



Office of the Fire Chief
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Whitewater, Wisconsin 53190

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Telephone: (262) 473-0116

TO: Taylor Zeinert, CDA

FROM: AC Ryan Dion, Whitewater Fire/EMS

RE: Multi-Fam Development, Moraine View Pkwy/Jakes Way

DATE: 17 JULY 2024

Taylor,

After a preliminary review of the plans provided by CJ Engineering for the development off of Moraine View Pkwy, the Fire Department is pleased to share our thoughts and recommendations. We see this as a positive development for Whitewater and believe that with a few adjustments, we can ensure it meets all safety standards. The following recommendations are being submitted after referencing the code as it pertains to fully sprinklered buildings.

Site Access: While the current plan includes two ingress/egress points off of Moraine View, which meet the required width per code, we believe that extending Bluff Ridge Drive to the south would enhance emergency vehicle access. This third avenue of approach would facilitate efficient operations and provide an additional route for our apparatus.

- 18.2.3.3: Multiple Access Roads: More than one fire department access road shall be provided when access by a single road could be impaired by various factors. This adjustment will significantly enhance our ability to respond quickly and effectively.

Turning Radius: We have noted some challenges for our larger apparatus to make the turn near buildings 1 and 2 upon entering the development. To address this, we suggest widening the main approaches or adjusting the curb/walkways by a few feet. Similarly, adjustments at the entrances for garage access to buildings 4 and 5 would improve accessibility. We believe these modifications can be easily discussed and implemented with the developer.

- 18.2.3.4.3 Turning Radius: The turning radius of a fire department access road shall be as approved by the Authority Having Jurisdiction (AHJ), which in this case refers to the fire department. We are confident that the developer will understand the importance of these adjustments for overall safety.

- 18.2.4.1.1: The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

Hydrant Placement: We recommend the addition of hydrants at the northeast corner of the property where Moraine View meets the service drive, and between buildings 4 and 5 on the west side of the development. Given the presence of water mains in these areas, this should be a straightforward addition, enhancing our ability to maintain effective access.

Call Volume: Based on our experience with the nearby Bluff Ridge Apartments, which is a 120-unit market rate apartment complex, we anticipate a nominal impact on service demand. We have had seven total responses to that development in the last year, suggesting that this new development will have a similar call volume.

In summary, other than the items listed above, the Fire Department sees no major safety issues with the proposed plans. The inclusion of fire sprinklers in multi-family dwellings significantly reduces the risk of casualties and property loss. We believe the proposed adjustments will further enhance safety and service delivery, and we look forward to working with the developer to implement these changes. If the project is approved, we will follow up to ensure the fire protection systems are installed properly to facilitate rapid access for fire suppression services if needed.

Thank you,

A handwritten signature in black ink, appearing to read 'AC Ryan Dion', enclosed within a large, stylized circular scribble.

AC Ryan Dion

Fire Prevention Officer

Whitewater Fire/EMS