



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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August 11, 2005

TO: Plan Commission

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

SUBJECT: **610 John Nolen Drive - Conditional Use -- Construct 60,000 Sq. Ft. Office 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. When site plans are submitted for approval, the developer shall provide a recorded copy of the land agreement for passage over, upon, across and through the proposed C.S.M. lot 1 for Madison Metro Sewage District facility, 522 John Nolen Drive. This land agreement for vehicular access shall be a perpetual, non-exclusive, unimpeded or unobstructed land agreement only for MMSD over lot 1. The property owner/tenants of 610 & 660 John Nolen Drive shall not have access over MMSD site to John Nolen Dr. This comment shall be noted in the easement and on the site plan.
2. The applicant is proposing to modify the Madison Metro Sewage District access to John Nolen Drive. The MMSD driveway and approach to John Nolen shall be decreased to sixteen (16) ft. with two 5-foot flares and public sidewalk/bike path across the John Nolen Drive approach. MMSD shall note on the conditional use site plans the following: "Madison Metro Sewage District Vehicle Access Only to John Nolen Dr. Madison Metro Sewage District shall maintain and control gate operations, at all times preventing any other access at this approach." The applicant shall show the access restriction and crossing easements over lots 1 & 2 for the MMSD as noted on C.S.M. 11220 on the site plans.
3. The applicant shall provide a copy of the MMSD easement recorded July 22, 2002 as Document No. 3517419.
4. The applicant shall show notes 4 to 8 as noted on CSM # 11220 on sheet 5 of 5 site plan.
5. The applicant shall relocate that all bike rack to the building, accommodating direct linkage of the bike racks and bike path.

6. The applicant shall not take construction access directly to John Nolen Drive, All construction access shall be from the frontage road and shall be noted on the site plans.
7. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction or interest in the site plans. The applicant shall provide the Madison Metro Sewage District approval letter to Traffic Engineering prior to approval.

GENERAL OR STANDARD REVIEW COMMENTS

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

8. 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'.
9. The applicant shall provide scaled drawing at 1" = 40' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, truck movements, ingress/egress easements and approaches. The applicant shall show on the plan truck route for MSSD across the lot.
10. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
11. "Stop" and "Right Turn Only" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at all driveway approaches to John Nolen Service Road and John Nolen Drive. 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.
12. 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. The "One Size Fits All" stall shall be used for the underground 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.
13. The Developer shall post a deposit or 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.
14. 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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