



Traffic Engineering and Parking Divisions

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TO: Plan Commission

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

SUBJECT: **301 South Livingston Street – Rezoning – C2 to PUD (GDP-SIP) – 39 Unit Residential with 6600 SF Retail**

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 approval of this PUD (GDP-SIP) 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 Common Council for the restoration of the public right-of-way including any changes requested by the developer.
2. The applicant shall not improve the bike path area in railroad corridor as proposed unless City of Madison Real Estate Division approves encroachment prior to plans being submitted for approval. The applicant should contact City Real Estate if you have questions.
3. To provide for adequate pedestrian pathways/linkage along the southerly side of the building the applicant shall widen the sidewalk to 7 ft to accommodate the 2 ft vehicle overhang with a 5 ft sidewalk to the commercial, retail, and residential building entrances.
4. A condition of approval shall be that no residential parking permits will be issued for *301 South Livingston Street*, this would be consistent with other projects in the area. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text; however, if there are designated inclusionary dwelling units at *301 South Livingston Street*, shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for designated inclusionary dwelling units, eligible for residential parking permits to City Traffic Engineer/Parking Manager. The applicant shall note in the Zoning Text the inclusionary zoning dwelling units.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

5. In addition to number 3 above, there needs to be a five foot flat area at the top of the curb ramp, between the curb ramp and the entrance to the ramp to the residential building. This is also necessary to provide an accessible route along the sidewalk without having to traverse the curb ramp.

GENERAL OR STANDARD REVIEW COMMENTS

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

6. When the applicant submits final plans for 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), adjacent driveway approaches to lots on either side and across the street, 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'.
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. The applicant shall relocate the "Stop" sign to be installed at a height of seven (7) ft and behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area.
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
11. 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: John Sutton
Fax: 255-1764
Email: Sutton@sbcglobal.net

DCD: DJM: dm