

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 16, 2005

RE: I.D. #01198, Demolition Permit – 528 S. Park Street

1. Requested Action: Approval of a demolition permit for a multi-family residence at 528 South Park Street and consideration of a parking reduction in the amount of 12 spaces.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. The authority to grant parking space reductions is noted in Section 28.107 (2) (c).
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant: Karl Harter, Movin' Shoes; 1924 Keyes Avenue, Madison, WI 53711.

Agent: Abigail Kosky, Alexander Company, Inc., 145 East Badger Road, Madison, WI 53713.

Property Owner: Patcheyed X, LLC, 1924 Keyes Avenue, Madison, WI 53711.

2. Development Schedule: The applicants wish to begin demolition as soon as all necessary approvals have been obtained.
3. Parcel Location: An approximately 3,480 square-foot parcel generally located near the northwest corner of Emerald Street and South Park Street, Aldermanic District 13, Madison Metropolitan School District.
4. Existing Conditions: The site is developed with an existing two-story two-family residence, zoned C3 (Highway Commercial District).
5. Proposed Use: A two-story retail building.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded to the north, south and east by a mix of commercial buildings located along both sides of South Park Street in C2 (General Commercial District) and C3 zoning. A mix of one, two and multi-family residences in R3 (Single and Two-Family Residence District) border the South Park Street commercial corridor to the west.
7. Adopted Land Use Plan: This area is identified as "Neighborhood Commercial – Mixed-use District" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services

STANDARDS FOR REVIEW:

This application is subject to the demolition standards of Section 28.04 (22).

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a demolition permit to demolish an existing two-story two-flat residential building located on the west side of South Park Street, approximately 100 feet north of Emerald Street in C3 (Highway Commercial District) zoning. The subject site is a narrow, 29-foot wide and 120-foot deep parcel with an asphalt parking lot located behind the building. There is no driveway from the site directly to either South Park Street or Emerald Street. Instead, the rear parking area is accessed through the parking lot serving the commercial building to the north, which in turn has access to South Park Street and South Brooks Street through a mid-block public alley. The demolition plan indicates that access to the subject lot is permitted through a verbal cross-access and cross-parking agreement with the adjacent property owner to the north.

A new two-story retail building will be constructed in place of the demolished residential building and will be occupied by Movin' Shoes, which currently occupies a storefront at 604 South Park Street across Emerald Street. The proposed building will include 1,390 square feet of retail space on the first floor, with 690 square feet of office and storage space, a restroom and a dressing room at the rear of the building. An additional 780 square feet of office and storage space will be constructed at the rear of the second floor above the lower office/storage space. The remainder of the second floor will be open to the retail space below. A partial basement is proposed at the rear of the building, which will be used for additional storage space. The resulting gross floor area of the new building will be 4,240 square feet. Parking for two autos and four bicycles will be provided in the rear of the building on the remaining parking lot, with access provided by the existing informal agreement through the property to the north.

The Zoning Ordinance requires that 14 parking spaces be provided to serve the new building. The applicant is also therefore requesting that the Plan Commission grant a parking stall reduction in the amount of 12 spaces to allow construction of the building. The Commission may consider granting this reduction as part of the demolition request if the Commission can find, among many conditions, that the reduction shall have no impact on parking in adjacent residential neighborhoods and the availability of alternative parking arrangements, bicycle routes and public transit to the area.

In reviewing the requested reduction, the Planning Unit cites the existence of an informal shared parking arrangement with the property to the north as well as the presence of curbside parking on S. Park Street. In addition, there is residential permit-restricted two-hour parking on nearby side streets, and S. Park Street is a designated bicycle route and is served by four Madison Metro bus

routes. The Planning Unit will require that a formal cross-access and cross-parking easement be executed and recorded between the property owner and the owner to the north as a condition of approval of the parking reduction. A reduction of more than five spaces also requires the recommendation of the Parking Utility Manager and Traffic Engineer.

The new building will be constructed primarily of concrete masonry blocks on all four elevations. The South Park Street elevation will feature tall warehouse windows on both floors, with a precast concrete wall panel above the door, which will be covered by a decorative wood and aluminum awning. The site plan indicates that an approximately three-foot wide concrete planter will be included north of the entrance along the South Park Street frontage. A trash enclosure will be located along the west wall of the building in the rear parking area. New cedar fencing will be erected along the south and west property lines to replace dilapidated wood fencing in the same location.

The proposed building and use is in keeping with the "Neighborhood Commercial" land use recommendations of the 1988 Land Use Plan. In addition, the section of Park Street extending from Regent Street on the north to the Beltline on the south was included in a joint planning study conducted by the City of Madison and Part Street Partners. On March 30, 2004, the group issued a set of urban design guidelines for Park Street that serve as a framework for reviewing new development and renovations along the Park Street corridor. These guidelines were approved by the Plan Commission and Common Council. In the future, lands abutting Park Street from Regent Street to the Beltline will be included in a new Urban Design District. In reviewing the new building against the guidelines recommended for the corridor, the Planning Unit finds that the general intent of the guidelines are met. The corridor urban design guidelines encourage building masses in keeping with existing character of the blockface, located as close to the street property line as possible to create a street wall, with shared/ rear parking and service areas. Entrances from South Park Street and use of durable building materials are encouraged, as are flat roofs for new buildings. The proposed building appears to comply with most of these design guidelines and should result in an appropriate infill development that will be compatible with the massing of buildings along the same blockface. However, staff does have some concerns regarding the use of concrete masonry units on the front façade, the treatment of the front entrance and the front portion of the south elevation, and the design and location of the sign. Colored renderings and additional details on proposed building materials are necessary for further comment. Staff believes that the proposed retail use of the property is more appropriate than the long-term use of the site for residential-only purposes.

The building to be demolished appears to be in average condition for a building of its age. Pictures of the exterior have been provided by the applicant. Staff have no information which would indicate that the building is not structurally sound or capable of being rehabilitated or repaired. However, staff believe that the proposed alternative use of the property will allow this property, located in a commercial district, to continue to be economically productive for the foreseeable future. Staff believe that the proposal can comply with the demolition standards and have no concerns with the granting of the demolition permit.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the standards are met and **approve** demolition of two-family residence and a parking reduction in the amount of twelve (12) parking spaces to serve the new retail building at 528 South Park Street, subject to input at the public hearing and the following comments:

1. Comments from reviewing agencies.
2. That the applicant submit a cross-access and parking easement with the property to the north for approval by the Planning Unit and Traffic Engineer prior to final sign off of the demolition permit. The approved easement shall be recorded prior to the issuance of the wrecking permit.
3. That the applicant submit final building designs for approval by Planning Unit staff, including colored building elevations and materials.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: May 4, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 528 South Park Street Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. Drainage shall be allowed from the rear of the property out to Park Street. The Applicant shall show how this drainage shall be accommodated.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 528 South Park Street Demolition

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

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- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations; tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way.

The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

May 9, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **528 South Park Street-- Demolition for 4240 Sq. Ft. Retail Store**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The retail entry and canopy on Park St may need to be revised if it extends into the public sidewalk or public right of way.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. The applicant shows a modified site plan for 520 & 528 S. Park Street as approved 4/11/97. The applicant will need to submit plans for 520 & 528 S. Park St. to accommodate both facilities and complying with M.G.O.
3. When the applicant submits final plans for 520 & 528 S. Park St. approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. "No Right Turn" or "One-Way" sign shall be installed to the one-way alley. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

6. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Abigail Kosky
Fax: 608-258-5599
Email: ask@alexandercompany.com

DCD:DJM:dm

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 9, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 528 S. Park St., Movin' Shoes

Present Zoning District: C-3

Proposed Use: Demolish a residential building and build a 2 story 4,240 sq. ft. retail store

Plan Commission Approval: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.11(2)(c) Parking reduction of 12 stalls.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall.
2. Show species and sizes of landscaping elements.
3. The Plan Commission shall consider granting a parking stall reduction of 12 stalls subject to recommendation of the Traffic Engineer and the Public Utility Manager.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	3,480 sq. ft. (existing lot)
Lot width	50'	29' (existing lot)
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Rear yard	30'	35'
Floor area ratio	3.0	1.21
Building height	--	2 stories

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Site Design	Required	Proposed
Number parking stalls	14	2 (12 stall parking reduction)
Accessible stalls	1	1 (1)
Loading	n/a	n/a
Number bike parking stalls	2	4
Landscaping	Yes	(2)
Lighting	No	n/a

Other Critical Zoning Items	
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project does comply with all of the above requirements.



City of Madison Fire Department

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 5/6/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 528 S. Park St.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information. Show second hydrant on plan.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt