



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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April 8, 2005
Rev: June 86, 2006

TO: Plan Commission

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

SUBJECT: **2801 Atwood Avenue – Conditional Use / Demolish – New Convenience Store**

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 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" = 20'.
3. Providing adequate space for gas tank semi-trailer to access, park and circulate on-site in a forward manner and not interrupt/affect the normal operation of the gas station and convenience store. The applicant shall demonstrate the tank semi-truck ingressing and egressing movement to site.
4. The applicant shall show caps and underground storage tanks. The applicant shall show and dimension the gas pumps on the plans as to comply with the following: Gasoline pumps or similar facilities served by such driveways and approaches shall be a minimum of 15 feet from the right-of-way line of the street.

5. The applicant shall show the dimensions for proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. The Applicant shall design the customer 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. The applicant shall modify parking spaces with back up item "E" space is not blocked by a vehicle parked at the pumps in the back up area, item "E."
6. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. The applicant shows a 9 ft. abandoned driveway approach onto Miller St. The applicant shall remove and replace with curb and gutter and note on site plans.
7. Direct, safe and reasonable pedestrian and bike pathways with ramps and crosswalks shall be provide from the building fronts to the public walkway from/to Miller Ave. logical directions of approach.
8. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
9. 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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