

**VARIANCE FEES**

MGO \$50.00

COMM \$490.00

Priority – Double above

**PETITION FOR VARIANCE  
APPLICATION****City of Madison  
Building Inspection  
Division**

126 S. Hamilton St.

Madison, WI 53703

(608) 266-4568

Amount Paid  
\$410 3-7-18 HJ

Name of Owner <b>BRANDON COOK</b>	Project Description <b>4-UNIT MIXED USE BUILDING</b>	Agent, architect, or engineering firm <b>GLUECK ARCHITECTS</b>
Company (if applies) <b>801 WILLIAMSON STREET LLC</b>		No. & Street <b>116 N. FEW ST.</b>
No. & Street <b>PO BOX 694</b>	Tenant name (if any) <b>N/A</b>	City, State, Zip Code <b>MADISON, WI 53703</b>
City, State, Zip Code <b>MADISON, WI 53701</b>	Building Address <b>803 WILLIAMSON ST./</b>	Phone <b>608 251-2551</b>
Phone <b>608 279-7962</b>	<del>403 S. LIVINGSTON ST.</del>	Name of Contact Person <b>CHARLIE ETHRIDGE</b>
e-mail <b>johnfontainreality@gmail.com</b>		e-mail <b>glueckarch@sbcglobal.net</b>

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

**IBC 1107.7.1 At least one story containing dwelling units .... shall provided with an accessible entrance from the exterior of the structure and all units .... on that story shall be Type B units.**

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

**There is a topographical and lot size restriction that makes it very difficult to make Unit 202 accessible.**

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 letter and drawings.**

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.

**BRANDON COOK**

Print name of owner

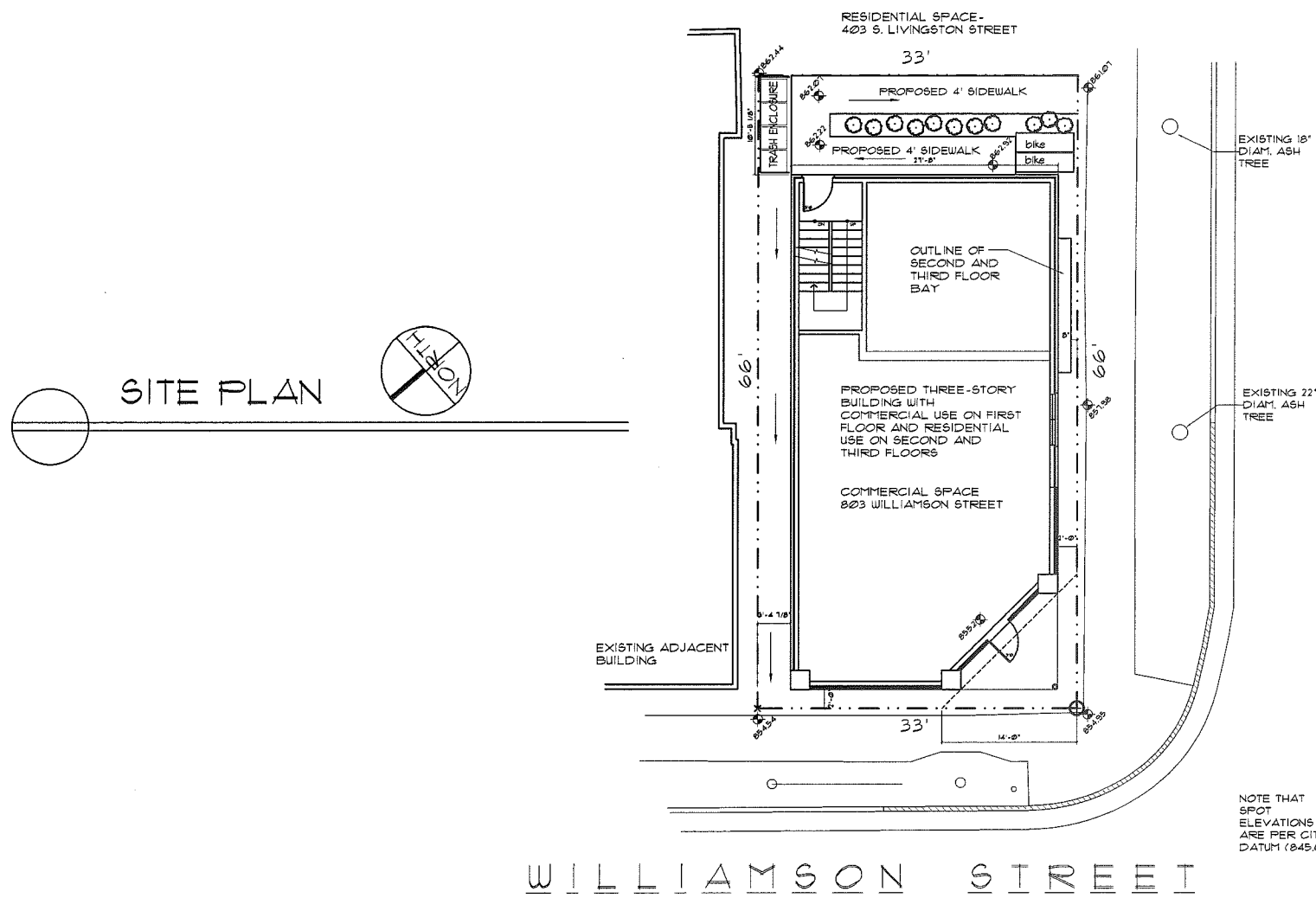
\_\_\_\_\_, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: <b>3/5/18</b>
Notary public 	My commission expires: <b>12/7/2021</b>

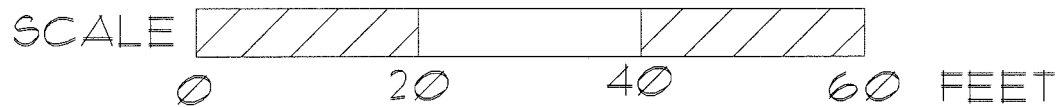


**NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.**

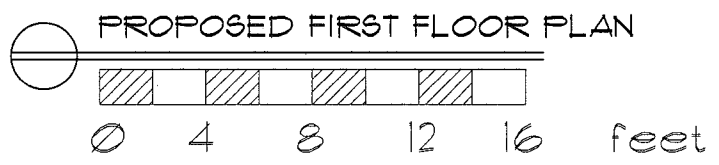
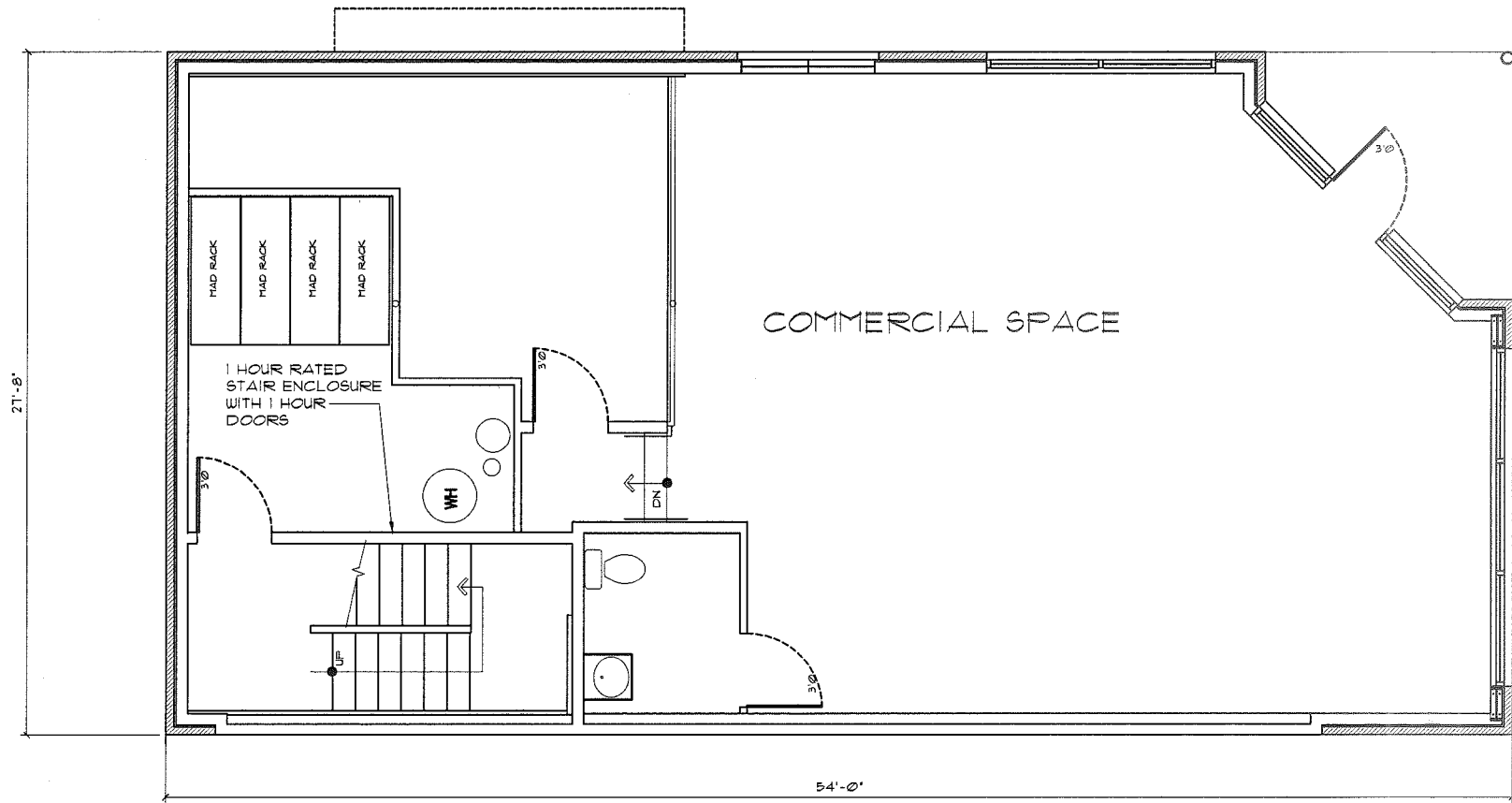
SOUTH LIVINGSTON STREET

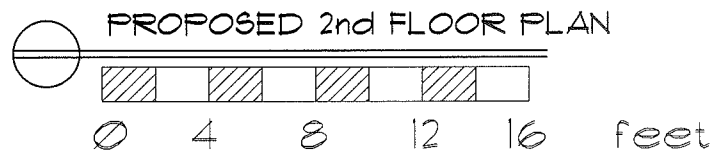
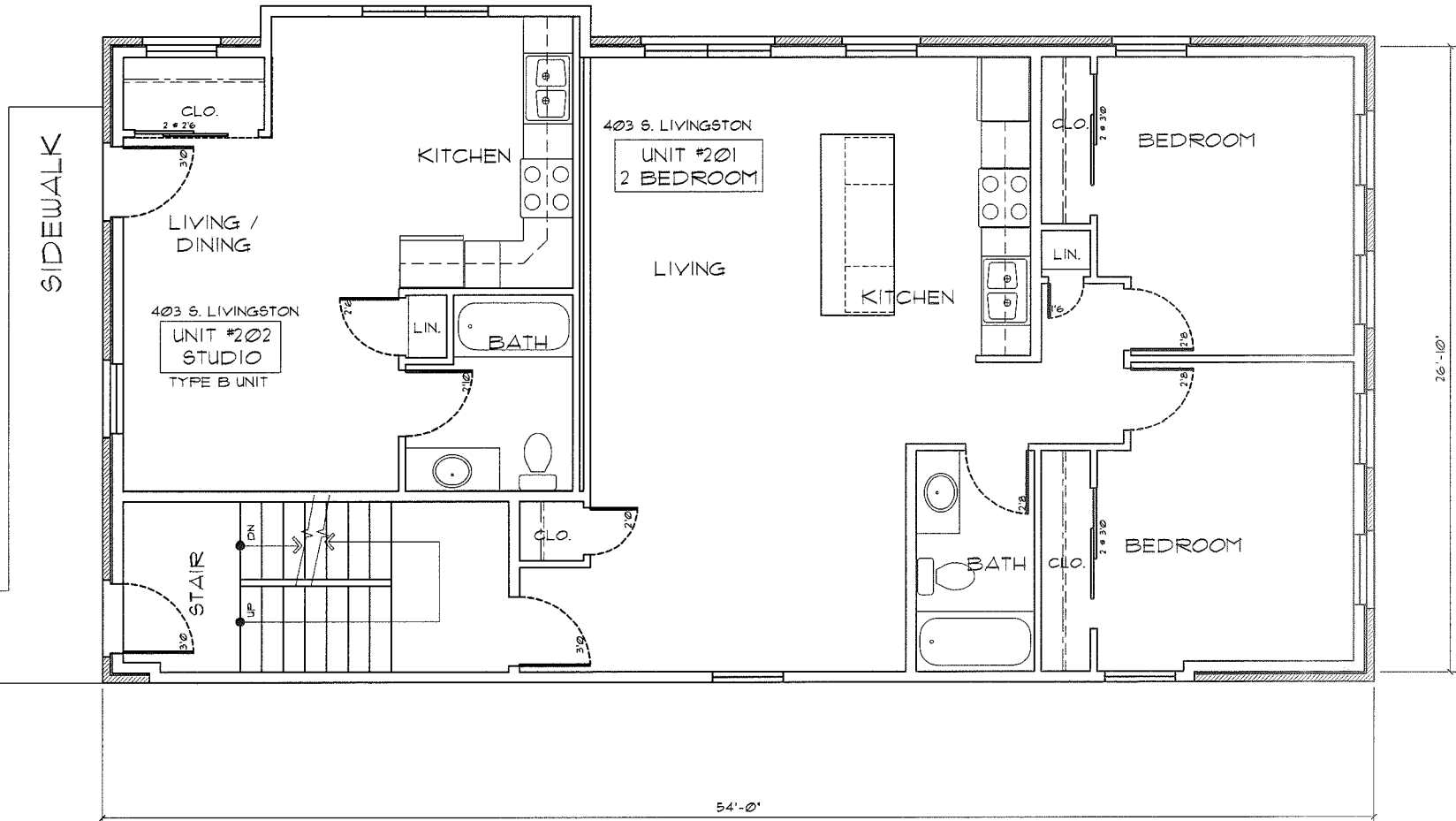


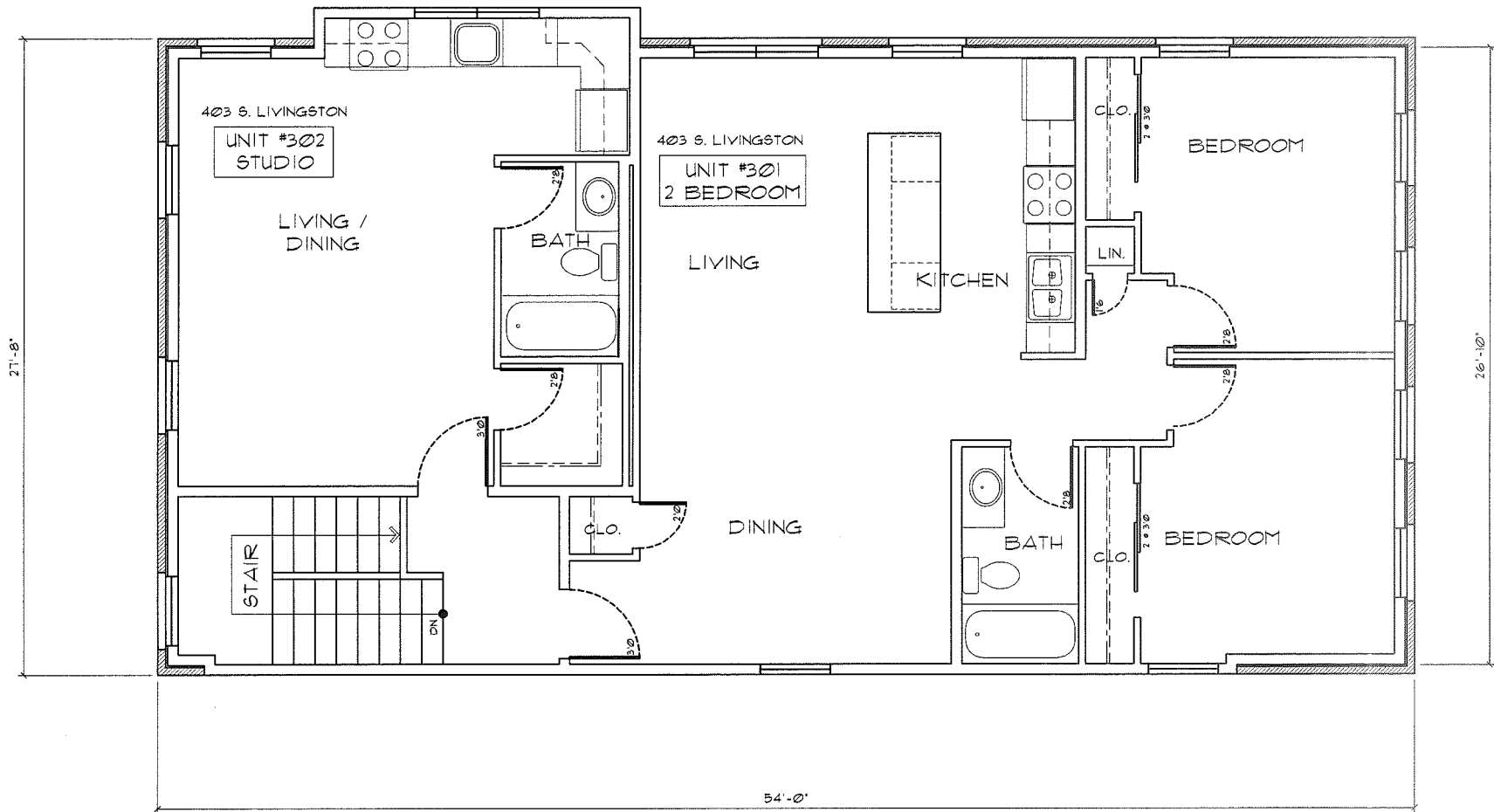
NOTE THAT  
SPOT  
ELEVATIONS  
ARE PER CITY  
DATUM (845.6)



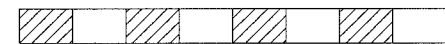
11/21/17	803 WILLIAMSON STREET PROPOSED BUILDING MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1622 #1
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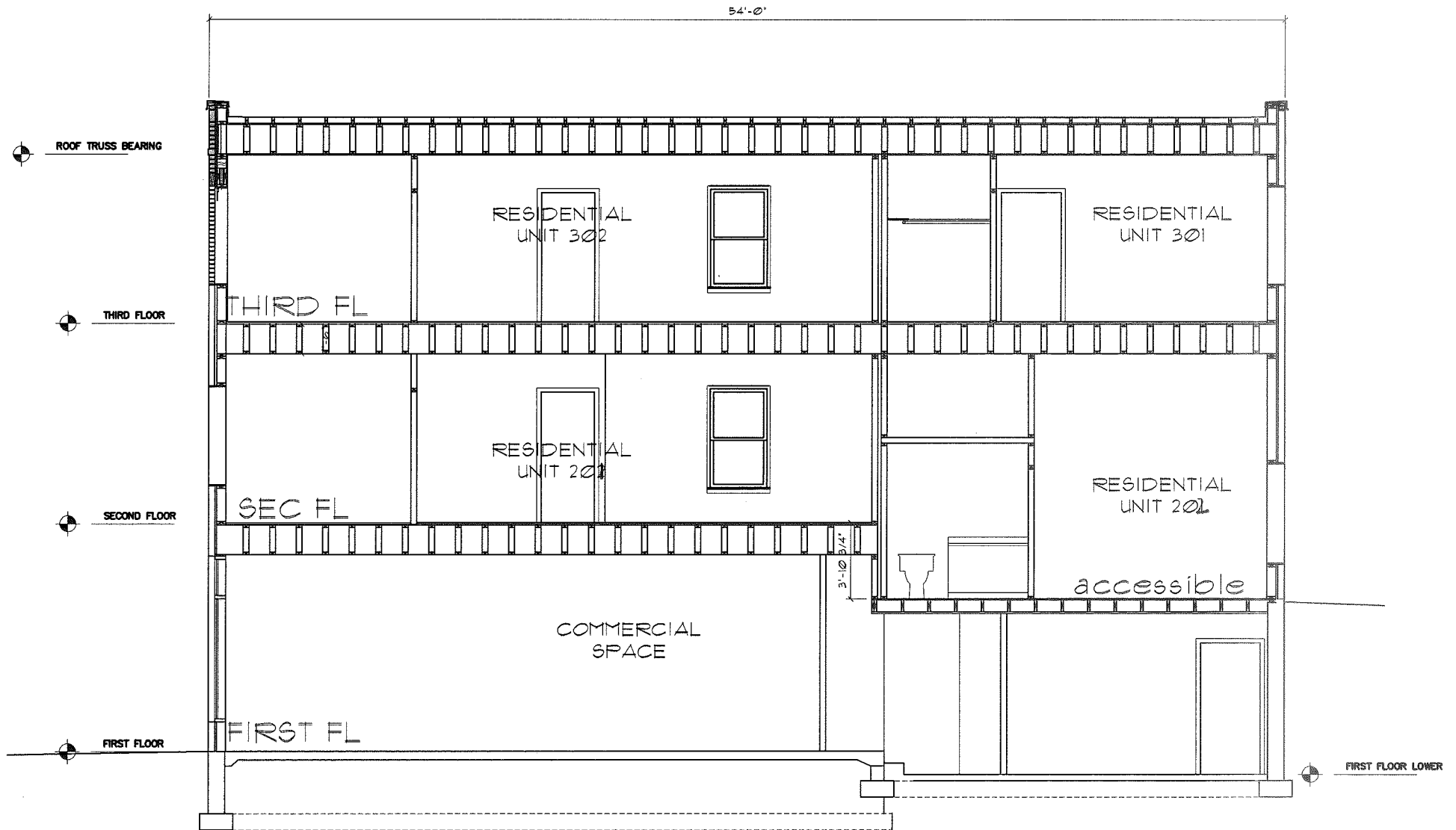


PROPOSED 3rd FLOOR PLAN



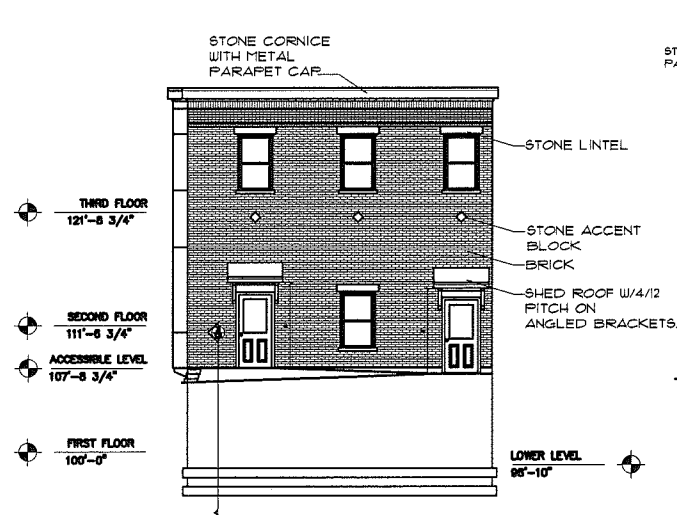
0 4 8 12 16 feet

11/17	803 WILLIAMSON STREET PROPOSED BUILDING MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1622
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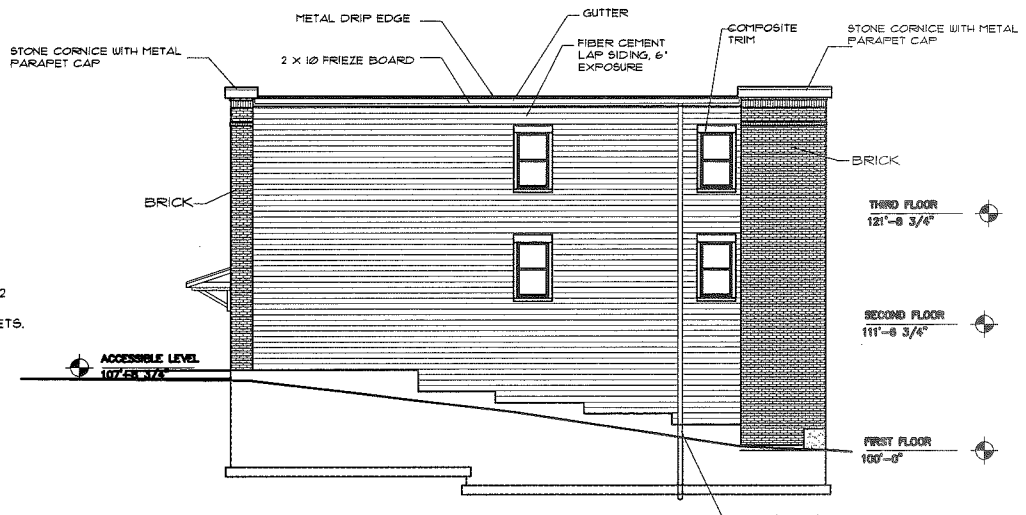
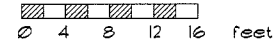


 **BUILDING SECTION**  
 SCALE 1/4" = 1'-0"

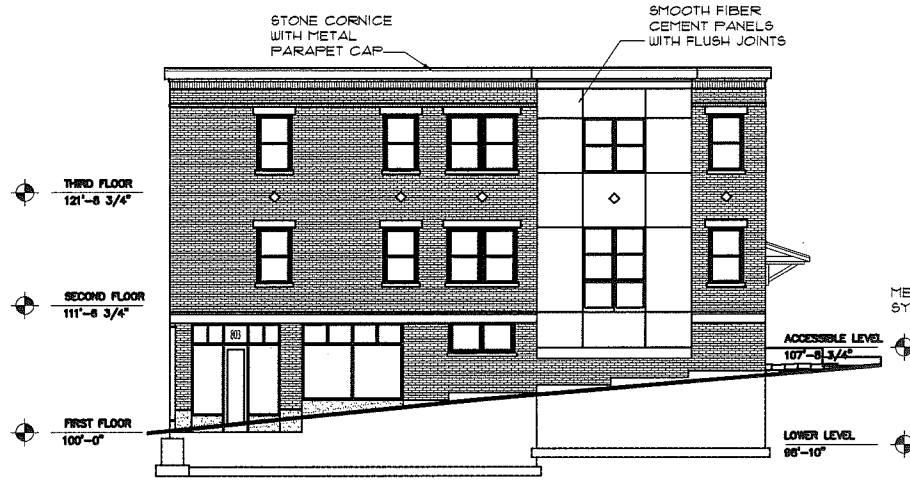
11/1/17	803 WILLIAMSON STREET PROPOSED BUILDING MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1622
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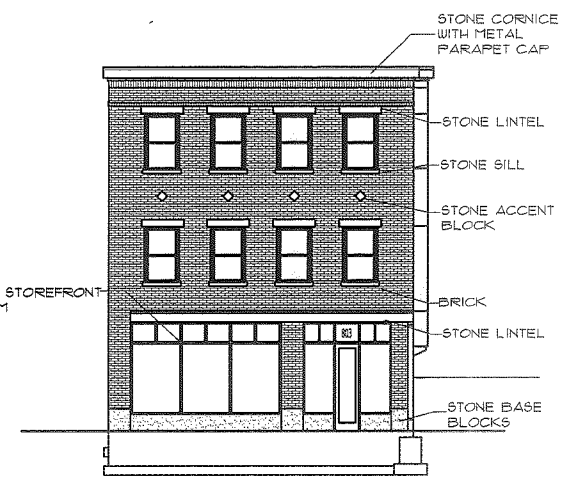
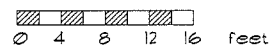
REAR (SOUTHEAST) ELEVATION



SIDE (NORTHEAST) ELEVATION



LIVINGSTON STREET ELEVATION



WILLIAMSON STREET ELEVATION

801 WILLIAMSON STREET  
PROPOSED BUILDING  
MADISON, WISCONSIN

glueck architects  
116 North Few Street, Madison, WI 53703 (608)251-2551

Wednesday, March 07, 2018

**Building Code, Fire Code, Conveyance Code and Licensing Appeals Board  
City of Madison**

To members of the Board:

We are proposing a new building at 803 Williamson Street. Please see the attached drawings.

This is a small site (33' x 66') that slopes at approximately 9% from front to back, creating an unusual condition for accessibility. Our building is 3 stories with no basement, containing commercial space on first floor and residential units on the upper two floors. The commercial space is accessible as presented.

We are requesting a variance for IBC 1107.7.1, which requires "at least one story containing dwelling units.....be provided with an accessible entrance from the exterior of the structure **and all units.....on that story shall be Type B units**".

In approaching the design of this building, the logical option would be to have a first floor, all on one level, with a second floor and a third floor also all on one level. If we were to do this, it would create a second floor that is too far above grade to allow for accessibility. (Please note that the sidewalk up Livingston is steeper than the steepest wheelchair ramp permitted by code, making accessible units on this site less than ideal, but, ironically, if the slope were steeper, it would have allowed us to have a second floor all on the same level and accessible from the sidewalk.) As a solution to this problem, we have designed the rear apartment unit to be accessible by depressing it and completely separating it from the other second floor unit. It has its own exterior entrance. The other second floor unit is almost 4 feet higher and is accessed from the common stairway. This complicates the building substantially, but we believe it fulfills the intent of the code, if not the letter of the code, and we present that as our equivalency. I want to point out that the code does not "identify the minimum floor height differences that define a separate story" (per Randy Dahmen at DSPS), and we would argue that for accessibility purposes, these units are effectively on different stories.

I appreciate the chance to submit this variance. If there are any questions or concerns or any additional information required, please do not hesitate to contact me.



Charles Ethridge  
Glueck Architects  
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Madison 53703  
(608) 251-2551  
[glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net).