



# 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

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Tuesday, March 16, 2021

12:15 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Glueck, Chair, called the meeting to order 12:19pm.

Staff Present: Kyle Bunnow, Cary Olson, Katie Mooney, Bill Sullivan

**Present:** 5 - John P. Starkweather; James I. Glueck; Alissa M. Jenne; Richard A. Riphon and Craig E. Brown

**Excused:** 4 - Gail A. Rutkowski; Sam J. Breidenbach; Louis J. Olson and Randall V. Baldwin

### APPROVAL OF MINUTES

A motion was made by Craig E. Brown to approve the March 9, 2021 minutes; seconded by John P. Starkweather. The motion passed on a unanimous vote.

### PUBLIC COMMENT

1. [62199](#) Building Board of Appeals Public Comment Period

There was no public comment.

### DISCLOSURES AND RECUSALS

James I. Glueck disclosed he used to work next door to 825 Williamson St, but said that would not impact his ability to hear the petition.

### PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

2. [64661](#) 1102 Sherman Ave  
BLDVAR-2021-03058  
The property owner is seeking a variance from SPS 321.03(3)a requiring habitable floors above the second floor to be provided with at least two exits. The property owner is seeking to expand the habitable space of the home into a third floor containing a single exit. Alder District 2

**A motion was made by John P. Starkweather to refer the variance to the next meeting so more information from the Madison Fire Department could be submitted; seconded by Richard A. Riphon. The motion passed on a unanimous vote.**

3. [64663](#) 825 Williamson St  
BLDVAR-2021-02928  
The property owner is seeking a variance from IBC Table 602 requiring a 1 hour fire resistance rating for the exterior wall of a Occupancy Group B, Type VB building located less than 10 feet from the property line. The property owner is also seeking a variance from 2015 IBC Table 705.8 that does not permit exterior wall openings for fire resistive walls located less than 3 feet from the property line. The existing building is a single family home and is being converted to a commercial office, the building is located 2.5 feet from the property line and the exterior wall needing fire resistive rating has 5 window openings. Alder District 6.

**A motion was made by John P. Starkweather to approve the variance in exchange for a requirement that the owner of 825 Williamson St enter into a deed restriction recorded against title to 825 Williamson St and otherwise in form and substance acceptable to the City of Madison and for the benefit of the City of Madison, that if the owner of 817-821 Williamson St constructs a building in the vicinity of 825 Williamson St in the future that creates a noncompliant distance between the buildings under the then-current code, then 825 Williamson St has to become compliant at that time; seconded by Craig E. Brown. The motion passed on a unanimous vote.**

4. [64674](#) 502 W Washington Ave  
The property owner is seeking a variance from 2015 IBC 1006.2.1 requiring a second means of egress for group R-2 occupancies with dwelling units having a combined occupant load exceeding 10 individuals but not more than 20 individuals. Alder District 4

**A motion was made by Craig E. Brown to approve the variance as stated; seconded by John P. Starkweather. The motion passed on a unanimous vote.**

## NEW BUSINESS

5. [64666](#) Building Board of Appeals Sub-Committee Set Up

A motion was made by John P. Starkweather to refer the item to the next meeting; seconded by Richard A. Riphon. The motion passed on a unanimous vote.

#### DISCUSSION ITEMS

6. [08598](#) Communications and Announcements

The Chair thanked Craig E. Brown and Alissa M. Jenne for their service to the Building Board of Appeals as their terms are ending in April, 2021.

#### ADJOURNMENT

John P. Starkweather made motion to adjourn, seconded by Craig E. Brown. The motion passed on a unanimous vote. Adjourned 1:59pm.