the pub environment. **Great Dane requests that 2 urinals and 1 toilet be allowed in their new men's room.** The toilet would be a fully accessible 5' x 5' stall, and one of the two urinals would be mounted at accessible height.

Item 2. – Rule being petitioned cannot be entirely satisfied because:

- A. The tenant has space limitations in their layout for restrooms.
- B. Great Dane needs to avoid sanitary concerns it has experienced with their existing facilities.



At their other locations, urinals are used far more frequently. They typically see toilets and urinals used for the same function, but the use of toilets instead of urinals results in significantly more maintenance and cleaning issues.

- C. Installation of a toilet (and related partition) instead of a urinal is cost prohibitive particularly as related to usage.

Item 3. – Alternatives and Supporting Information

- A. The men's room on the existing side at Hilldale has 3 urinals and 2 toilets. Along with the new restrooms, that would make for a total of 5 urinals and 3 toilets available for men. Both the new and existing restrooms will be available for use by patrons at all times when the facility is open. Required fixture counts are based on 'maximum' occupant capacities, and it is unlikely that both sides of the facility will be at maximum capacity at the same time.
- B. Urinals are a more sustainable solution, using approximately one third to one half the amount of water that toilets use per flush. Worth noting is that Great Dane is considering the option of waterless urinals (an even more sustainable solution).
- C. Installing toilets instead of urinals would make the room less accessible. Since the room already has the required 5' x 5' accessible toilet compartment, other toilet compartments are not required to be accessible. With the urinals, the Client is providing an accessible urinal option and more available maneuvering space within the given restroom area.
- D. Based on the usage needs Great Dane has experienced, urinals are not only equivalent, they are superior to toilets in this environment.
- E. Please note that the requested allowance does not affect life safety. Fire Department position statement is presumed not required.

Please feel free to contact me if any further information is needed.

Thank you,

A handwritten signature in black ink that reads "Ed Willenbrink".

Ed Willenbrink
Project Architect
800-638-2441
edw@martinsonarch.com

Attachments: existing and new men's room plans.

David B. Dolan-Wallace, AIA

www.martinsonarch.com

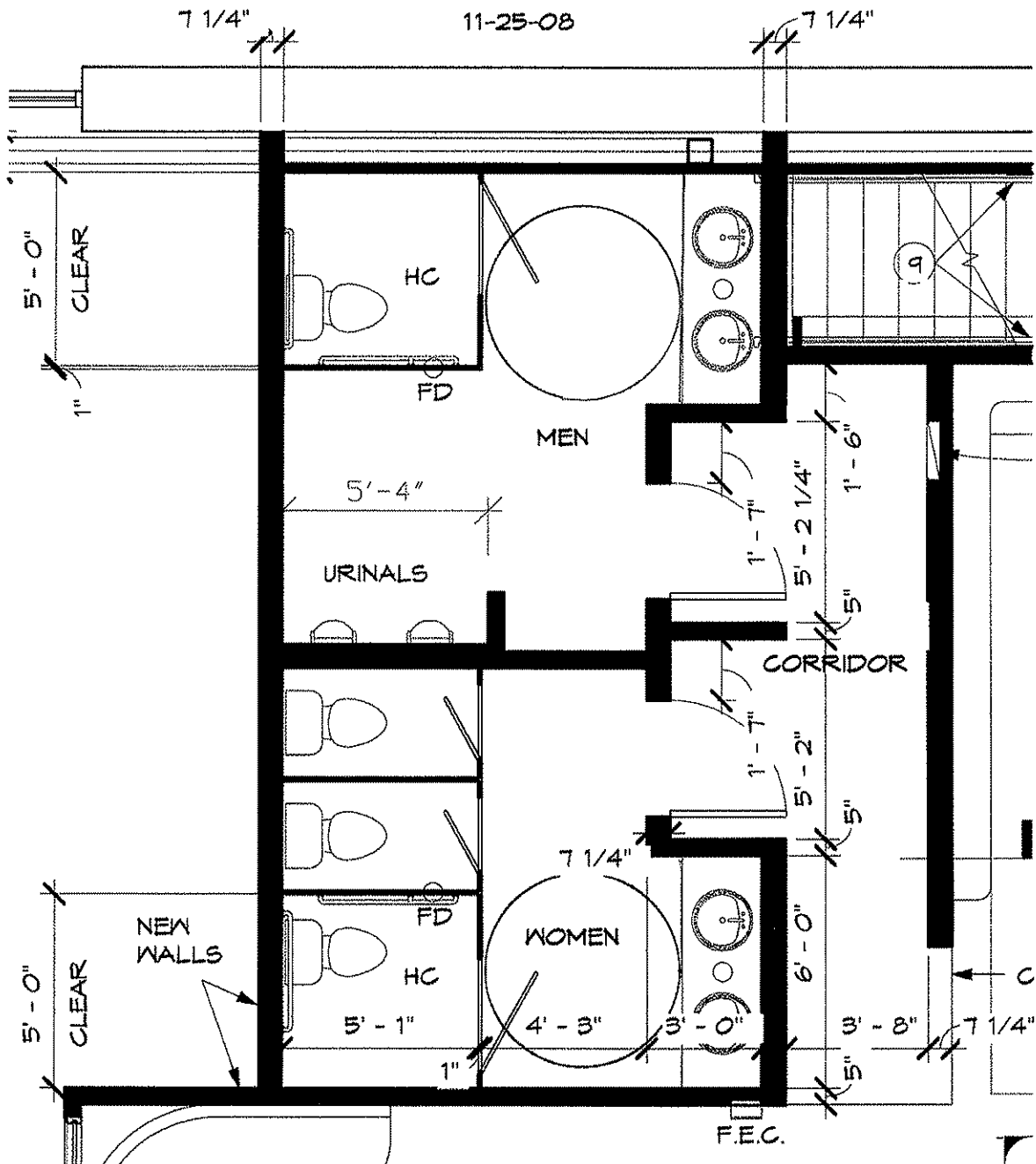
Edward L. Willenbrink, AIA.

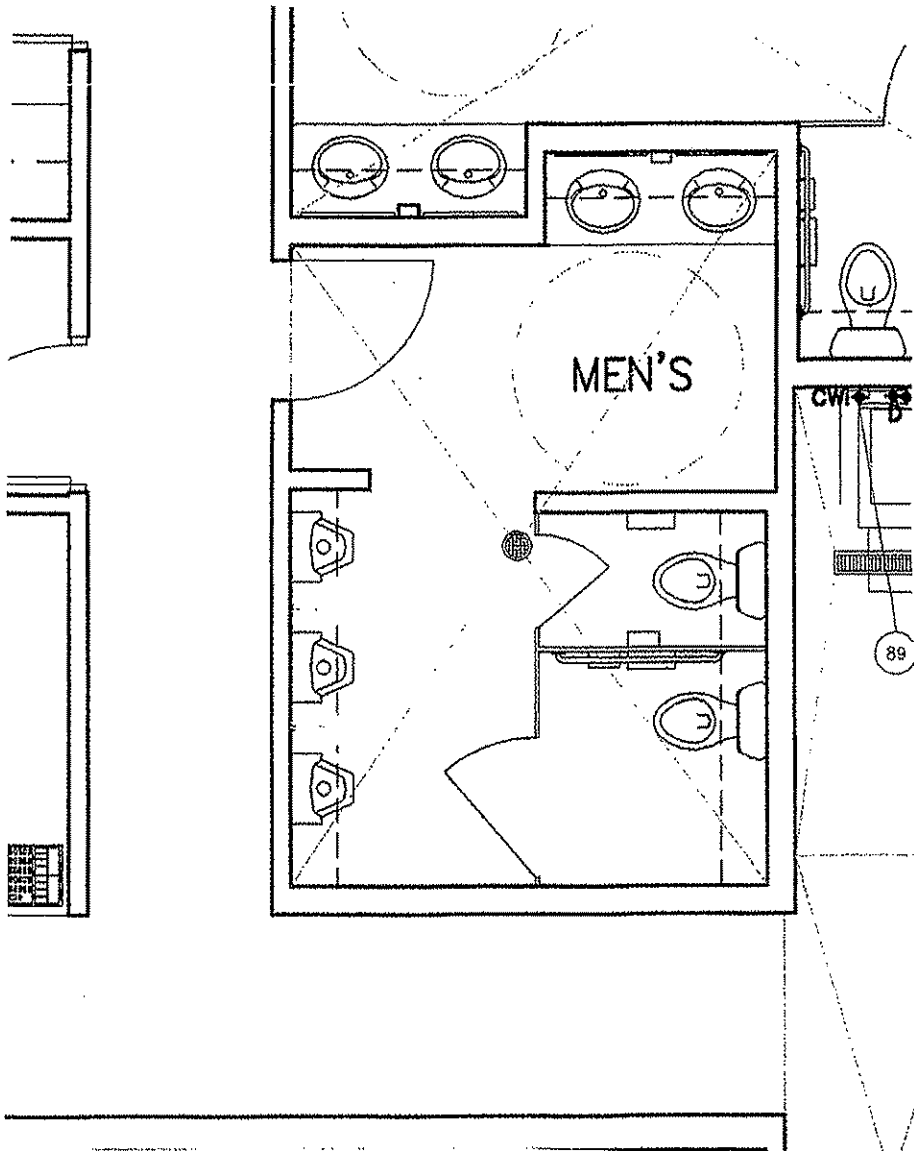
405 Cardinal Lane • Green Bay, Wisconsin 54313 • Telephone 920.432.2442 • Fax 920.432.2084

Telephone 800.638.2441

GREAT DANE - HILLDALE EXPANSION
PROPOSED NEW MEN'S ROOM -
PETITION FOR VARIANCE

11-25-08





EXISTING
 GREAT DANE
 HILLDALE
 MEN'S ROOM

THIS MEN'S ROOM REMAINS IN-PLACE
 IN ADDITION TO THE PROPOSED
 NEW MEN'S ROOM