



## 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: 702 South High Point Road

The applicant and staff have had further discussions regarding the development since the time comments were due from agencies. Traffic Engineering's primary concern regarding the development is an increase in traffic wishing to proceed northbound via High Point Road. Existing conditions do not allow traffic to proceed northbound on High Point Road due to the proximity of the driveway to Watts Road. As a result some traffic leaving the property are conducting u-turns on private property or from through travel lanes on High Point Road. The applicant has requested they be allowed to attempt self policing before being required to make improvements in the public right of way or adding additional access points to their facility. The applicant plans to educate staff and other users of the facility wishing to proceed northbound, to do so by utilizing the facilities existing exit onto Junction Road. Traffic Engineering staff could support this if the following conditions of approval are added to the development.

1. The applicant shall execute a waiver for a hearing and notice of an assessable public works project to provide a U-turn pocket on High Point Road near the exit of the facility. The need for this improvement is at the discretion of the City Traffic Engineer or at such time as additional uses are added to the facility.
2. Applicant shall install way-finding signage within the facility parking and circulation directing northbound traffic to exit Via Junction Road. The signage shall be included on the final site plan and shall be approved by the City Traffic Engineer.
3. Applicant shall include an addendum to all tenant leases requiring all traffic with northbound destinations to exit Via the Junction Road exit of the facility. The lease shall be submitted for approval along with final plans.

With the addition of the conditions listed above, Traffic Engineering would support removing conditions 7 and 16 as submitted with staff comments.