



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

30 W Mifflin St, Suite 900  
Madison, Wisconsin 53703  
Phone: (608) 266-4761  
Fax: (608) 267-1158  
[www.cityofmadison.com](http://www.cityofmadison.com)

**DATE:** May 1, 2018

**FROM:** David Dryer, City Traffic Engineer and Parking Manager

**TO:** Mayor Paul R. Soglin

**Members of the Common Council**

**RE:** Madison Yards at Hill Farms, 4802 Sheboygan Avenue (GDP)

---

At the request of the applicant and Planning Division, Traffic Engineering is providing the following information for your consideration on the Madison Yards GDP application:

- **The Additional Plan Commission Condition on Bicycle Lanes along Segoe Road**  
At the Plan Commission meeting on April 23, 2018, an additional condition was added by the Plan Commission. The condition requires the applicant to work with Traffic Engineering staff to ensure that adequate right-of-way is dedicated along Segoe Road to incorporate bicycle lanes. Following the Plan Commission meeting, Traffic Engineering has worked with Planning, Economic Development, Engineering, Parking Utility, Metro Transit and the applicant, and developed the attached concept to balance the needs for bicycle lanes, bus operation, parking and development. We continue to request right-of-way to widen the sidewalk along Segoe Road and for potential bus pullout bays, but not additional right-of-way for bicycle lanes. The attached concept demonstrates that it is feasible to add bicycle lanes on both sides of Segoe Road within existing right-of-way when parking from the west side of the road is removed and when the eastern curb of the median is reconstructed.
- **Sidewalk Widths on Internal Streets**  
At the Plan Commission meeting on April 23, 2018, it was requested/required that the north side of Madison Yards Way and the east side of Gardener Road have 12' sidewalks with 8' sidewalks on the other side of the streets. Following the Plan Commission meeting, the applicant requested 10' wide sidewalks on both sides of Madison Yards Way and Gardener Road where practical. Traffic Engineering agrees that this is acceptable. Design details can be finalized during the SIP submittal.
- **Cash Deposit vs. Promissory Note**  
The conditions approved at the Plan Commission meeting on April 23, 2018 require the applicant to submit a cash deposit of \$525,000 along with the first SIP approval for transportation improvement projects identified in those conditions. Following the Plan

Madison Yards at Hill Farms GDP

May 1, 2018

Commission meeting, the applicant requested submitting a promissory note from a bank in place of a cash deposit. Traffic Engineering agrees that this is acceptable.



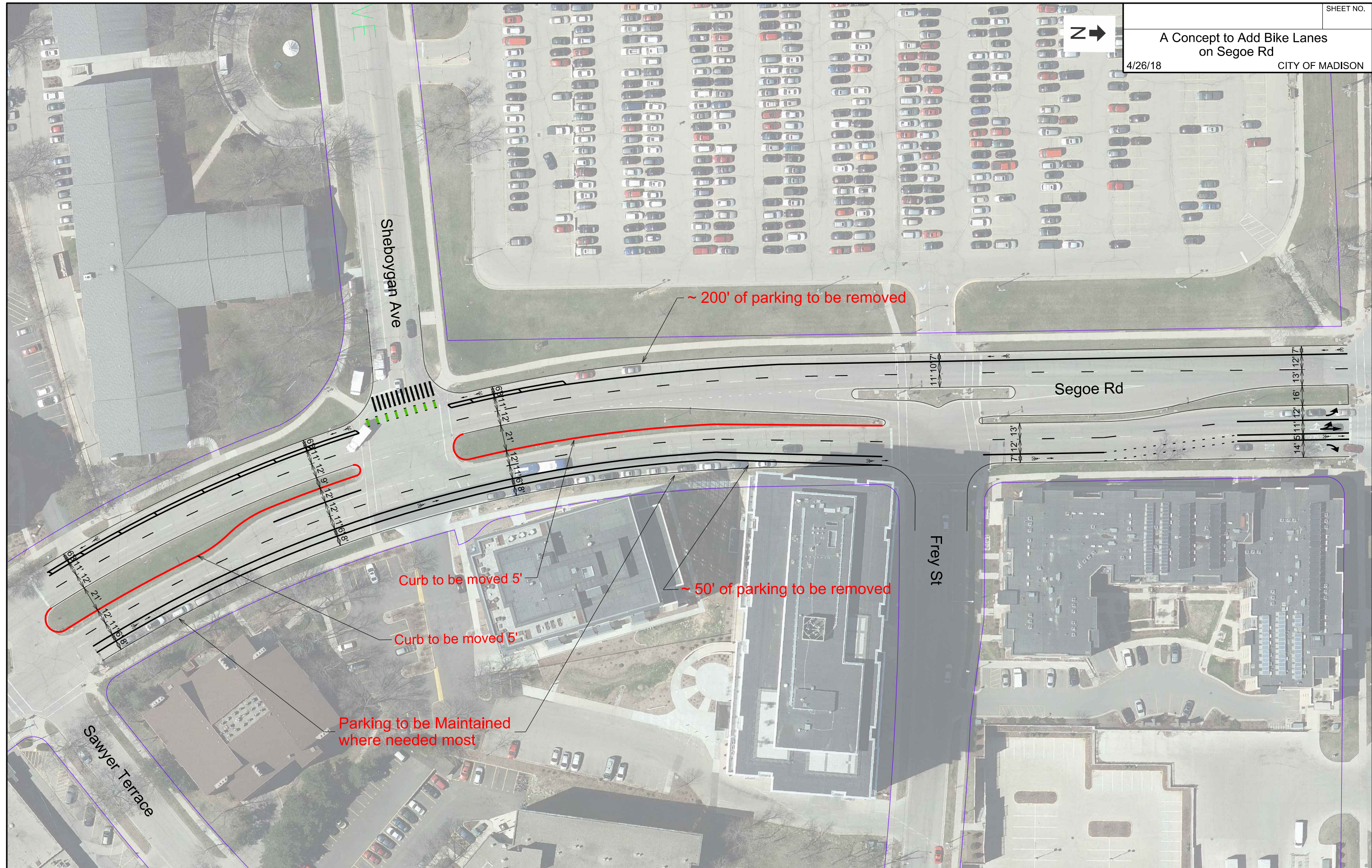
David C. Dryer, P.E., City Traffic Engineer and Parking Manager

CC: Yang Tao, Assistant City Traffic Engineer  
Heather Stouder, Director, Planning Division  
Natalie Erdman, Director, Department of Planning and Community & Economic  
Development  
Timothy Parks, Planning Division  
Robert Phillips, City Engineer  
Sabrina Tolley, Assistant Parking Utility Manager  
Timothy Sobota, Metro Transit  
Arvina Martin, Alder, District 11

A Concept to Add Bike Lanes on Segoe Rd on Segoe Rd

4/26/18

CITY OF MADISON



PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.