



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

October 4, 2007

TO: Plan Commission

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

SUBJECT: **1513 Lake Point Drive – Conditional Use –Drive up Window for Restaurant as Part of Two Building Office/Retail**

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. The applicant's contractor shall be responsible for securing all proper permits and approvals from Dane County Highway and Transportation Department for grading along County Trunk Highway right-of-way. The contractor shall provide copies of all approved permits to Traffic Engineering prior to approval of plans. Dane County Highway is the government unit having jurisdiction onto West Broadway. County Permit Number 2C-23 issued October 31, 2002 was void for one year after the date it was issued. The applicant is responsible for obtaining a new permit.**

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

- 2. None**

GENERAL OR STANDARD REVIEW COMMENTS

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

- 3. When the applicant submits final plans for approval, the applicant shall show 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), signage, percent of**

slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 40' or larger.

4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements and show on plan sheets.
5. 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.
6. The drive-thru shall be clearly identified with pavement markings and signage and the service point shall be shown. The applicant shall provide to Traffic Engineering for approval, a signage and Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements. The Queuing Model shall show four (4) vehicles stacked (9 ft. by 20 ft) per each service point not to interfere with parking or pedestrian traffic.
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: Steve Shulfer
Fax: 608-831-0529
Email: sjshulfer@shulferarchitects.com

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