

# PLANNING DIVISION STAFF REPORT - ADDENDUM

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JULY 10, 2017 PLAN COMMISSION



**Project Address:** 1004-1032 S. Park Street

**Application Type:** Amended Planned Development (PD) District–General Development Plan and Specific Implementation Plan

**Legistar File ID #** [45036](#)

**Prepared By:** Heather Stouder, Planning Division

## Updates to Recommended Conditions of Approval

Following correspondence on July 10 with the applicant and City staff regarding questions raised by a Plan Commissioner, Planning Division staff recommends the following revised and new conditions of approval:

Revised condition from Madison Fire Department due to inadvertent typographical error:

48. The design incorporates the second means of egress from the fifth and sixth floors via the roof. The Madison Fire Department has concerns regarding maintaining this exit in the winter months. ~~does not support this project based on the lack of Stair B exiting directly to the exterior, the proposed location of the fire command center, and the lack of a fire service elevator serving all floors.~~

New conditions for consideration by the Plan Commission which the applicant has agreed to:

- Any proposed HVAC or utility penetrations on the building shall not face S. Park Street or Fish Hatchery Road. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All detail regarding HVAC and utility penetrations shall be provided to the Urban Design Commission for review.
- If dogs are allowed in the building, the applicant shall provide 1-2 dog waste stations on the property.