



## 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: 2607 Monroe Street – Rezoning – R5 & C2 to PUD (GDP- SIP) – Demo 6 Buildings and Build a 45 Unit Condo Building with 4000 sq. ft Commercial Building**

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 Plan Commission will need to consider whether the proposed driveway on Monroe St. should be eliminated due to the many conflicts and concerns along this section of Monroe Street. The Neighborhood Association and Draft Monroe Street Commercial District Plan have noted that the pedestrian environment and crossings in this area are very challenging and in need of improvement. The proposal to make the driveway inbound only has problems as there is really no way to secure or enforce this.
2. A condition of approval shall be that no residential parking permits will be issued for 2607 Monroe Street 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 2607 Monroe 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

3. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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'.
5. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each space, when plans are submitted for approval.
6. The applicant shall modify the "Open Parking Garage" for width, length and backing up for parking spaces, according to Figures II "Medium and Large Vehicles" and "Small Vehicles" parking design standards in Section 10.08(6)(b) 2 and 3. The applicant shall show the dimensions proposed parking stalls items B, C, E, and F, for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The ramp down to underground parking percent of sloped shall be designed to accommodate low-clearance vehicles for a transition. The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are submitted for approval.
10. The applicant shall modify the turning area ingressing and egressing the underground parking area to item "F" according M.G.O. minimum of 20 ft. for ingressing and egressing turning vehicles accessing the underground parking area.
11. 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 handholes, including labor, engineering and materials for both temporary and permanent installations.
12. 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:

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