



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: **2 Greenside Circle – Conditional Use –167 Dwelling Units**

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 applicant shall modify the driveway approach where as the public crosswalk for Lone Oak Lane and Eaglewood Dr. shall not be terminate in the proposed driveway approach for both sides of driveway approach to Village at Hawks Landing in accordance to Madison General Ordinance Section 10.08(4)(d).
2. To provide for adequate bike / pedestrian pathways/linkage from the public sidewalk to the building entrances, and across the site to Linden Park Development the applicant shall modify the sidewalk crossings to provide pavement markings and ramps for all pedestrian crossings on-site.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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'.
4. The applicant shall show all existing driveway approach on Lone Oak Lane, and Eaglewood Dr. all items in the right-of-way as ramp, street lights, signs, public sidewalk, etc.,
5. The applicant shall modify the driveway approaches according to the design criteria for a

"Class III" driveway in accordance to Madison General Ordinance Section 10.08(4).

6. The applicant shall dimension on-site driveways, 8 ft bike path, radiuses, parking spaces, drive aisles, back up areas to garages, islands, driveway approaches, and flares.
7. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime."
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 intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
10. The applicant shall design the underground parking and surface parking areas according to Figures II of the ordinance using the 9' or wider stall for the surface parking area. The "One Size Fits All" stall maybe used for the underground residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
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: Peter Rott
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Email: rottWis-arch.com

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