

Lane, Roger

From: Hinkle, Scot - DOT <scot.hinkle@dot.wi.gov>
Sent: Wednesday, December 20, 2017 10:42 AM
To: Lane, Roger
Cc: Allan, Majid; Lybek, Rita - DOT
Subject: RE: Highway Access concern for Rutland development
Attachments: Connection DT1504.docx

Roger,

This stretch of highway is controlled under Statue 84.25, which restricts the driveways to their current use. In this case the driveway was restricted to one private driveway. The first step would be to ask the statewide access committee if the use could change to commercial. Then the developer would need to do a traffic impact analysis (TIA), to find out what types of improvements DOT would require. I would say that a dedicated right turn lane would be the minimum requirement, but that is what the TIA is for. Once the study is done, DOT can determine what improvements would be required. Any change in use will require the user to fill out an application for the new use. I have attached what they will need to fill out, to start the process.

Thanks

Scot Hinkle
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From: Lane, Roger [<mailto:lane.roger@countyofdane.com>]
Sent: Tuesday, December 19, 2017 12:26 PM
To: Hinkle, Scot - DOT <scot.hinkle@dot.wi.gov>
Subject: FW: Highway Access concern for Rutland development

Sorry, here's the map.

Roger

From: Lane, Roger
Sent: Tuesday, December 19, 2017 11:48 AM
To: 'scot.hinkle@dot.wi.gov'
Cc: Allan, Majid
Subject: Highway Access concern for Rutland development

Dear Scot,

Dane County Zoning Division is in the process of reviewing a proposal to rezone approximately 19 acres of land in Section 7 in the Town of Rutland. The property is located in the southeast quadrant of the Hwy 14 / Hwy 138 intersection. Wyse Engineering

The proposed layout, number of business, or type of businesses are unclear, but the proposed zoning of the property would allow the following land uses: Retail, offices, manufacturing, distribution centers, and auto sales and auto repair. County Staff has been asking for a concept plan for the development, but no plan has been provided. The property is conceivably big enough for a big box store.

I am concerned that improvements will need to be made by the developer to Hwy 138 to provide safe access. If improvements are to be made, the county approval will require the developer to make such improvements to the roadway.

Attached is a map of the proposed development.

How does one know what type of improvements are needed?

Roger Lane
Dane County Zoning Administrator