

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 \$490 1.29.19

Name of Owner Holly Alexander	Project Description Upgrade an empty building into to a tap house. New structural beams & posts added in lower level to support 100 PSF LL needed for new occupancy.	Agent, architect, or engineering firm James McFadden
Company (if applies)		No. & Street 380 W Washington
No. & Street 4674 Ravens Way	Tenant name (if any) Tiny's Tap	City, State, Zip Code Madison, WI 53703
City, State, Zip Code Cottage Grove WI 53527-1901	Building Address 308 S Paterson	Phone (608) 251-1350
Phone (608) 256-8211		Name of Contact Person James McFadden
e-mail allalex@hotmail.com		e-mail james@mcfadden.com

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
1003.2 Ceiling Height. The means of egress shall have a ceiling height of not less than 7'-6". 100.3.3 "minimum headroom of 80".
Existing ceiling is 6' AFF with 5'-5 1/2" clear under beams. Clearance under new beams is 5'-4 1/2"
- The rule being petitioned cannot be entirely satisfied because:
Existing structure
- 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 space will not be occupied and will be used exclusively by the furnace and associated ducts.
Coolers, storage and other support areas are located on the ground floor. The lower level will only be visited occasionally by service personel . Code compliant access to and from the level is provided via a new stair.

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

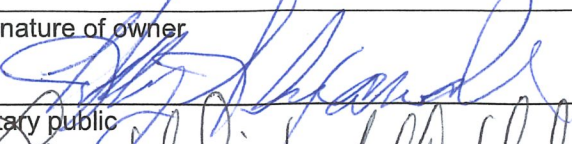
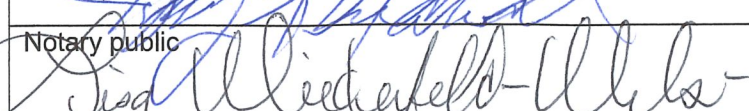
**VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED
BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.**

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.

Holly Alexander

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: <u>2-28-2019</u>
Notary public 	My commission expires: <u>March 11, 2022</u>

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

City of Madison Fire Department Position Statement


Owner: Holly Alexander	Project Name: Tiny's Tap House	Contact: James McFadden
Address: 4674 Ravens Way Cottage Grove, WI 53527-1901	Building Location: 308 S Paterson St	Address: 380 W Washington Ave Madison, WI 53703
Owner Phone: 608-256-8211 Email: allalex@hotmail.com	Building Occupancy or Use: Assembly Group A-2	Phone: 608-251-1350 Email: james@mcfadden.com

Rule Being Petitioned: IBC 1003.2 Ceiling Height

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

☐ Approval ☒ Conditional Approval ☐ Denial ☐ No Comment

- No storage is permitted in Lower Level.
- Signage or other means of notifying persons of low head room.

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 January 18, 2019



PLAN EXAMINATION LETTER

PROJECT #: BLDNCC-2018-02214

Building Inspection Division
126 S. Hamilton St.
Madison, Wisconsin 53703
608 266-4551 Fax 608 266-6522

RE: Occupancy: Business Grp. B
Tenant: Tiny's Tap House
Owner: Holly Alexander
Supervising Professional: James McFadden
Square Feet: 1,000

Date: 3/5/18

MC FADDEN & COMPANY
380 W WASHINGTON AVE
MADISON WI 53703

Project Location
308 S PATERSON ST

These plans have been reviewed for compliance with the important code requirements in Chapters SPS 361 through 366 of the Wisconsin Administrative Code.

The **ALTERATION** plans are **CONDITIONALLY APPROVED**.

The plans have been reviewed for compliance with the code requirements set forth in Chapters SPS 361-366 of the rules of the Department of Safety and Professional Services. Construction may proceed subject to local regulations, but all items that are required to be changed by this letter must be corrected before commencing that part of the work. This plan has not been reviewed for compliance with Chapters SPS 382-386, the plumbing rules of the Department of Safety and Professional Services. You are hereby advised that the owner as defined in Chapter 101.01(2)(c) of Wisconsin State Statutes is responsible for all code requirements not specifically cited herein. The building will be inspected during and after construction.

SPS 361.33 Evidence of Approval. The architect, professional engineer, designer, builder or owner shall keep, at the building, one set of plans bearing the stamp of approval.

THIS BUILDING HAS BEEN CLASSIFIED AS TYPE **VB** CONSTRUCTION.
This is a level 2 alteration.

CONDITIONS OF APPROVAL:

ANSI A117.1 sec. 405.7.5 The landings at the top of each ramp shall comply with ANSI A117.1 sec. 403.2.3 which requires a minimum width of 48".

ALRC approval must be granted prior to serving alcohol. The maximum capacity is 30 people.

PLANS FOR THE FOLLOWING SHALL BE SUBMITTED TO THIS OFFICE AND APPROVED PRIOR TO THE CONSTRUCTION OF THAT COMPONENT.

☐ Trusses ☐ Precast Concrete ☒ HVAC ☐ Other

Inspector(s): **Jim Sjolander**

Phone: 266-4557

Reviewed By: **Mike Van Erem, Plan Examiner**

Phone: 266-4559

Supervisor: **Harry Sulzer**

☐ PLANS
☒ BUILDING PLANS
☐ HEATING AND VENTILATION

**Conditionally
APPROVED**

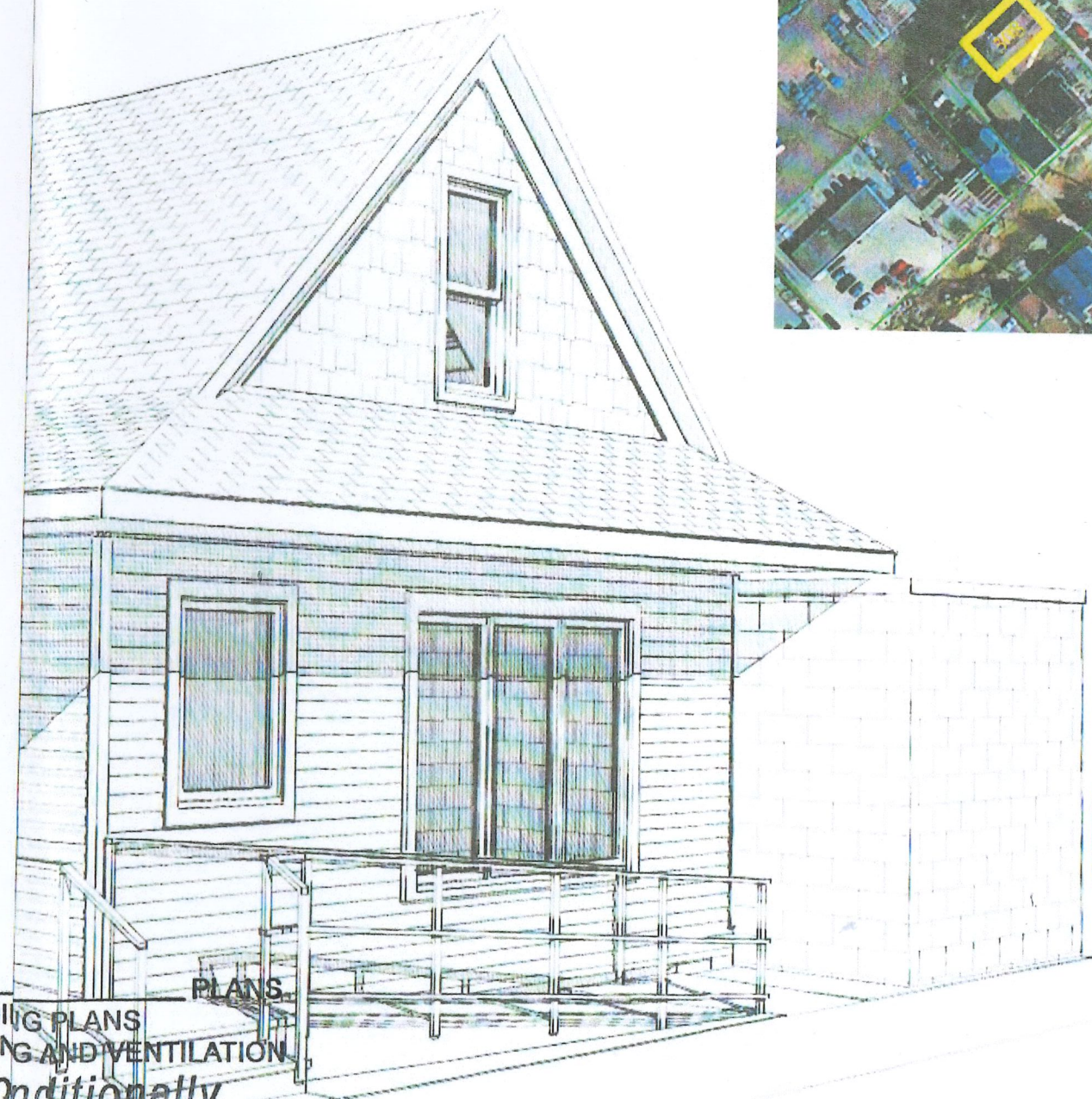
CITY OF MADISON

SEE CORRESPONDENCE

McFadden & Company
380 West Washington Ave
Madison, Wisconsin 53703
608.251.1350
mcfadden@mailbag.com

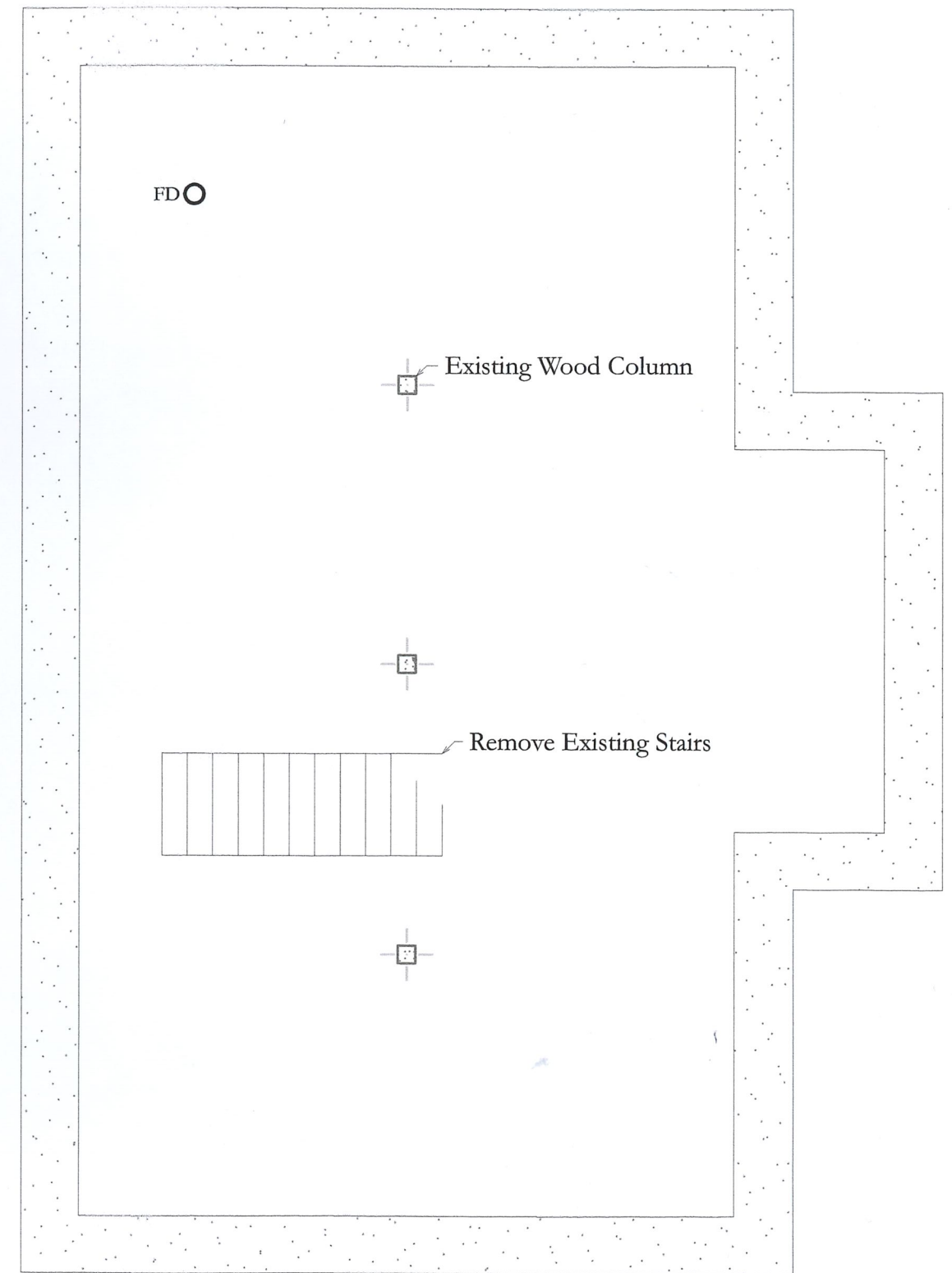
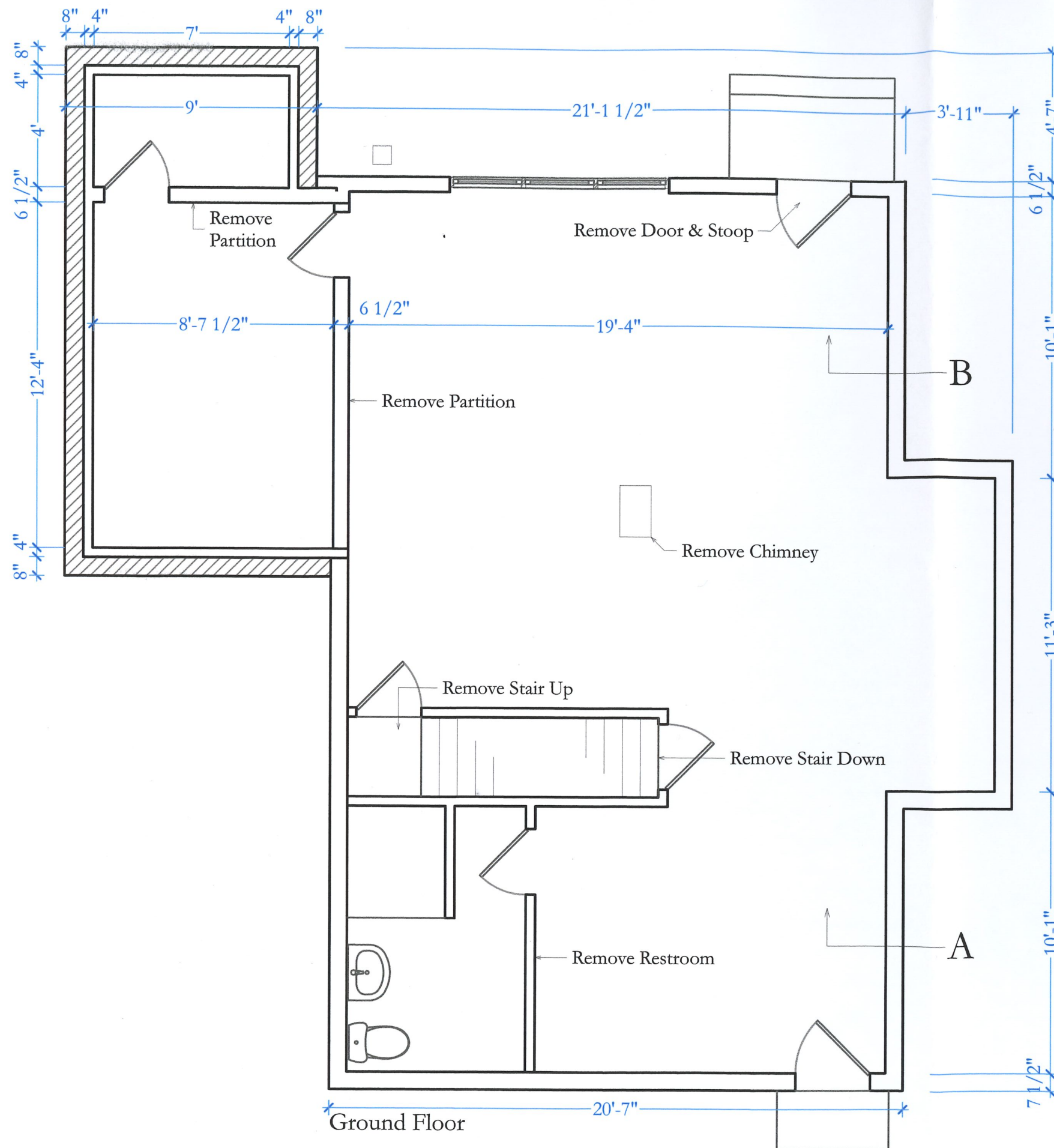


Location



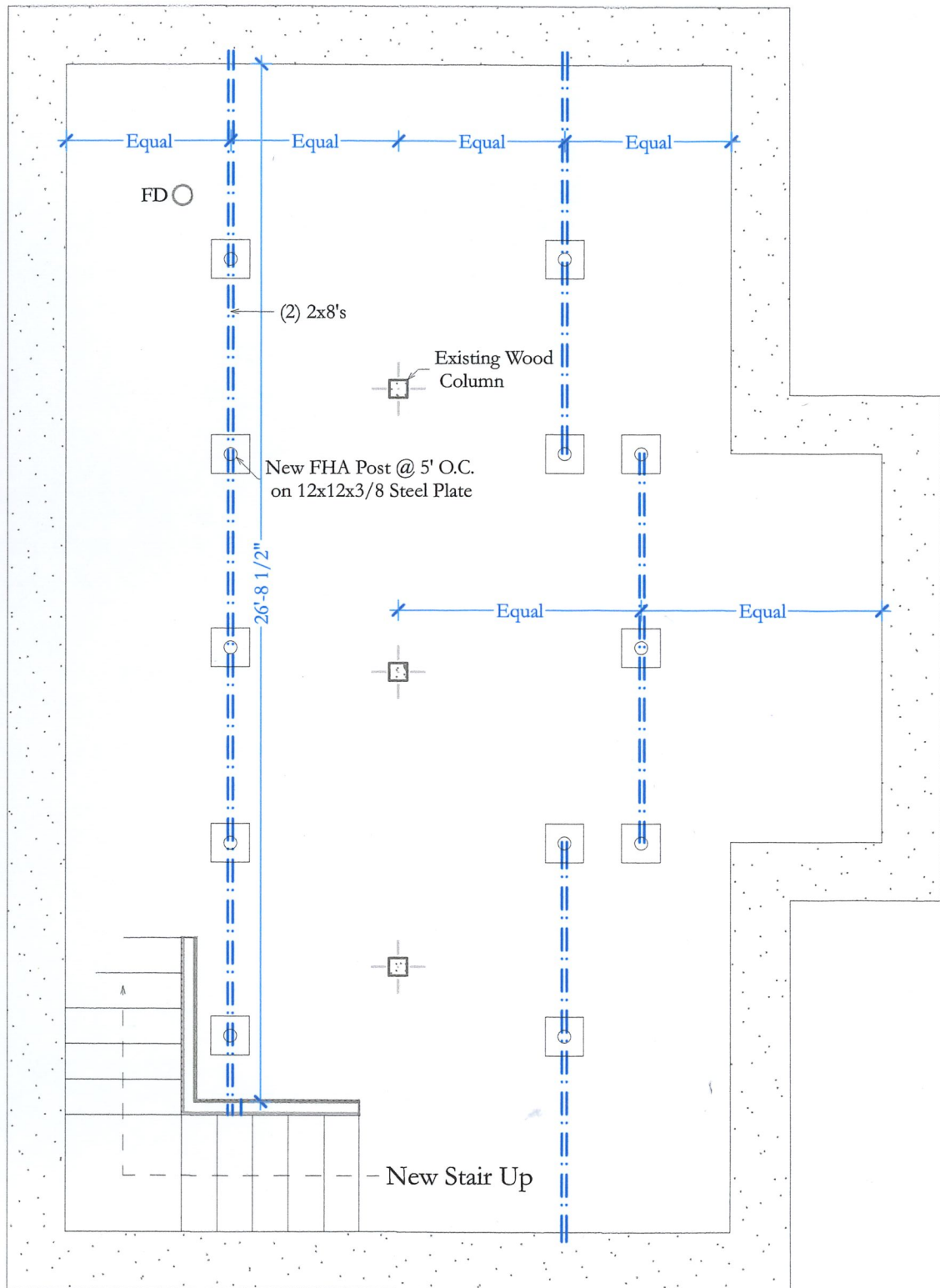
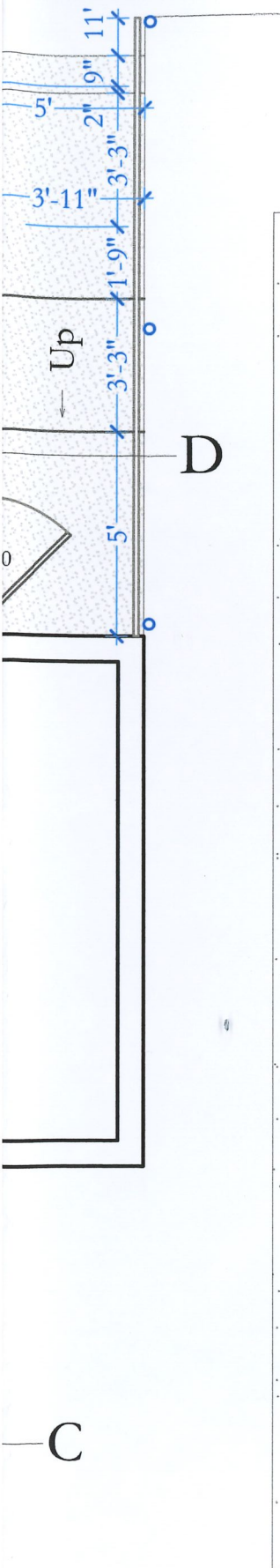
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2-22-18

Tiny's Tap House
308 S Paterson
February 9, 2018



Basement

Existing Floor Plans @ 1/4" = 1'-0"



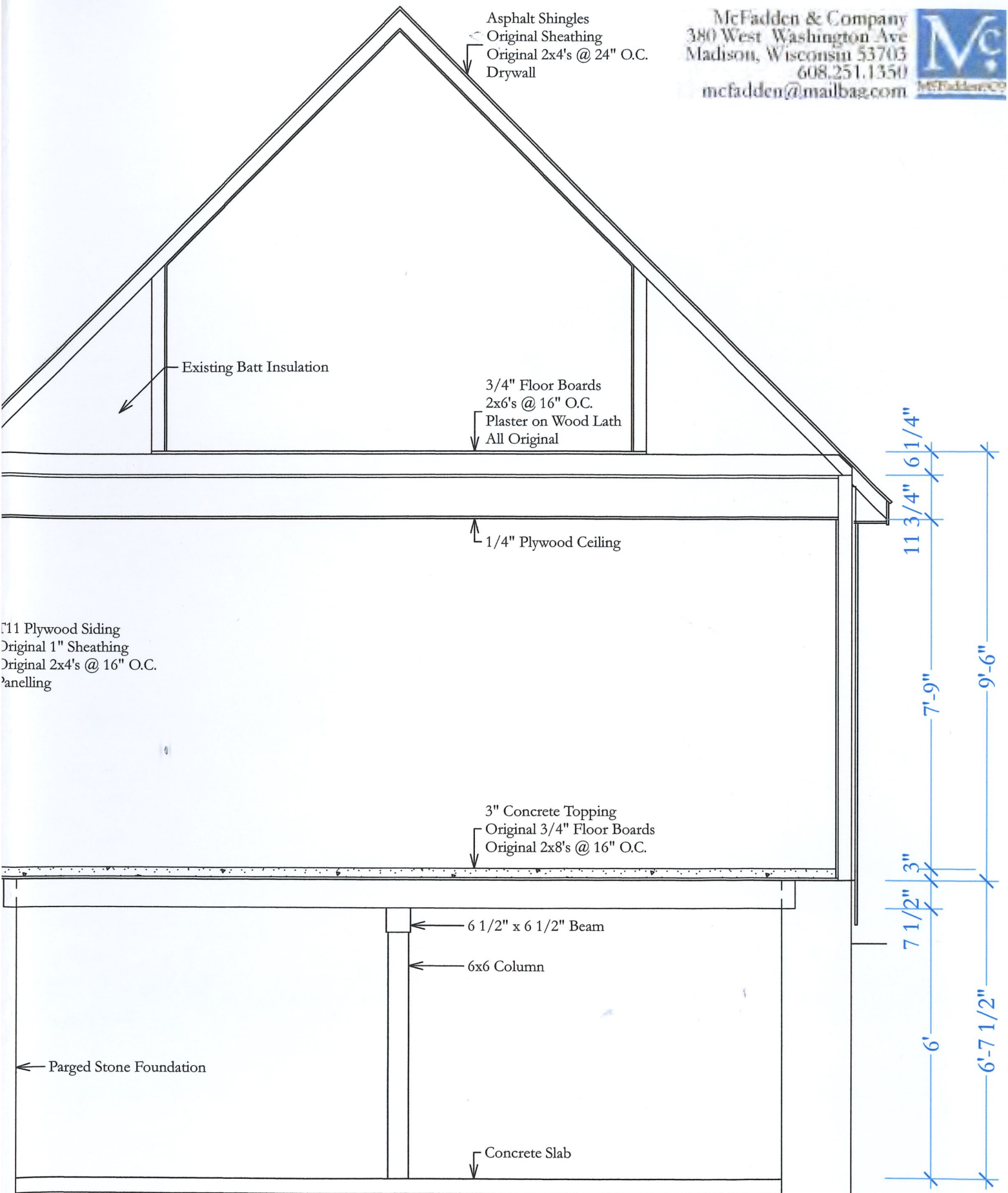
Proposed Floor Plans @ 1/4" = 1'-0"
 308 S Paterson
 February 6, 2018

Basement

A2

Asphalt Shingles
Original Sheathing
Original 2x4's @ 24" O.C.
Drywall

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Madison, Wisconsin 53703
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mcfadden@mailbag.com



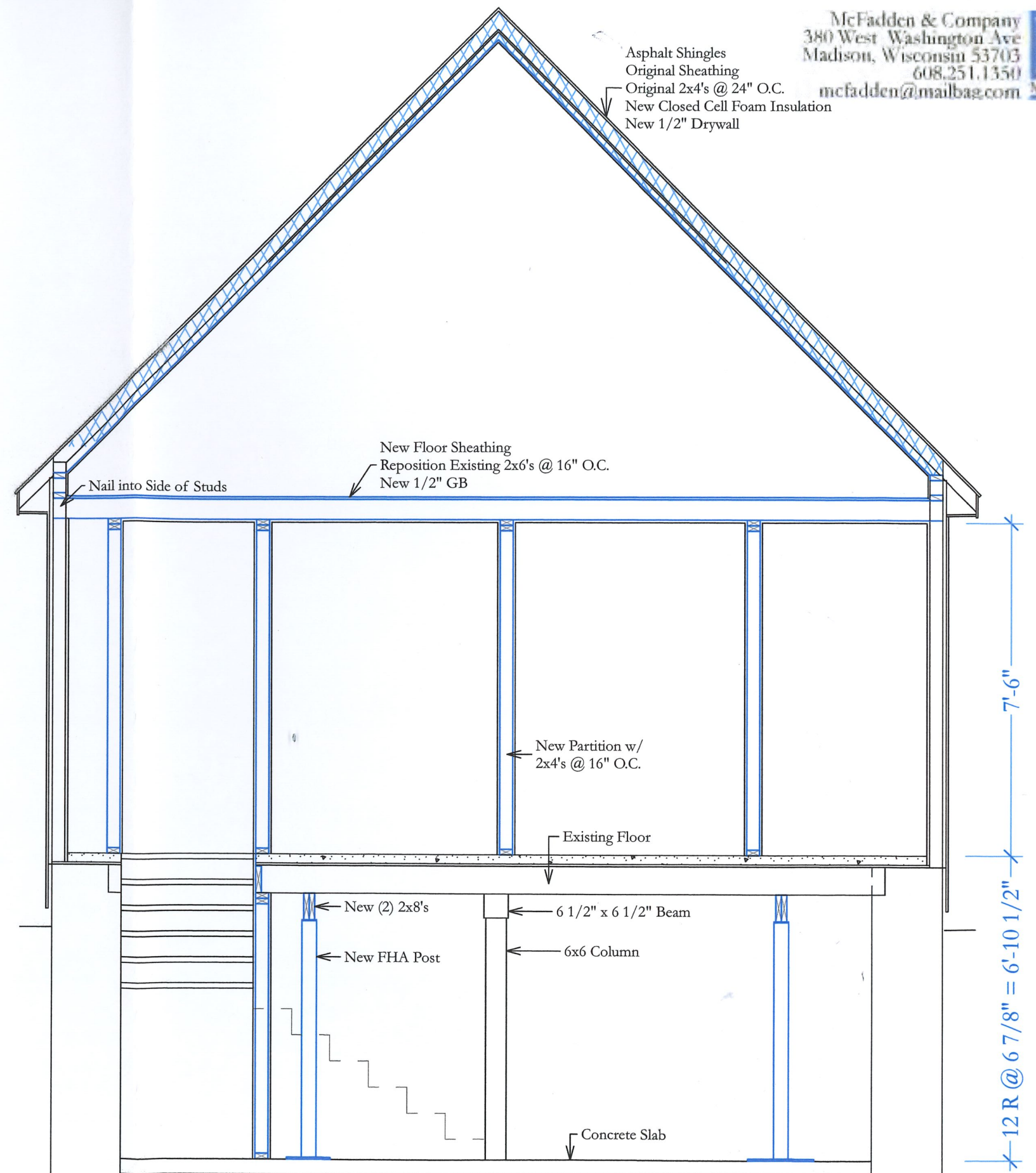
on "A"

Existing Sections "A" & "B" @ 3/8" = 1'-0"

308 S Paterson

February 8, 2018

A3

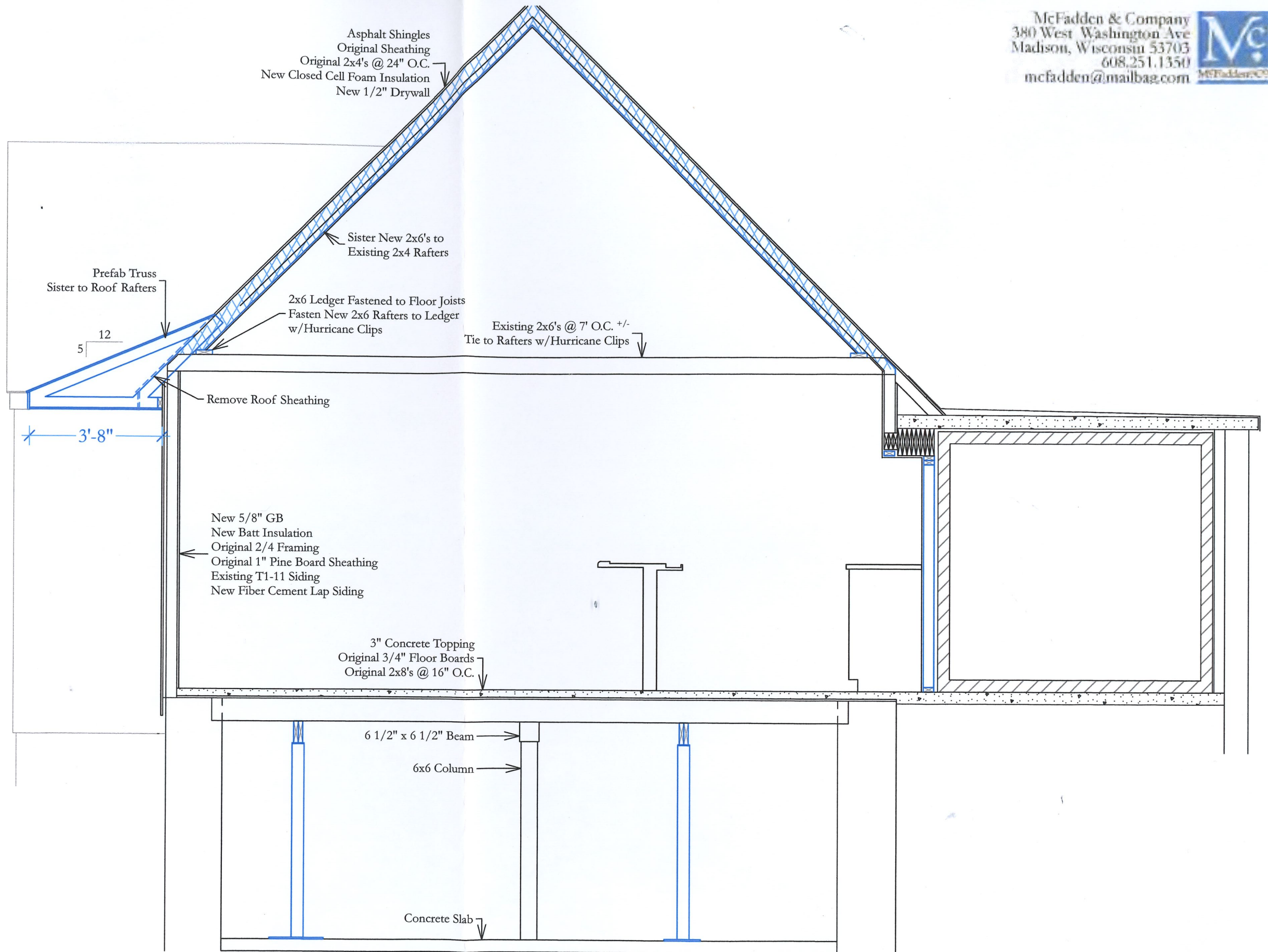
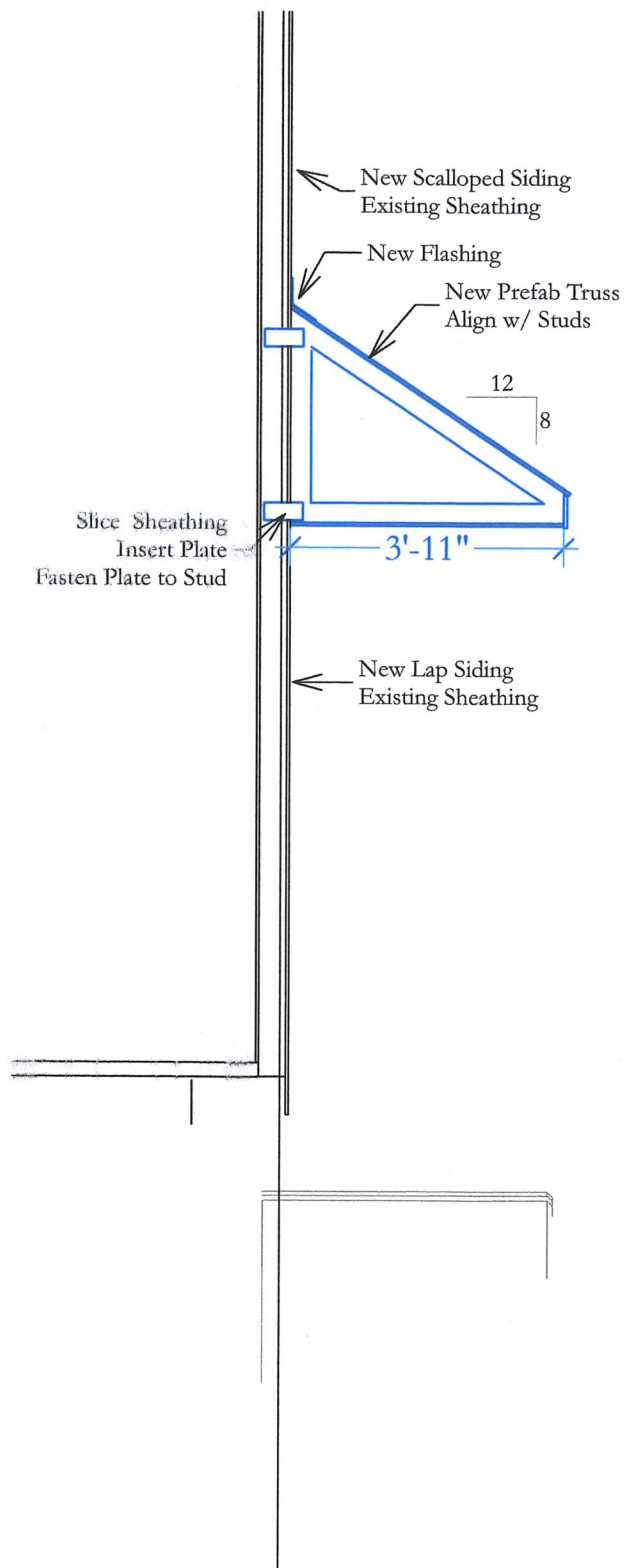


Section "C"

Proposed Section "C" @ 3/8" = 1'-0"

308 S Paterson
February 8, 2018

A4



Section "E"

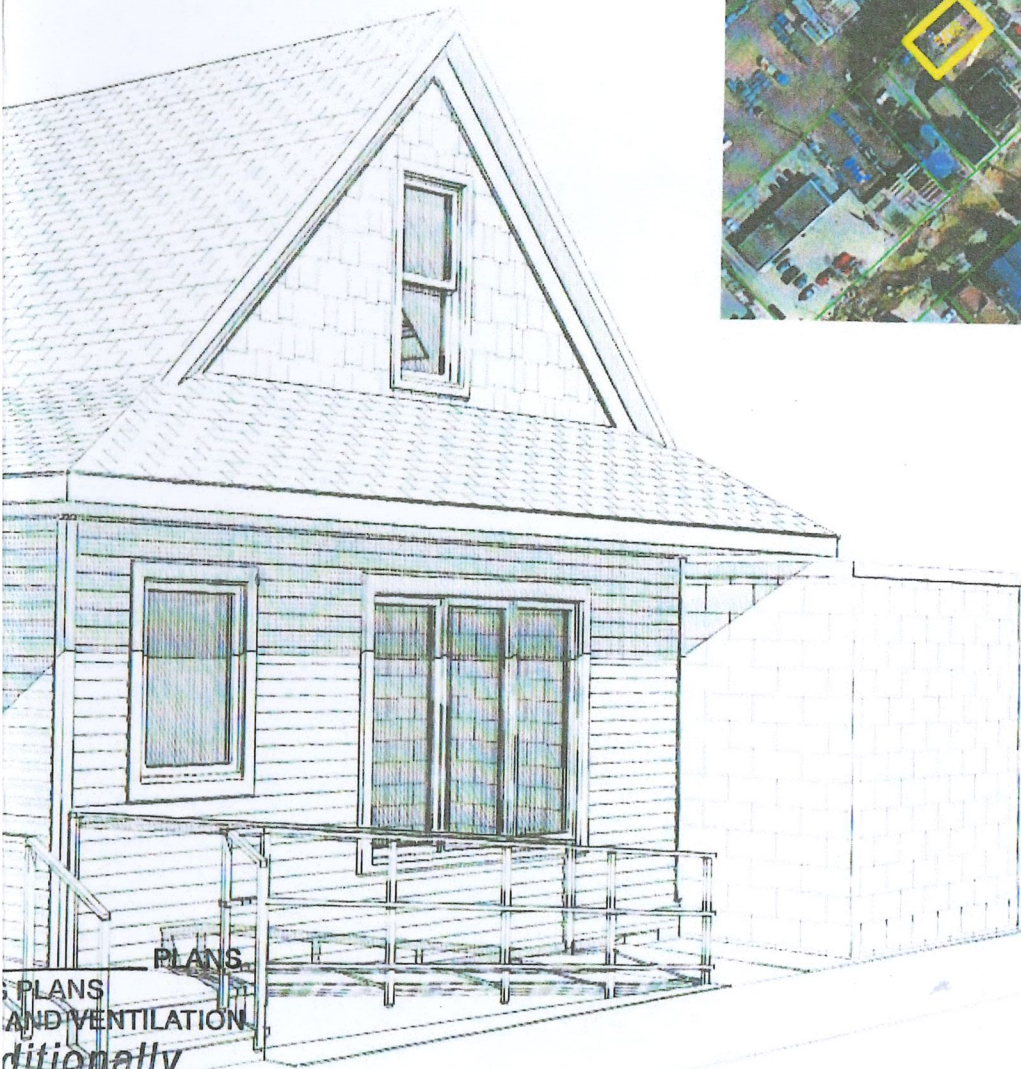
Section "D"

Proposed Section "D" & "E" @ 3/8" = 1'-0"

McFadden & Company
380 West Washington Ave
Madison, Wisconsin 53703
608.251.1350
mcfadden@mailbag.com



Location



[Handwritten signature]
2-22-18

PLANS
AND VENTILATION
ditionally
PROVED
OF MADISON
RESPONDENCE
3-5-18

Tiny's Tap House
308 S Paterson
February 9, 2018