



Traffic Engineering and Parking Divisions

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

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 31, 2006

TO: Plan Commission

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

SUBJECT: 309 West Washington Avenue – Rezoning – PUD (SIP) to Amended PUD (SIP) – Major Alteration Additional One (1) Floor to Main Tower, Two (2) Floors to Parking Structure and Minor Site Plan Alterations

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 existing zoning of the property includes a 13-foot setback along Broom Street, reserved for future transportation purposes shall be shown on site plans for Broom Street.
2. The City-County radio systems (911, etc.) managed by the City use microwave directional paths to remote towers countywide. If a building's location and height impact these paths, the development may be required to make accommodations for the radio systems. Exact elevation plans will need to be reviewed by the Traffic Engineer to determine any impacts and accommodations. The applicant will need to submit grade and elevations plans prior to sign-off to be so they can be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The additional floor brings the 309 West Washington Avenue building to 1027.5 ft above sea level. The building now is 3.4 ft taller than 333 West Washington Avenue. The building's additional floor, has been determined, the City Communications office will need to relocate the Dane County's microwave dish higher at a cost of about \$15,000. Based on our consultations with the Attorney's office, any costs would be developer related costs. ***The Developer shall post a deposit \$15,000 and reimburse the City for all costs associated with any modifications required to relocate the Dane County's microwave dish.***
3. A condition of approval shall be that no residential parking permits will be issued for 309 West Washington Avenue, this would be consistent with projects. 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, the designated inclusionary dwelling units at 309 West Washington Avenue, 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.

4. If parking to the general public is approved, provision shall be made to ensure that parking rates in the commercial project are coordinated with those in City facilities. The applicant shall submit a copy of rates for review and approval of the City Traffic Engineer and Parking Manager. The applicant shall add the above condition to the Zoning Text for Phase 1, 2, & 3.
5. The developer shall work with the City to resolve construction-related issues. The construction-related issues are not yet resolved, so staff cannot commit to anything until it can perform a detailed review, but staff will work with the developer to do so.

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. The applicant shall submit ramp plan sheets complying with M.G.O. The plan sheets shall total number of provided and require parking space.
8. The Developer shall post a deposit and 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.
9. 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: Thomas Miller
Fax: 608-258-5599
Email: tcm@alexandercompany.com

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