



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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TO: Plan Commission

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

SUBJECT: **2801 University Avenue – Conditional Use – Demolish / Build New
Convenience Store with Gas Sales**

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 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.
2. The semi-trailer and other delivery trucks to the convenience store/gas station require a loading/unloading area. Driving aisles must be wide enough to allow comfortable parking and vehicle maneuvers, and to permit safe and unobstructed movements of both vehicular and pedestrian traffic. The aisle width should be sufficient to handle semi-trailers and delivery trucks, movements and internal circulation for the site. A major requirement on this type of land use shall first accommodate the semi-trailer route through the site in a forward manner. All new convenience store/gas station sites reviewed by the Planning Commission in the past several years accommodated the semi-trailer's ingress/egress in a forward movement to the public streets. The applicant shall modify and demonstrate a semi-trailer through the site on plan sheets.
3. The applicant shall relocate the public sidewalk along University Ave 3-4 feet from its existing location to create a 6-7 wide tree/grass terrace.

GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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'.

5. The applicant shall not improve the right of way installing a street light pole in the right-of-way as proposed on lighting plan unless encroachment is approved by City of Madison Real Estate Division prior to plans being submitted for approval. Contact City Real Estate if you have questions.
6. The applicant shall prevent encroachment onto public sidewalk by barriers of some type, which shall be noted on the face of the revised plans. The applicant shall note a six (6) inch curb to be install across the opening of the driveway approach to be removed.
7. "No Left Turns" sign shall be installed at a height of seven (7) feet at the University Av. approach. 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.
8. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
9. 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.
10. 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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