



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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June 29, 2006

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer
SUBJECT: **414 Grand Canyon Drive – Demolish – Build 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. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. When the applicant submits final plans for approval, the applicant shall submit phasing site plans proposal and future showing 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" = 30'.
3. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
4. The applicant shall modify the driveway southerly approach according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed 24 to 30 ft. width for better ingress and egress off Grand Canyon Drive collector, with two 5-foot flares. This change shall be revised on the plan.
5. 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.

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6. The applicant shall provide for adequate pedestrian / bike pathways/linkage from the public sidewalk to all proposed future building entrances. The applicant shall modify along both main drive aisles running from Grand Canyon Drive to the building fronts by reconstruction a five to six (5 to 6) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the curb. In addition, the applicant shall provide adequate walkways from building to proposed buildings. The applicant shall provide pavement markings and ramps for all pedestrian crossings in the parking lot.
7. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
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: Jason Elstrom
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Email: Jason_archnet@tds.net

DCD: DJM: dm

#14

Timothy Parks

From: Noel Radomski
Sent: Monday, July 10, 2006 2:51 PM
To: Timothy Parks
Subject: Ald. Noel Radomski recommends approval, agenda items #14 & #18
Importance: High

Tim:

As you and I discussed earlier today, please accept this email as my recommendation to support approval of agenda items #14 (414 Grand Canyon Drive) and #18 (5426 LMD). My recommendation, of course, also includes staff and city agency recommendations included in the Plan Commission packet. I spoke with both applicants, brought the proposals to the respective neighborhood/condo associations, encouraged the applicants to speak to the Presidents of the neighborhood and condo association, and touched base with nearby residents. To date, I have received no calls, emails or letters of opposition to the two projects.

Finally, as I mentioned, today, at 6:00 pm, I am convening a neighborhood meeting with Urban Solutions, Inc. to review and suggest improvements for a proposed urban infill project at 6506 Old Sauk Road, which will be held at the Alicia Ashman Library. I will leave that meeting no later than 6:45 pm, and I hope to be in attendance at the PC meeting no later than 7:00 pm, which should give me ample time to submit my green registration slip to speak on agenda item #23 (5116 Spring Court).

If you need to contact me, please do not hesitate to call me (cell: 333-1343). As always, thank you.

Respectfully,

Noel Radomski
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