

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

Name of Owner Sector67 Inc.	Project Description Second floor build out including an elevator and south side steel deck and exit stairway	Agent, architect, or engineering firm James Widder
Company (if applies)		No. & Street 3142 Lakeland Ave
No. & Street 56 Corry St	Tenant name (if any) Sector67 Inc.	City, State, Zip Code Madison, WI 53704
City, State, Zip Code Madison, WI 53704	Building Address 56 Corry St	Phone 1-612-481-4915
Phone 608-241-4605		Name of Contact Person James Widder
e-mail team@sector67.org		e-mail jamesrwidder@gmail.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 705.2 The new open stair and deck shall not project closer than 40 inches to the property line for fire separation distance."

The proposed construction includes all steel 2nd floor deck with steel stairs to grade. Our renovated 1949 building is located 8'9" to 11 feet from our southern property line along the railroad tracks, the deck is 8 feet wide which would require 4" to 31" of variance.

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

If we include a 40 inch setback from the property line then the deck becomes too narrow to allow for a staircase and passing width to use it from both ends 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:

Our building has been in place since it was constructed in 1949. In 1959 the south side of the building had 100 feet of 12 foot deep awning installed and in 1965 a 13' x 13' concrete loading dock was poured to provide grade access to a garage door. The prior building owners have all made functional use of this property considering the railroad setback to be non-buildable. In 2017 to support our initial renovation plans we received a building code variance waiving south side fire setback which allowed us to increase our southern window area and remove the requirement of a 1 hour fire rated south side wall. The current variance request falls well within the 2017 variance setback. While not required by code, the proposed deck and staircase greatly improve egress from our second floor in the event of an emergency and provide readily accessible outdoor air to escape from any indoor hazard. The Wisconsin DOT has previously stated the railroad right of way is required for railroad operation and should be considered non-buildable clear space needed for railroad operations (e-mail correspondence enclosed with this application). No part of the building or proposed construction will project past our property boundaries.

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


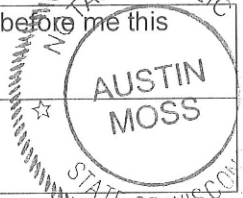

VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

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.

Chris Meyer

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: 6/7/21	
Notary public 	My commission expires: 8/20/2024	

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

APPLICATION INSTRUCTIONS

1. Fill in the owner's information section. It is important to have a complete address and phone number for communication between the applicant and the department.
2. Fill in the project description box. Explain what the building project is. (Basement alteration, second floor alteration, two-story addition, etc.)
3. If there is an agent working for the owner and the agent is a better contact for information regarding the variance, fill in the agent information area.
4. Answer the three questions.
 1. State the code and section number with a summary of what the code says. Also, indicate what the nonconforming conditions for the project are. (example: COMM 21.04 minimum stair width is 36 inches. We will have 34 inches of stair width.)
 2. State why the rule cannot be satisfied. (example: not structurally feasible)
 3. State what will be done to provide an equivalency to the code. These items should be things that relate to the item the variance is being sought for and exceed code requirements.
5. Print the Owner's name on the line indicating to do so.
6. The owner of the property is required to sign where indicated. If the project is for a one or two family home the form is not required to be notarized. If the project is for a commercial building the form is required to be notarized.

Variance Procedure

1. Fill out the variance form.
2. If the variance is for a commercial building and is not for an accessibility code contact the fire department so they can fill out a fire department position statement.
3. Submit the application and fee to the building inspection department. Also, where applicable, submit the fire department position statement.
4. A field inspector may visit the site to verify existing conditions and the completeness of the application.
5. If there have previously been at least 5 variances for the same item approved, the variance may be approved on precedence. In this case the applicant will not have to attend a meeting of the building board and will be notified by letter that the variance is approved. The letter will be sent within 7 days after the scheduled meeting.
6. In all other cases the variance will be presented to the building board at a monthly meeting. 7 days before the meeting the supervisor will review the variance for approval to be put on the agenda. 5 days before the meeting the secretary will mail out the agenda to the Appeals Board members and to the applicants.
7. When a variance is heard by the board the applicant or agent must attend the meeting to answer questions.
8. The meeting minutes will be mailed within 7 days after the meeting.

City of Madison Fire Department Position Statement


Owner: Chris Meyer Sector 67 Inc.	Project Name: Sector 67 New Location	Contact: James Widder
Address: 2100 Winnebago St Madison, WI 53704	Building Location: 56 Corry Street	Address: 3142 Lakeland Ave Madison, WI 53704
Owner Phone: 608-241-4605 Email: team@sector67.org	Building Occupancy or Use: Group F-1 Factory Industrial	Phone: 612-481-4915 Email: jameswidder@gmail.com

Rule Being Petitioned: IBC 702.1 Fire Separation Distance

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

Approval
 Conditional Approval
 Denial
 No Comment

- Applicant was asked to address the distance to the property line to the South which is along the railroad corridor. In the past, the Dept of Transportation wanted to maintain their property as buildable for various types of structures. MFD supports the design using the rail line as a public way based on the email from the Dept of Transportation agreeing to such.
- The deck shall be removed or other modifications to bring it into compliance with the applicable building code at any time in the future that the DOT chooses to modify the use of their property other than on open rail corridor.

Name of Fire Chief or Designee (type or print) Bill Sullivan, Fire Protection Engineer	
City of Madison Fire Department Signature of Fire Chief or Designee 	Telephone Number 608-261-9658
	Date Signed June 15, 2021



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

Tuesday, September 19, 2017

12:15 PM

J H Findorff & Son Inc
300 S Bedford St, Madison, WI 53703

CALL TO ORDER / ROLL CALL

Glueck, chair, called the meeting to order at 12:15 pm.

Staff Present: Harry Sulzer, Ed Ruckreigel

Present: 8 - John P. Starkweather; James I. Glueck; Gail A. Rutkowski; Melissa A. Peyton; Richard A. Riphon; Craig E. Brown; Louis J. Olson and Randall V. Baldwin

Excused: 1 - Sam J. Breidenbach

APPROVAL OF MINUTES

A motion was made by Brown to approve the August 15, 2017 minutes, seconded by Riphon. The motion passed (8-0) by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE

- 1 [48827](#) 56 Corry St (C-09-73-2017)
Architecture CSG/ Fink Horesch appealing 2009 IBC Table G01. The table requires a fire rating for a wall along a railroad right of way. The variance requested is to allow a non-rated wall along the railroad corridor. The Madison Fire Department recommends approval.
Alder District # 6
- Colin Godding of Architecture CSG and Chris Meyer of Sector 67, Inc appeared.
- The Madison Fire Department supports the variance. These variances have been approved before along a working right of way. A motion to approve was made by Baldwin and seconded by Brown. The motion carried unanimously.

ADJOURNMENT

A motion to adjourn was made at 12:25 by Starkweather and seconded by Olson. The motion was approved unanimously.



Chris Meyer <waterppk@gmail.com>

Sector67 - 56 Corry St

Bradley, Peter - DOT

<Peter.Bradley@dot.wi.gov>

Tue, Aug 29, 2017 at 6:55 AM

To: Sector67 Team <team@sector67.org>

Hi Chris,

I was able to speak with Mike Van Erem yesterday. I have had some experience with permitting in the past as an acquisition agent for companies installing cell phone antenna sites. Mr. Van Erem said you will have to pursue your building permit using the variance process. That means going through an application to appear before a committee who will hear your case. Basically, you will tell the committee that the State-owned railroad right of way will never be buildable because it is part of what we call the operating right of way. Trains need that 100 foot wide strip of land for train operations; for maintenance operations and in the event of derailments. WisDOT will not allow any permanent structures to be build in the area of the right of way next to your property at [56 Corry Street](#) in Madison.

So, you will have to go through the City of Madison variance process. The sooner you apply for that, the sooner you can receive your building permit.

Peter Bradley

WisDOT Railroads & Harbors Section

P.O. Box 7914

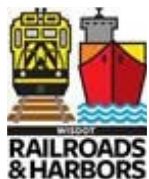
[4802 Sheboygan Ave.](#)

Room 701

Madison, WI 53707 -7914

(608) 267-7347 office

(608) 267-3567 fax

peter.bradley@dot.wi.gov

City of Madison Fire Department Position Statement

Owner: Chris Meyer Sector 67 Inc.	Project Name: Sector 67 New Location	Contact: Colin Godding Architecture CSG
Address: 2100 Winnebago St Madison, WI 53704	Building Location: 56 Corry Street	Address: 214 N Hamilton St Madison, WI 53703
Owner Phone: 608-241-4605 Email: team@sector67.org	Building Occupancy or Use: Group F-1 Factory Industrial	Phone: 608-251-4402 Email: csg@architecturecsg.com


Rule Being Petitioned: IBC 702.1 Fire Separation Distance

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In the past, the Dept of Transportation wanted to maintain their property was buildable for various types of structures. MFD supports the design using the rail line as a public way based on the email from the Dept of Transportation agreeing to such.

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 September 7, 2017

Voucher No. 19273

9/24/59 SK

APPLICATION FOR

Permit No. ✓

Tag No. _____

Sign or Signboard Permit

Madison, Wis. 7/29 1959

In consideration of the issue and delivery to me by the Building Commissioner of a permit to construct, locate and maintain a signboard, I hereby agree to construct, locate and maintain such board in strict compliance with all Ordinances and Departmental rules relative to same as hereinafter indicated.

OWNER Inverce Roofing Co. ADDRESS _____

LOCATION OF SIGN 56 Capry St. ZONE _____

CONTRACTOR Callagher Tent & Awning

TYPE OF SIGN _____

Horizontal Dimensions of Sign _____ ft. Vertical Dimensions of Sign _____ ft.

HOW PLACED: Extended over public property _____ Extended from wall over private

property ✓ Flat on wall _____ or _____ place on roof. Distance from sidewalk grade _____ ft.

Distance from roof to lower edge of sign _____ ft.

Remarks 12' x 100' roll up canvas awning

Owner [Signature] Agent [Signature]

Address _____ Address _____

LOT 10 LOT 9 LOT 8 **BLOCK 2** LOT 7 LOT 6

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE DESIGN TEAM.

REFERENCE DRAWINGS

No	DRWG	DATE	DESCRIPTION
1	A-101	08-03-17	Revision 1
2	A-201	08-03-17	Revision 1
3	A-301	08-03-17	Revision 1
4	S-101	07-01-17	Revision 0
5	S-102	07-01-17	Revision 0
6	S-301	07-01-17	Revision 0
7			
8			

NOTES:
 Fire Rated Assemblies:
 Ceiling: L524 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 Column: X526 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 Beam: N501 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 I-Joist: WIJ-1.5 - ASTM E 119 / NFPA 251
 Walls: U419 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 Provide sprinklers throughout



I herby certify that these drawings, specifications or report were prepared by me or under my direct supervision and that I am a duly licensed Architect in the state of Wisconsin Lic.# 9894 exp. 1/1/21

No	Ver.	DATE	DESCRIPTION
R2	V2	11-18-20	UPDATED AS PER CITY MARKUPS
R1	V1	04-25-20	UPDATED AS PER ARCHITECT MARKUPS
R0	V0	03-16-20	PRELIMINARY

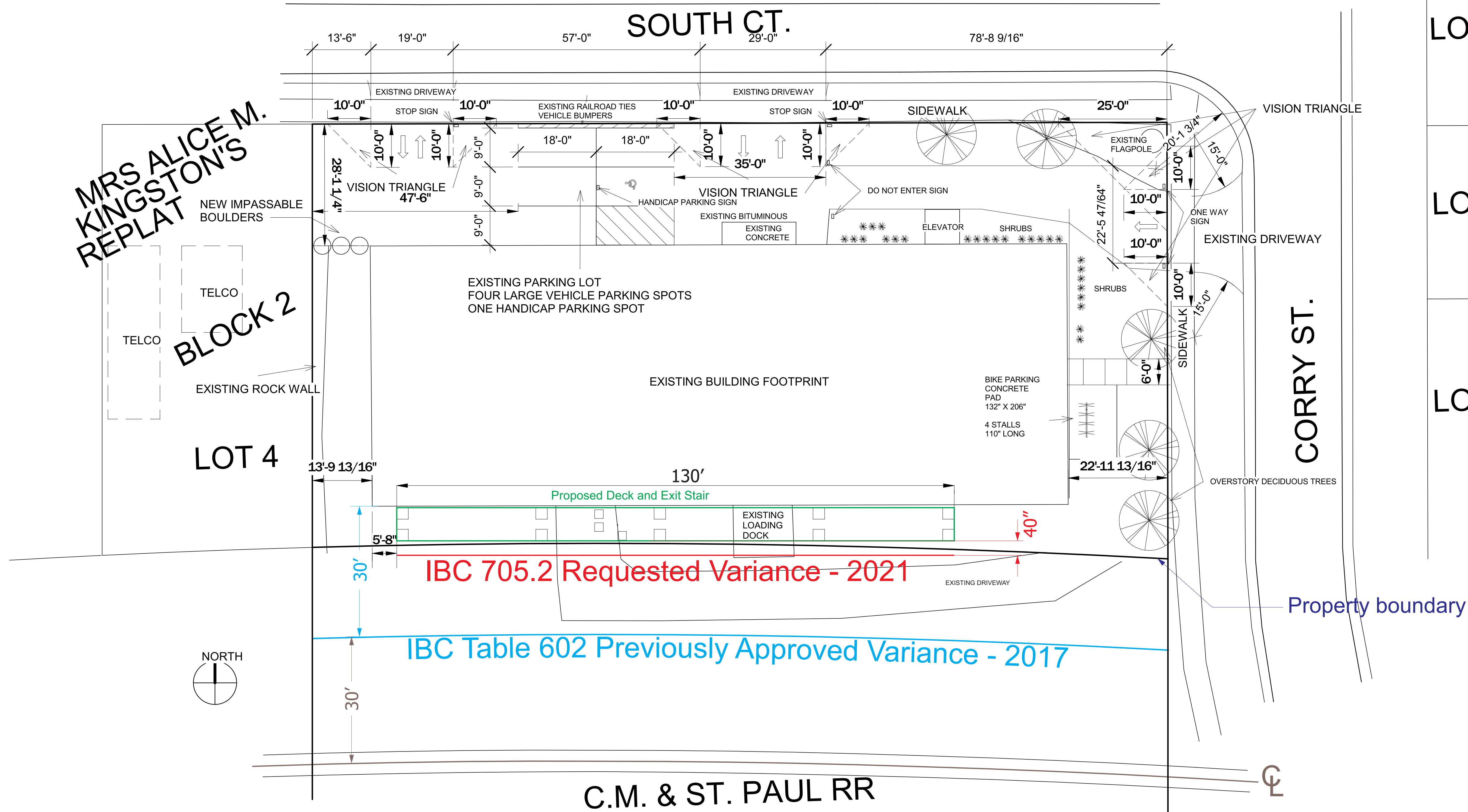
REVISIONS

ARCHITECT
James Widder Architects
 3142 Lakeland Ave, Madison, WI 53704

PROJECT
SECTOR67
 56 Corry St., Madison, WI 53704

DWG. TITLE
SITE PLAN

DWG. No.
A-201



MRS ALICE M. KINGSTON'S REPLAT

BLOCK 2

LOT 4

C.M. & ST. PAUL RR

PLAT OF SURVEY 94-0568

1" = 20'-0" SITE PLAN

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NOTES:

Fire Rated Assemblies:
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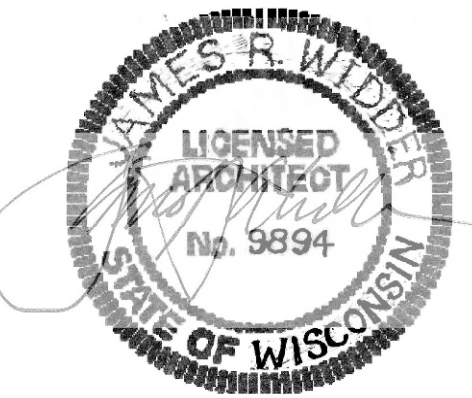
Column: X526 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Beam: N501 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

I-Joist: WIJ-1.5 - ASTM E 119 / NFPA 251

Walls: U419 - BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Provide sprinklers throughout



I hereby certify that these drawings, specifications or report were prepared by me or under my direct supervision and that I am a duly licensed Architect in the state of Wisconsin Lic.# 9894 exp. 1/1/21

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REVISIONS

ARCHITECT

James Widder Architects

3142 Lakeland Ave, Madison, WI 53704

PROJECT

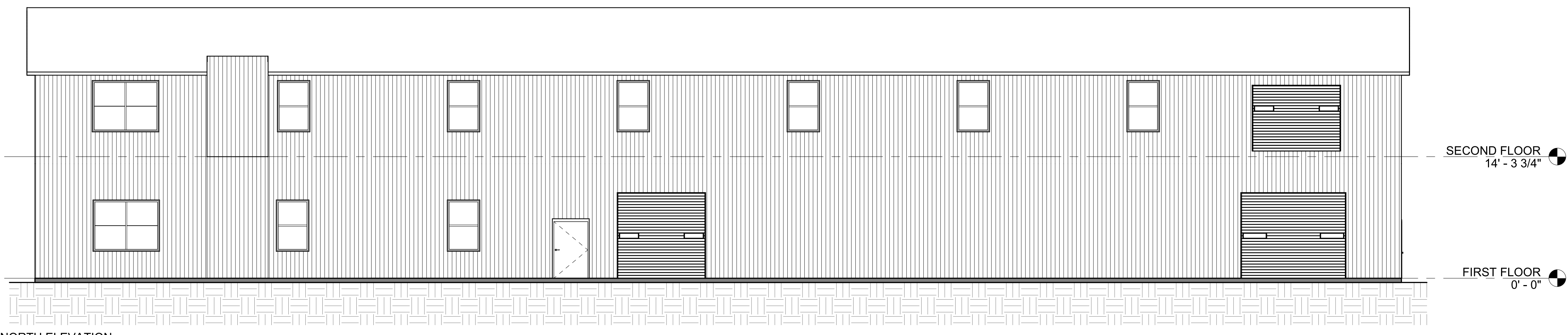
SECTOR67

56 Corry St., Madison, WI 53704

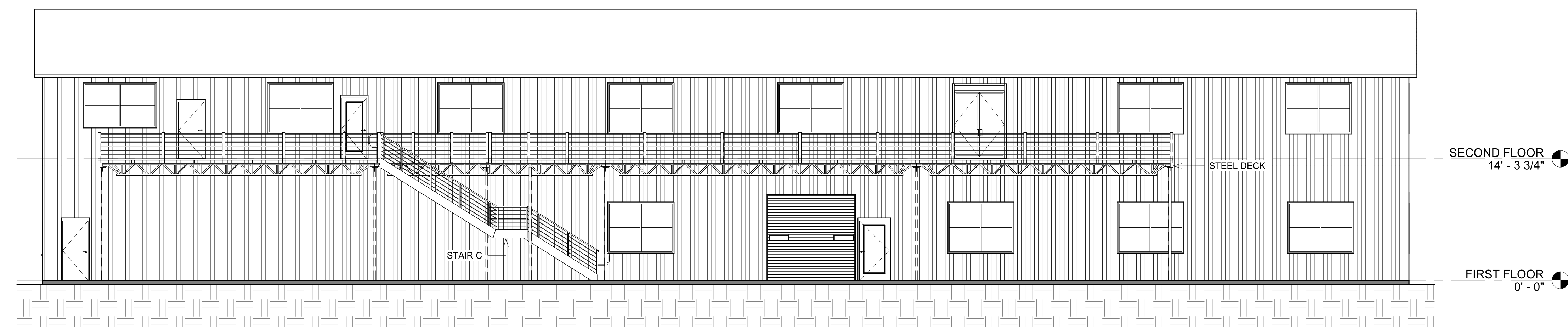
DWG. TITLE

ELEVATIONS

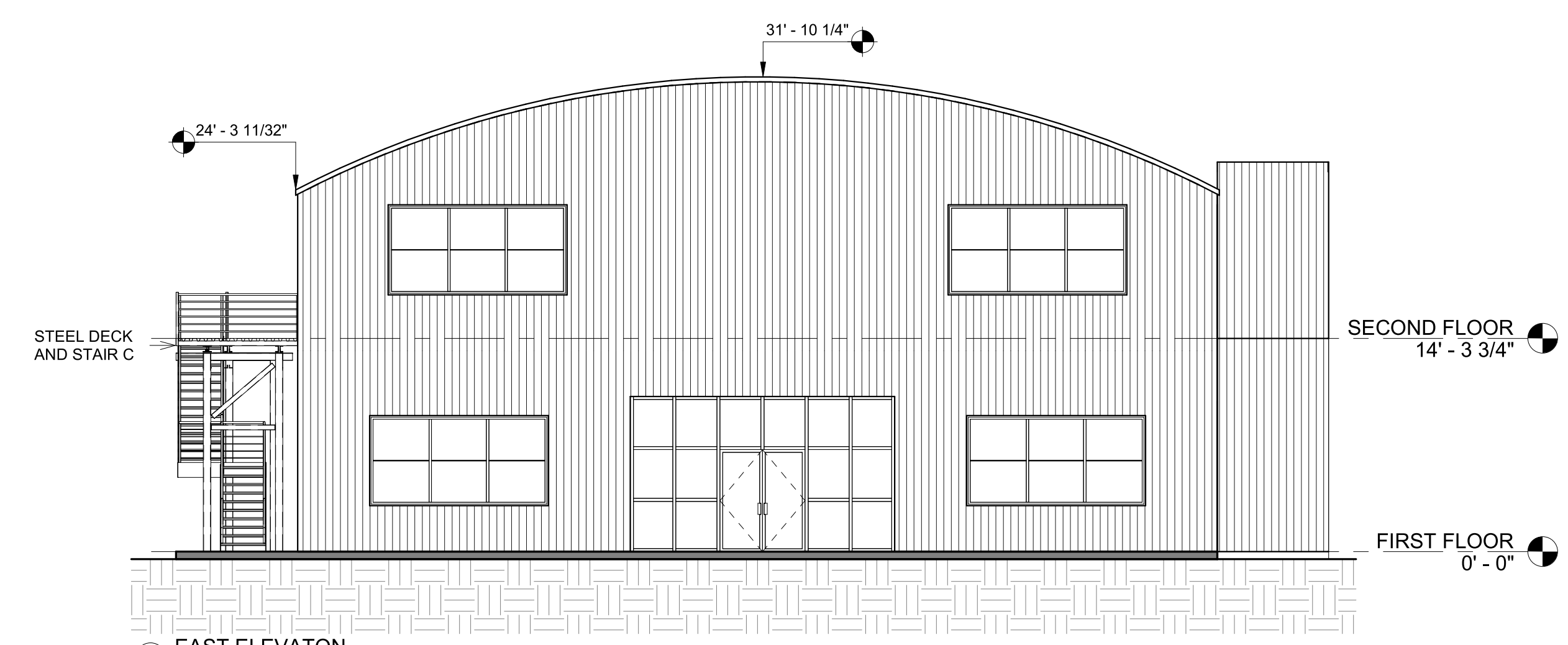
DWG- BY:	DATE:	09/09/19	DWG. No.
	SCALE:	1/8" = 1'-0"	
	JOB. No.:	#0003002	A-201
	PAGE:	2 of 3	



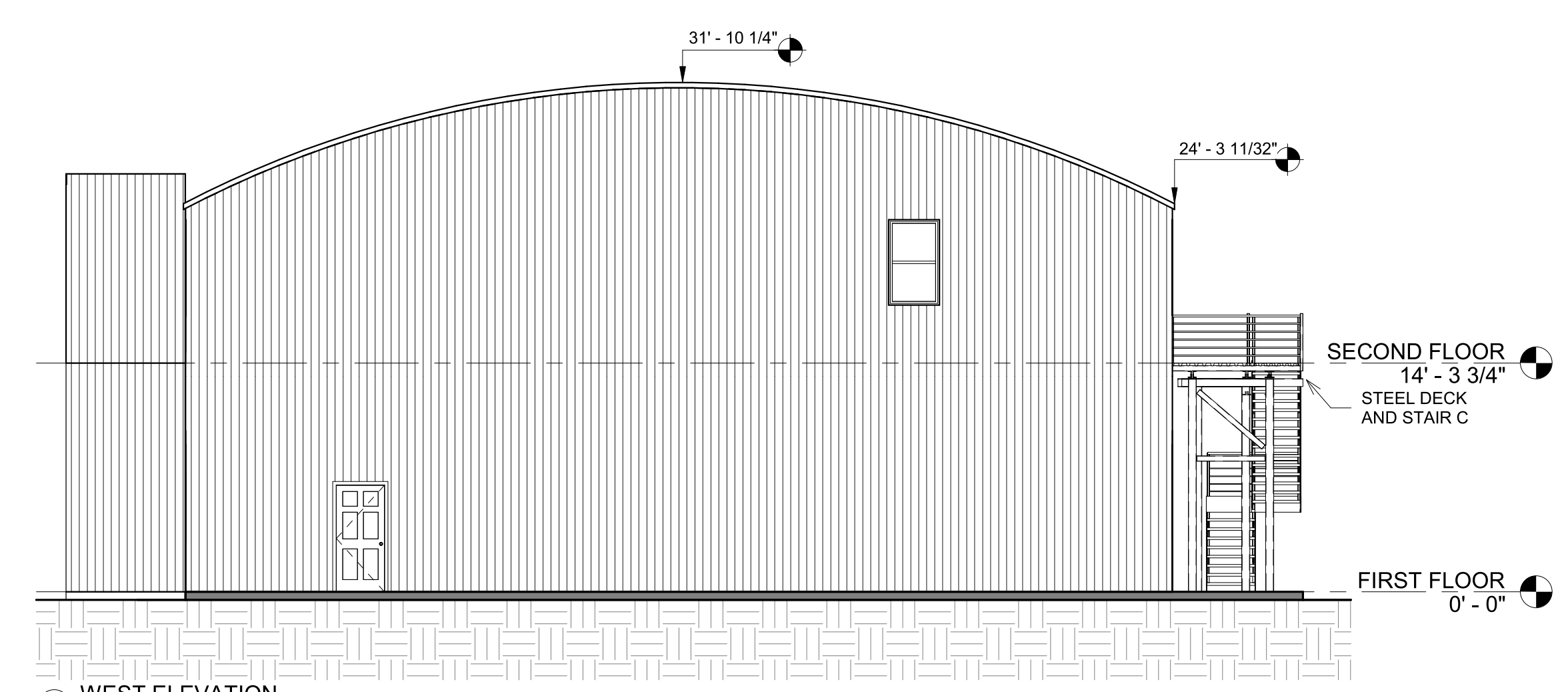
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
All doors and windows existing.
New steel deck and stairs. See structural drawings for detail.