



July 17, 2018

Ms. Sonja Reichertz
City of Monona
5211 Schluter Road
Monona, WI 53716

Re: Riverfront Public Improvements

Dear Sonja,

Attached is a Zoning Permit and Plan Commission review application for your review and approval of the proposed City of Monona (City) Riverfront Public Improvements. As you know, over the past few years the City has worked to redevelop Area No. 9 along Bridge Road and Broadway Avenue. As part of this redevelopment, the City is installing two new roadways, a median access point along Broadway Avenue, public utilities, and a new public space (riverfront park). The City's Public Works Department along with the Parks Department is requesting that the Plan Commission review the proposed improvements.

The goal is for the project to be bid for construction on August 9, 2018, with a bid opening of August 30, 2018. Construction would begin this October and be completed by July 30, 2018.

We have attached the Zoning Permit and Plan Commission review application to this letter. You will find the following within the application packet:

1. Site Plan

Metropolitan Lane will be reconstructed and extended to Broadway Avenue. It will include new curb and gutter, concrete pavement, pervious pavers in the parking areas, a table top intersection near the public space, a concrete sidewalk on the east side, a 10-foot-wide concrete multi-use path on the west side, water main, storm water management, lighting, pavement markings, and landscaping. Metropolitan Lane will provide a total of 45 angled parking stalls, of which one will be dedicated as a handicap parking space. To maximize parking, two parking easements will be obtained from proposed building sites B and C.

A new connector street will connect Bridge Road to Metropolitan Lane. The connector street will function as a public parking area. The improvements will include curb and gutter, concrete sidewalk, asphalt pavement, porous asphalt pavement, lighting, pavement markings, and landscaping. The connector street will provide a total of 53 perpendicular parking stalls, of which four will be dedicated as handicap parking spaces. To maximize parking, a parking easement will be obtained from proposed building site B.

A public space will be constructed between Metropolitan Lane and the Yahara River north of building site A within the riverfront redevelopment. The public space improvements will include concrete, precast pavers, and synthetic decking in walking areas, a floating dock, river wall modifications, river steps, a gas fire pit, dedicated space for a bike harbor and B cycle hub, dedicated space for future paddle craft storage, a drinking fountain, irrigation, conduit to

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accommodate future portable ice sheet, conduit to support future security, audio, and wifi systems, conduit to support future art work, storm sewer, decorative fencing, seat walls, lighting, and landscaping.

2. Storm water Management Plan

The plan consists of the storm water treatment for the new impervious area to remove 53 percent total suspended solids (TSS) and to provide peak runoff control. Note, only 40 percent TSS removal is required according to redevelopment standards, but the City has decided to go above and beyond the standards to illustrate its commitment to water quality. The TSS removal is accomplished with a variety of improvements such as 18-inch sumps in all inlets and manholes, porous asphalt along the connector street, pervious concrete pavers in the parking areas in Metropolitan Lane, and with two urban bio-retention basins (bio-planters) in the terrace of Metropolitan Lane. Storm water modeling calculations are included for the storm water improvements.

3. Streetscaping Plan (Finishes and Landscaping)

Metropolitan Lane, the parking connector, and the public space will have a coordinated palette of finishes and landscaping elements. Hardscaping will consist of standard concrete pavement, sidewalks, planters, and seat walls; brown colored concrete will be used for crosswalks, street terrace areas, and accent areas within the public space. In addition, complimentary colored permeable pavers will be installed in the parking areas and table top on Metropolitan Lane. Complimentary colored precast pavers will be used in the central gathering area within the park space, along with complimentary colored synthetic decking for the activity deck, stage, and floating dock. Colors for the pavers and decking will be natural (browns, tans, grays); final selections will be made by City staff via construction material sample selections during the construction process. Natural cut stone will be used for the terraced steps at the Yahara River. Example photos and Specifications are attached for reference.

Metropolitan Lane landscaping will include sodded terraces, street trees with grates, raised planters with perennial flowers, and bio-planters with native plantings and wetland plugs. Public space landscaping will include a tree bosque, ground cover, native grasses, and sodded green space. The landscaping plans have been included in this application, along with sample images of proposed plantings.

The City plans to directly purchase the site furnishings with installation by the contractor. Anticipated site furnishings include custom curved bench tops, table and chair combinations, bike racks, kayak racks, a gas fire pit, and trash receptacles. Site furnishings will include steel framing with a black powder coated finish to match the lighting and natural stained wood surfaces. Final wood selection will be made by City staff. Images of the proposed site furnishings are included in this application.

Fencing along the north edge of the public space and around the future ice equipment area along Metropolitan Lane will be decorative louvered fence constructed of steel with a black powder coated finish to match the lighting and site furnishings. Additionally, three panels of the fence will be detailed so that they can be modified to include architectural panels. The style and material of the architectural panes is to be determined. The remaining fencing, including the access gate on the north side of the proposed ice equipment location will be black polyvinyl

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chloride (PVC) coated chain-link fence with black screening inserts. A sample image of the louvered fencing is included with this application for reference.

4. Lighting Plan

The street lighting plan consists of decorative light poles and fixtures along both Metropolitan Lane and the parking connector. The City does not have specific guidance for lighting levels along public streets, so we referenced the City of Madison Standards and what was previously used by the City along Monona Drive. The design illumination was similar to the lighting system installed at City Hall parking lot in the City. The photometric calculations are higher than the City of Madison Standards, but within range of the City Hall parking lot lighting. The lights will be on 16-foot black poles with Sternberg fixtures, festoon receptacle near the top of the pole to allow for holiday lights and include banner arms for future use. Specification sheets for the poles and fixtures are attached in addition to the photometrics for these roads.

The lighting plan within the public space consists of pedestrian bollard lighting around the perimeter of the trail, up-lighting of trees within the transitional plaza area near Metropolitan Lane, underbench lighting and area lighting for the green space (future portable ice sheet area) and stage area. Fixtures will be black in color to match adjacent public and private improvements. Photometrics in this type of space is designed more to provide general architectural illuminance for a “glow” type of look. The ice sheet area photometrics were designed to meet the National Park Service for exterior applications standard (maximum of 10 footcandles). Specification sheets for the fixtures are attached in addition to the photometrics for this space.

5. Pavement Marking and Signage Plan

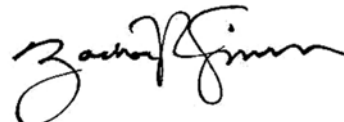
This plan consists of new stop signs and street signs at the intersections and parking restriction signs strapped to the light poles along the street and within the parking areas. Epoxy pavement markings will be installed to delineate parking areas, crosswalks, stop bars, and lane lines within Broadway Avenue, Metropolitan Lane, and the parking connector.

Sincerely,

STRAND ASSOCIATES, INC.®



Joshua Straka, P.E.



Zachary Simpson, P.E.

Enclosures

c/enc.: Dan Stephany, Department of Public Works, City of Monona
Jake Anderson, Park Director, City of Monona