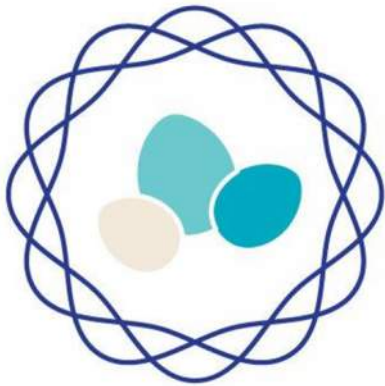




The Bayview Foundation supports its culturally diverse, low-income families in realizing their aspirations by providing affordable housing, fostering cultural pride, and building community through the arts, education, and recreation.

THE BAYVIEW MODEL



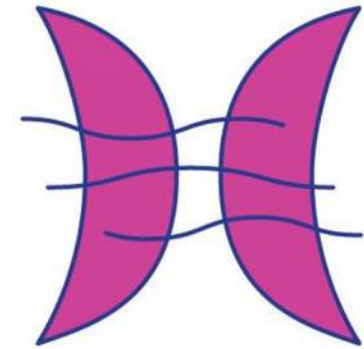
COMMUNITY CENTER

with multigenerational
connection to education,
recreation, employment, and
community building.



AFFORDABLE HOUSING

that grounds residents in
stability and security.



ART & PLACEMAKING

that lifts voices, honors
differences, and fortifies
neighborhood ties.





BUILDING CODE LANGUAGE

INTERNATIONAL BUILDING CODE

1011.5.2 Riser height and tread depth.

Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the *nosings* of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's *nosing*. *Winder* treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the *stair*.

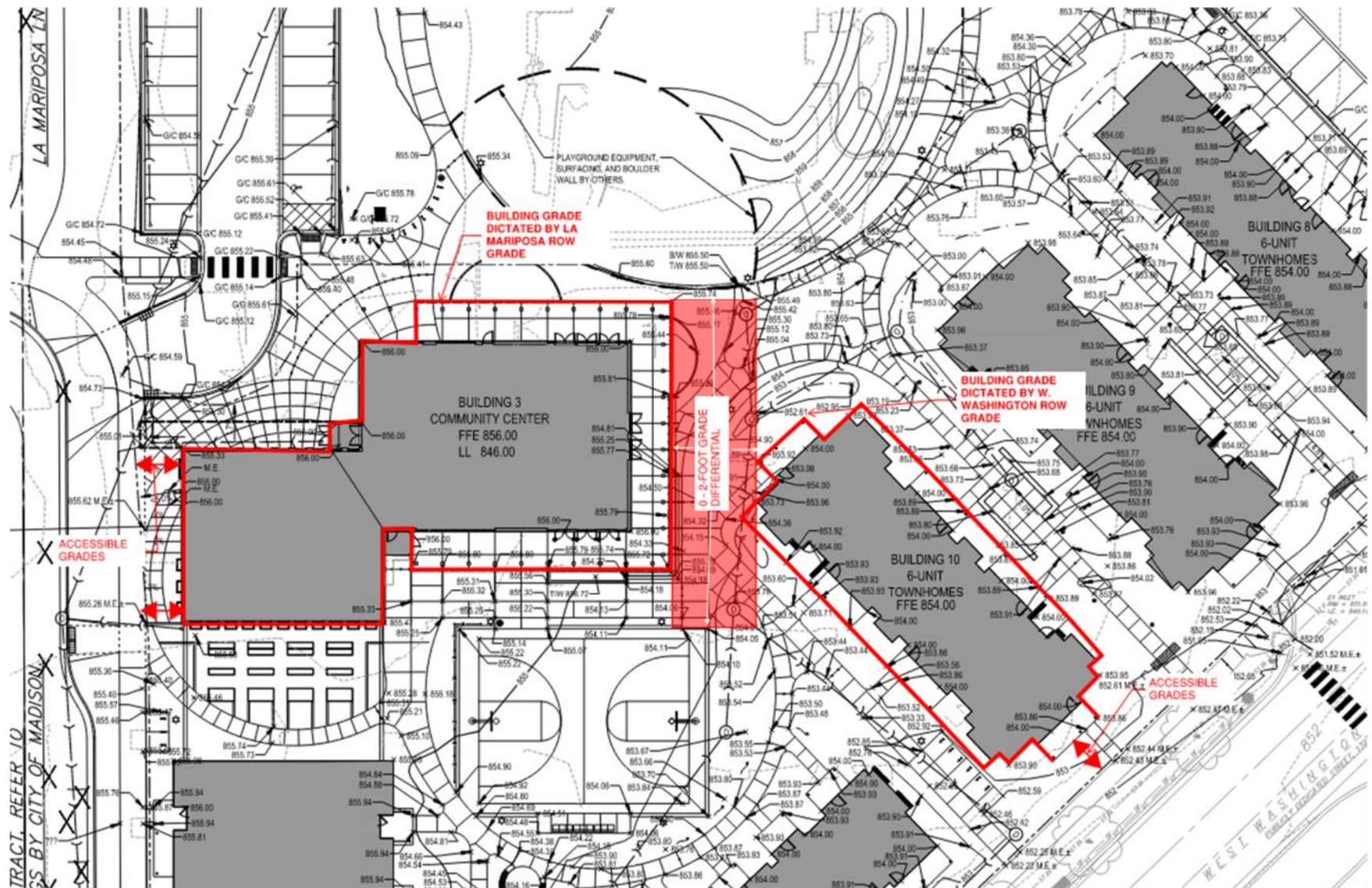
1011.5.4.1 Nonuniform height risers.

Where the bottom or top riser adjoins a sloping *public way*, walkway or driveway having an established grade and serving as a landing, the bottom or top riser is permitted to be reduced along the slope to less than 4 inches (102 mm) in height, with the variation in height of the bottom or top riser not to exceed one unit vertical in 12 units horizontal (8-percent slope) of *stair* width. The *nosings* or leading edges of treads at such nonuniform height risers shall have a distinctive marking stripe, different from any other *nosing* marking provided on the *stair flight*. The distinctive marking stripe shall be visible in descent of the *stair* and shall have a slip-resistant surface. Marking stripes shall have a width of not less than 1 inch (25 mm) but not more than 2 inches (51 mm).

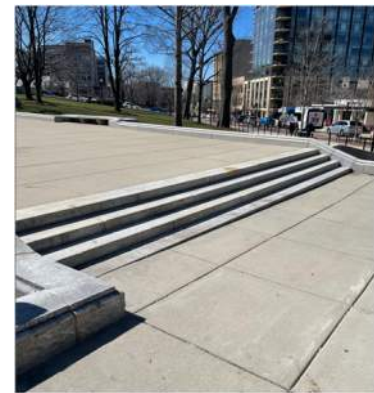
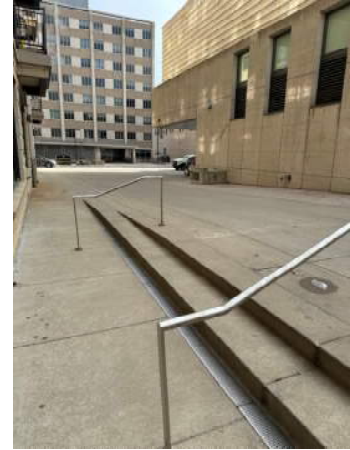
CONSTRUCTED CONDITION



SITE GRADING CONSTRAINTS



PRECEDENTS



SITE GRADING CONSTRAINTS

SUMMARY – BASIS OF APPEAL

- Precedent established across multiple City of Madison sites (both public and private).
- Condition was present in construction drawings approved by Building Inspection units. Reconstruction creates a significant financial hardship for the owner, a non-profit entity.
- Minimal fall height and presence of railings minimizes trip hazard. The addition of stairs increases accessibility.
- Measures to remediate the condition include stair railings, slip resistant surfaces, and distinctive marking tape.