



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: **609 East Gorham Street – Conditional Use – Convert Former Rooming House into 6- Unit Apartment 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. **A condition of approval shall be that no residential parking permits shall be issued for 609 East Gorham Street, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases. In addition, the applicant shall submit for East Gorham Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.**

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. **The applicant shall indicate the type of bicycle racks to be installed outside.**
3. **The applicant should provide an area for visitor outside moped parking spaces and access. Moped standard parking spaces recommend 4 ft in width and 6 ft in length with a 6 ft access aisle.**

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, 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. The applicant shall reconstruct the driveway approach to align or match the drive aisle to the parking lot.
6. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. 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.
8. 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: Michael Matty
Fax: 608-301-0001
Email:

DCD: DJM: dm