

Subject: RE: Monday morning re: Meeting at Marina about 149 E Wilson Firelane
From: "Ruckriegel, Ed" <ERuckriegel@cityofmadison.com>
Date: 1/13/14 1:01 PM
To: 'Mary Waitrovich' [REDACTED]
CC: "Francisco A. Scarano" [REDACTED] lee christiansen
[REDACTED], "Verveer, Mike" <district4@cityofmadison.com>,
"Sullivan, William" <WSullivan@cityofmadison.com>

Mary:

The fire lane between buildings is not required for the 149 E Wilson development. The project complies with the 2012 International Fire Code and MGO 34. East Wilson Street serves as the required aerial fire apparatus access and meets the requirement to have fire lanes within 150 (no fire sprinkler protection) or 250 (with fire sprinkler protection) feet of all portions of the exterior walls. Since the 149 E Wilson Street project proposal complies with the applicable codes, the fire department does not have any concerns or objections.

As we discussed, the exit stairs on the east side of the Marina Condominium building conflicts with the approvals of 2005. I welcome the opportunity to discuss a plan and schedule for modifications to resolve the compliance issue.

Ed Ruckriegel, Fire Marshal
30 W Mifflin Street, 9th Floor
Madison, WI 53703
(608) 266-4457
eruckriegel@cityofmadison.com

From: Mary Waitrovich [REDACTED]
Sent: Monday, January 13, 2014 10:07 AM
To: Ruckriegel, Ed
Cc: Francisco A. Scarano; lee christiansen
Subject: Re: Monday morning re: Meeting at Marina about 149 E Wilson Firelane

FM Ruckriegel,

Thanks again for meeting with us. I looked at the approval document you gave us for the original firelane that allowed it to be 18 feet instead of 20 feet. Why are you extending the 18 feet exception to the McGrath project when the approval document explicitly excludes "future or adjacent" development from the terms of the approval?

Thank you,
Mary Waitrovich

On 1/13/14 7:53 AM, Mary Waitrovich wrote:

Fire Marshall Ruckriegel,

Not sure if you get your email at home but I wanted to let you know I am home, up and eagerly awaiting your call about when you can meet today here at the Marina. This meeting is extremely critical because, as I am sure you know, the Planning Commission meeting on approval of the McGrath proposed project at 149 E Wilson is tonight at 6 PM.

One other person from our building will participate in our meeting and we have reduced some of our concerns to writing for your reference.

I look forward to hearing from you. My phone: [REDACTED]

Thank you,
Mary Waitrovich for The Marina Condo Association Board

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Mary Waitrovich
Media Plus You, LCC
www.mediaplusyou.com

MEDIA PLUS YOU

From: **Francisco Scarano**

Date: Fri, Jan 17, 2014 at 3:20 PM

Subject: Fire code implementation

To: ERuckriegel@cityofmadison.com

Cc: Mary Waitrovich, Lee Christensen, psogliin@cityofmadison.com,
sdavis@cityofmadison.com

Dear Mr. Ruckriegel:

This email is to follow up on the letter I personally handed to you on 13 January, to which you responded the same day in an email addressed to Mary Waitrovich. In that message you state that "the [McGrath] project [at 149 East Wilson St.] complies with the 2012 International Fire Code and MGO 34." That evening at the Plan Commission you added that "as long as the fire lane is reconstructed as the proposal states we're fine with it"-- **a statement that skirts the compliance issue.**

The 18-foot fire lane McMcGrath would reconstruct does not comply with code. I write to respectfully ask that you require the applicant to build at least a 20-foot wide fire lane at the proposed site.

As you know, when the Marina condominium was being built in 2005 you emailed the developers requiring them to provide an 18-foot fire access road (Ruckriegel to James Brennan and Joseph Llamas, 8-18-2005). Bullet point no. 8 of that memo said that "This approval is limited to the Marina condominiums and is not applicable to future or adjacent developments."

In looking at the fire lane then authorized it is clear why you did not ask them to comply with the 20-foot minimum width for such a lane (according to 2005 applicable IFC and Madison Code of Ordinances): the adjoining building would not have permitted it.

McGrath now intends to demolish the building, rip the fire lane, and reconstruct it. According to current MCO 34.503 and the 2012 IFC 503.2.1 (copies attached), that fire lane should be no less than 20 feet wide.

1. MCO 34.503 (1) states that "the following requirements are in addition to the requirements found in IFC section 503."

2. IFC (2012) section 503.2.1 states that "Fire apparatus access roads shall have an unobstructed width of no less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The 20 feet is a minimum. In cities like New York that have a long experience with dense development, codes are much stricter. Currently, a fire lane of less than 30 feet is not allowed in New York. The reason is, obviously, that they understand the need for high-density developments to possess wider fire access roads. These lanes or roads are used for building evacuation as well as for staging fire equipment.

The three buildings that would exist at 137 East Wilson St., 149 East Wilson St., and 155 East Wilson St. will make up one of the densest, if not the densest, acre in Madison outside of the UW campus area. It stands to reason that the Fire Department should execute the MCO and the IFC to its strictest minimum width of 20 feet, and perhaps significantly more. Because of traffic congestion along E. Wilson St. and the dozens of obstructions that are expected for move-in and move-outs of two buildings so close together with an excess of 180 units (see photo of a moving trailer in front of the Marina, taken by me on 1/14/14), arguably the Fire Department should require a fire lane wider than the minimum.

Thank you for your attention to this matter.

Sincerely,
Francisco A. Scarano

137 E. Wilson St., Unit 1212
Madison, WI 53703

cc. Mayor Paul Soglin
Fire Chief Steven A. Davis
Lee Christiansen
Mary Waitrovich
Tim Parks

