



Traffic Engineering and Parking Divisions

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TO: Plan Commission

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

SUBJECT: **1902 Tennyson Lane – Demolition – Construct 63 Commercial Buildings**

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 shall modify vehicle access and connectivity to streets prior to submitting final site plans for approval as follows:**
 - a. The applicant shall dedicate a 66 ft public right of way from Eliot Lane and Tennyson Lane northerly to the north property for future development to the north.**
 - b. The Plan Commission may want to consider extending Kipling Drive through the site consistent with the neighborhood plan, however, grades and water detention facilities may prevent considering a public street to the northerly property line.**
 - c. For the applicant's proposal of a private street or driveway with direct access to Packers Avenue or C.T.H. "CV," north of Tennyson Lane, the applicant shall be responsible for securing all proper permits and approvals from Dane County Highway and Transportation Department for access and grading along County Trunk Highway "CV" in the right-of-way. The contractor shall provide copies of all approved permits to Traffic Engineering prior to approval of plans. The applicant shall build a median and turn lanes on Packers Ave to accommodate this access and turning vehicles.**
- 2. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed street improvements.**
- 3. The applicant shall provide walkways through the site from the private street system to the public streets.**

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

- 4. The applicant shall indicate the type and location of bicycle racks to be installed in**

the proposal.

GENERAL OR STANDARD REVIEW COMMENTS

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

5. 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'.
6. A "Stop" sign shall be installed at a height of seven (7) feet at the 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.
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
9. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
10. The attached Traffic Signal/Street Light declaration of conditions and covenants shall be executed and returned with site plans. The development shall acknowledge on their proportionate share of traffic signal assessments. The development shall further agree in writing to not oppose their proportionate share of the traffic signal assessments as part of the City's Special Assessment districts for traffic signals.
11. 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.
12. 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:

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