

PLANNING DIVISION STAFF REPORT

January 13, 2014

PREPARED FOR THE PLAN COMMISSION



Project Address: 627 North Lake Street
Application Type: Conditional Use
Legistar File ID #: [32280](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Steve Harms; Tri-North Builders, Inc.; 2625 Research Park Dr.; Fitchburg, WI, 53711

Property Owner: Sigma Alpha Epsilon Corp, c/o BMOC; PO Box 188, Madison, WI 53701-0188

Requested Action: Approval of a conditional use for an addition to a lodging house on lakefront property in the DR2 (Downtown Residential 2) District, and for height in excess of that allowed by the Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b).

Proposal Summary: The applicant proposes a three-story vertical addition to an existing three-story lodging house on lakefront property. The proposed six-story building has 46 bedrooms which share a common kitchen and dining area on the first level.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC) (Applicant also requesting advisory recommendation by UDC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 627 North Lake Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The property is located on the northeast corner of Mendota Court and North Lake Street at its northern terminus; Langdon National Register Historic District; Aldermanic District 8 (Resnick); Madison Metropolitan School District.

Existing Conditions and Land Use: The 0.28-acre site has an existing three-story building, constructed in 1923, which is a contributing building in the Langdon Street National Register Historic District. The building has just over 11,000 square feet of finished space on four levels, including the basement. Most recently, it has had common space in the basement and on the first floor, with a 16 bedrooms and shared bathrooms on the two upper levels. Assessor's records show that at one time, the building had 21 bedrooms.

Surrounding Land Use and Zoning:

North: Lake Mendota

East: Three-story, twelve-unit building in the DR2 District, and a contributing building in the Langdon National Register Historic District

South: Across Mendota Court to the south, a three story lodging house in the DR2 District

West: University of Wisconsin-Madison Alumni House, in the Campus-Institutional (CI) District

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this property within the Langdon Downtown Residential Sub-District, where multi-unit residential buildings ranging from 2 to 8 stories are among the recommended land uses. The Downtown Plan (2012) has more specific recommendations pertaining to this particular property and the existing building, which is a contributing building within the Langdon Street National Register Historic District. This area is recommended for predominantly residential uses, and buildings with a maximum building height of 5 stories, plus an additional 2 stories, if certain criteria are met (see body of report for details).

For the Langdon neighborhood, the main objective in the Downtown Plan is for the neighborhood to build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities. It should continue to accommodate a limited amount of higher-density residential redevelopment on selected sites while maintaining the area's historic and architectural integrity. The Plan includes recommendations within the Langdon Neighborhood to encourage the preservation and rehabilitation of contributing historic buildings, and to explore financial incentives to rehabilitate contributing buildings.

Zoning Summary: The property is in the Downtown Residential 2 (DR2) District.

Dimensional Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	12,095 sq. ft. existing
Lot Width	40 for 4-unit buildings and higher	122' existing
Front Yard Setback	10'	9'5"
Side Yard Setback	5'	6'9", 6'3"
Lakefront Setback	55.9'	63'8" to rear porch
Maximum Lot Coverage	80%	Existing/no change, adequate
Minimum Height	2 stories	6 stories
Maximum Height	5 stories + 2 bonus stories as conditional use	6 stories
Usable Open Space	20 sq. ft. per bedroom (920 sq. ft.)	8,594 sq. ft.

Site Design	Required	Proposed
Number parking stalls	0	0
Bike parking	1 per bedroom plus 1 guest space per 4 bedrooms (46+11=57)	58
Landscaping	Yes	Not shown
Lighting	Yes	Yes
Building Forms	Yes	Does meet building forms
Other Critical Zoning Items: None		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes a three-story vertical addition to an existing three-story fraternity house in the DR2 District. The resulting six-story building would have 46 bedrooms, situated within two- and three-bedroom suites with shared bathrooms. Common kitchen, dining, and living space is, and would continue to be, located on the first floor. As part of the proposal, the basement area would be reconfigured to accommodate 46 bicycle parking stalls, some of which would be racks for vertically hung bicycles. An additional 12 bicycle parking stalls are proposed in front of the building. There are no automobile or moped parking stalls on the site.

From a land use perspective, the proposal would more than double the residential density on the site from 75 bedrooms per acre (with the 21 bedrooms as shown in Assessor's records) to 165 bedrooms per acre.

As proposed, most of the exterior of the addition is brick matching the existing brick building on floors four and five, with stucco on the uppermost level and EIFS trim on the cornices. Windows as shown on the elevations appear to match the existing windows, although this should be clarified with more detailed information in final plans. On the east side of the building, there is an existing three-story appendage to the building clad in EIFS. Since EIFS is only allowable in the Downtown and Urban Districts near the top of buildings or as trim, the applicant has revised plans to show use of fiber cement paneling on the upper three levels in this area. Staff generally supports this, but would like to review additional detail on the color and the transition between the existing EIFS and fiber cement. Staff recommends that the applicant consider replacing the existing EIFS with new fiber cement, in order to better tie this part of the building together. The landscape plan provided does not include a detailed schedule of species and planting sizes, and will need to be replaced with a landscape plan clearly meeting zoning standards.

Project Analysis and Conclusion

Land Use and Consistency with Adopted Plans

The proposal is generally consistent with the Comprehensive Plan (2006) recommendations for the Langdon Downtown Residential Sub-District, and for the preservation of historic buildings. Staff believes that the proposed density is appropriate for this area, when comparing the property with other student apartment buildings and lodging houses along both sides of Mendota Court in this area (see table below).

Address	Description	Bedrooms	Lot Size (sq. ft.)	Density (BR/ac)
640 N Frances St	4 story, 13-room lodging house	13	13,776	41
616 Mendota Ct	3-story, 12-unit apt	22	13,552	71
622 Mendota Ct	4-story, 26-room lodging house	26	15,536	73
621 N Lake St	3-story, 11-room lodging house	11	3,999	120
625 Mendota Ct	3-story, 7-unit apartment building	34	11,241	132
627 Mendota Ct	4-story, 8-unit apartment building	24	7,309	143
627 N Lake St	PROPOSED 6-story, 46-room lodging house	46	12,095	166
661 Mendota Ct	14-story, 52-unit apt	104	15,886	285
621 Mendota Ct	8-story, 27-unit apartment building	100	9,188	474

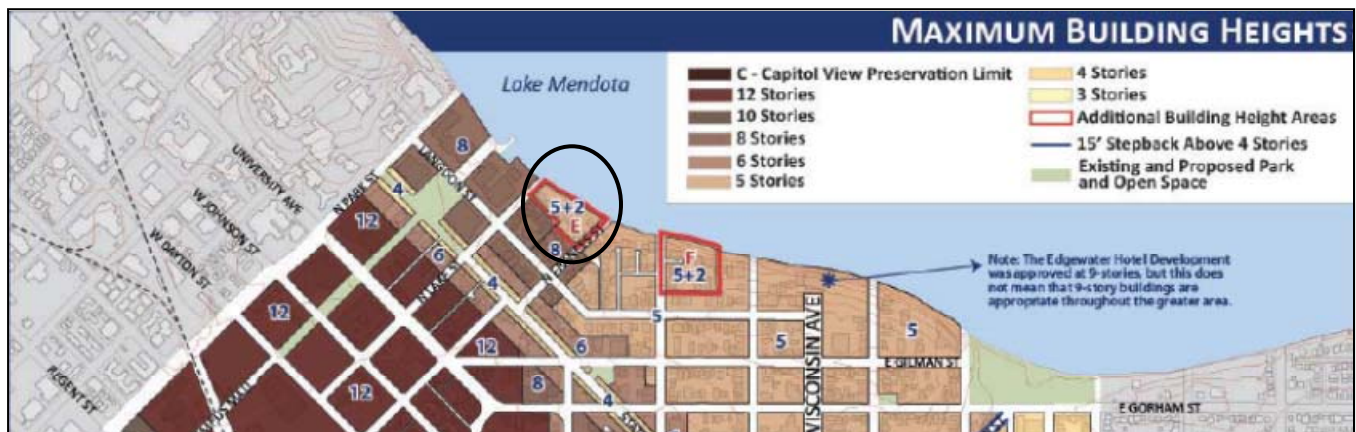
The Downtown Plan (2012) has two recommendations directly related to contributing buildings in the Langdon Street National Register Historic District, which pertain to this proposal:

Recommendation 94: Encourage preservation and rehabilitation of contributing historic buildings.

Recommendation 95: Encourage relatively higher density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.

Staff believes that the proposed addition is consistent with these recommendations, since it involves the reutilization and remodeling of the existing three-story lodging house. The integrity of the exterior of the existing building is preserved, and the proposed addition appears to be a simple vertical extension of it. In order to ensure that this is the case, a detailed materials schedule, details regarding transitions between materials, and window specifications will need to be included in the final plan set for review and approval by staff.

On the Downtown Plan Maximum Building Heights Map, the subject property lies within one of eight areas (Area E) identified for potential additional height over and above the recommended maximum building heights (see map excerpt below).



In this particular case, the recommended maximum building height is five stories, with an opportunity for two additional stories if particular criteria are met. The Plan notes that additional stories should not be considered "by right" heights, but rather, they should be used as a tool to encourage and reward buildings of truly exceptional design that respond to the specific context of their location and accomplish specific objectives defined for the area. The Plan describes Areas E and F as follows:

These two small areas within the Langdon District are portions of large, deep blocks that slope downward towards Lake Mendota. Both areas are in a National Register Historic District and include identified contributing buildings, and any new development should enhance that character. The base height recommendation for both areas is 5 stories, but a few taller buildings might be appropriate in the middle of these blocks if set well back from the street.

While this building is at the corner of Mendota Court and North Lake Street, rather than in the middle of the block, staff notes that it is being proposed at a height of approximately 60 feet, which could be consistent with a new five-story building with taller floor-to-floor heights. If it were proposed at seven stories, support for the additional height may be more difficult.

Finally, since the proposed addition occurs wholly within the existing building footprint, it will not further impact the important vista identified in the Downtown Plan looking out from the northern end of the Lake Street right-of-way to Lake Mendota (see map excerpt below).



On balance, staff believes that the proposed building addition is consistent with Downtown Plan recommendations for the preservation of existing buildings and with the intent of the Downtown Plan recommendations for consideration of additional height in selected areas.

Conditional Use Standards

The proposal requires a conditional use for three reasons. First, as stated in MGO Section 28.071(2)(b)1, requests for additional height in designated areas in the downtown must meet conditional use standards. Second, a lodging house, fraternity, or sorority requires conditional use approval in the DR2 Zoning District. Third, additions in excess of 500 square feet on lakefront property require conditional use approval. In this case, staff believes that conditional use standards can be met. The conditional use standards are included below with a brief staff analysis of each:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard can be met, so long as all conditions of approval related to fire safety are addressed.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard can be met, noting that the Madison Fire Department is requiring significant upgrades to the internal fire safety elements of the building, as has been required for many other lodging houses in the area.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff believes that this standard can be met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard can be met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard can be met with changes to the submitted plans and a well conceived management plan. First, the final plans should show a safe and convenient path for bicycles from the street to the bicycle parking area in the basement. The applicant should consider incorporating an automatic door to make it easier to get a bicycle in and out of the building, and the incorporation of a ramp alongside the stairway leading to the basement.

No moped parking has been provided on submitted plans. The applicant should either revise plans to include moped parking, or submit information in the form of a management plan and copy of a lease to ensure that tenants will understand that mopeds cannot be accommodated on the site. A detailed trash management plan should also be included in the management plan submitted with the final plan set.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, so long as Zoning conditions of approval can be addressed. Staff notes that the applicant has submitted revised elevations which replace the EIFS formerly proposed on the eastern part of the building with fiber cement siding, which is allowable in the Downtown Districts. Staff also can support the seven-inch variance for the front yard setback required so that the vertical building addition can be constructed atop the existing building footprint, rather than needing to be stepped back by seven inches.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission:*
 - a. *Shall bear in mind the statement of purpose for the zoning district, and*
 - b. *May require the applicant to submit plans to the Urban Design Commission for comment and recommendation*

MGO 28.077 – Downtown Residential Districts Statement of Purpose

These districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:

- a) *Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor, or special area plans.*
- b) *Promote the preservation and conservation of historic buildings and districts while allowing selective infill and redevelopment based on the recommendations of adopted City plans.*
- c) *Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, façade width, height and proportions, garage and driveway placement, landscaping and similar design features.*

Staff believes that Standard 9a is met, recognizing that the proposal involves the preservation of (albeit a significant change to) a contributing building in the Langdon Street National Register Historic District.

The applicant elected to present the proposal at the January 8 Urban Design Commission meeting for an advisory recommendation to the Plan Commission. Results from that meeting will be provided to the Plan Commission when available.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300 feet on either side of the lot with the proposed development.*

Staff has compared the proposed building with buildings within 300 feet on either side, and believes that it will fit in well within the existing variety. To the west, across North Lake Street, are UW-Madison buildings including the Alumni Center (north of the Pyle Center), the five-story Red Gym, and the 4-story Memorial Union. All of these are much larger than and quite different from the proposed building. To the east are four buildings ranging in height from 3 to 14 stories, and ranging in size from 10,000 to 56,000 square feet. All four are on lots similar in size to (slightly larger than) the subject property. Staff notes that the distance between the building and Lake Mendota is not changing, since the entire addition is on top of the existing building.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present.*

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. The excess height allows for a demonstrated higher quality building than could be achieved without additional stories.*
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Staff believes that standard 14a is met, noting that while the two properties immediately to the east are only three stories tall, a six-story building within this same building footprint will fit in well with the varied building height and massing in the area. Although a five-story building at this location would also be supportable, staff does not believe that the additional story detracts from the quality of the building. Staff understands from the applicant that the five-story building option was pursued, and would not have been economically feasible for this property. Staff strongly prefers the six-story building as proposed to the demolition and replacement of the contributing building.

Standard 14c is not applicable. Standard 14d applies, since this property is adjacent to a vista identified in the Downtown Plan from the end of Lake Street to Lake Mendota, but staff does not believe that the proposed vertical addition will impact this view from the public right-of-way adjacent to the building.

[Standards 8, 10-12, and 15 do not apply to this request]

Conclusion

On balance, staff believes that the proposed three-story vertical addition can meet all relevant conditional use standards, and is generally consistent with recommendations in both the Comprehensive Plan and the Downtown Plan. The proposed addition and interior remodel will allow for a contributing building in the Langdon Street National Register Historic District to remain on the site for continued use as a fraternity house in an area where this use is recommended.

The applicant's commitment to utilize brick masonry to match the existing building is supported. Should the Plan Commission approve the conditional use request, staff looks forward to reviewing additional details on building materials, a landscape plan and a management plan for the property prior to final approval of the conditional use and the issuance of building permits.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the requested conditional use at 627 North Lake Street for additional building height in a designated downtown Additional Height Area, a lodging house in the DR2 zoning district, and a building addition to lakefront property greater than 500 square feet. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

1. Final plans submitted for staff review and approval shall include details on a convenient path for bicycles from the basement to the street.
2. The applicant shall submit a copy of the lease stating that automobiles and mopeds will not be permitted to be parked on the site, unless within a designated moped parking area. (Note: There are no designated moped parking stalls shown on submitted plans, but the applicant should consider incorporating them if possible.)
3. The applicant shall submit a management plan for review and approval by staff that includes details on trash management and parking policies.
4. Final plans submitted for staff review and approval shall include details and specifications for all building materials and windows.
5. A detailed landscape plan with a schedule including species and planting size shall be included in the final plan submittal for review and approval by staff.

City Engineering Division (Contact Janet Dailey, 261-9688)

6. The existing building and the proposed building addition above the existing building crosses an underlying platted lot line. Current State building code and City enforcement requires the underlying platted lot line be dissolved by Certified Survey Map (CSM) prior to issuance of a building permit. A CSM and required supporting information shall be prepared and submitted to the City of Madison Planning Department. The CSM shall be approved by the City and recorded with the Dane County Register of Deeds prior to issuance of a building permit.

7. It appears that the existing stairs and concrete planter/retaining wall encroach into the public right of way. Contact Jenny Frese of the Office of Real Estate Services at 267-8719 to determine if an encroachment agreement is required.
 8. Provide a detailed staging and construction plan to demonstrate how the contractor will be using the public right of way for the construction of this project. If the contractor intends to occupy the sidewalk and terrace area a developer's agreement will likely be required for the damage to the public infrastructure.
9. 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. (MGO 16.23(9)c).
 10. Submit a PDF of all floor plans to izenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
 11. 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 (MGO 16.23(9)(d)(6)).
 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 (POLICY).
 13. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and 23.01).
 14. All damage to the pavement on Lake Street, Mendota Court adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
 15. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Zoning Administrator (Contact Pat Anderson, 266-5978)

16. Provide revised elevations calling out approvable buildings materials including any appendages.
17. The existing building and proposed additions provide a 9'5" front yard setback, where a 10' minimum front yard setback is required Project must be designed for the addition to provide the 10' setback, or a variance must be obtained.
18. Provide detail on the usable open space as defined in Section 28.211 that complies with Section 28.076(3) on the final plan sets.
19. Bike parking shall comply with MGO Section 28.141(4) Table 28I-3 (General Regulations). Provide 46 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of a bike rack including wall mounts on final plan sets.
20. Pursuant to MGO Section 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
21. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
22. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

23. Existing Boat launch at the end of Lake Street is used for emergency access to Lake Mendota. Applicant shall submit construction plan prior to final sign off that maintains all access to this launch for the Madison fire department.
24. Residents at this address will not be eligible for the Residential Permit Parking Program.
25. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
26. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
27. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.

Parks Division (Kay Rutledge, 266-4816)

30. The developer shall pay approximately \$30,774.50 for park dedication and development fees for the additional single-room occupancy units after a credit is given for the existing 21 units. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

New Development:

Fees in lieu of dedication = (46 SRO @ \$899.50) =	\$41,377.00
Park development fees = (46 SRO @ \$331.48) =	\$15,248.08
Subtotal =	\$56,625.08

Existing Development:

Fees in lieu of dedication = (21 SRO @ \$899.50) =	\$18,889.50
Park development fees = (21 SRO @ \$331.48) =	\$ 6,961.08
Subtotal =	\$25,850.58

31. The developer must select a method for payment of park fees before signoff on the conditional use.
32. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
33. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13169 when contacting Parks about this project.

Fire Department (Contact Bill Sullivan, 261-9658)

34. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances, including but not limited to:
- a) NFPA 13 fire sprinkler system
 - b) Fire alarm system
 - c) Manual standpipe system
 - d) Radio repeater system
 - e) Emergency generator

No other agencies submitted comments for this request.