



## 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: **3801 East Washington Avenue – Conditional Use – Redevelopment of Big Box Center**

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 be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with site plans sets for review and approval onto East Washington Avenue. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.**
- 2. The applicant shall execute and return the attached declaration of conditions and covenants for traffic signals prior to sign off.**
- 3. The site shall take active measures to re-orient access and service needs away from Mendota St to Lien Rd and East Washington Ave, particularly in light of the limited access and signal capacity at Mendota St and E. Washington Ave.**
- 4. On Mendota St, the site shall provide a new special design "Street Type Entrance" forty (40) feet in width with a radius of twenty-five (25) feet at the right-of-way. The egress shall be two lanes with a fourteen (14) foot "Right Turn Lane Only" and a pavement arrow separated by an eight-inch solid white line with a pavement arrow in the lane with a sign and an eleven (11) foot thru and "Left Turn Lane Only" and a pavement arrow with a double yellow line dividing the fifteen (15) foot ingress lane. A six (6) inch white lines for the six (6) wide crosswalk and twenty-four (24) inch white stop bar five (5) feet behind the crosswalk shall be painted at the intersection of the street. The Applicant shall provide a 1" – 20 ft detail drawing of the "Street Type Entrance" with plan sheets showing these details. In addition, a note shall be shown on the plan, " ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."**

5. The applicant shall modify the Mendota St access street type entrances as follows. The northern side of the landscape island shall be modified as follows: The northern side of the approach shall extend 135 ft easterly from the Mendota Street property line. In addition, the applicant shall widen the northerly island to accommodate a 4 ft grass terrace on each side of a 5 ft sidewalk and ramp at the end for a future sidewalk along the roadway to the easterly property line. In addition, the site shall make plans to continue this northern side sidewalk and terrace treatment from Mendota St east to Lien Rd as part of future phases or redevelopments.
6. The applicant shall provide one contiguous plan from Mendota Street to Lien Road and from the southerly property line to East Washington Avenue for the facility showing the following: All the facility's, existing and proposed buildings, existing and proposed layouts of parking lots, loading areas, trees, signs, the sidewalk along the northerly property line, easements and approaches.

#### **PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS**

7. The applicant shall indicate the type of bicycle racks to be installed and shall include dimensions for the bicycle parking areas including the width and length of the bicycle parking spaces and any access aisles.
8. The applicant should provide bike racks near each of the entrances to the building, including entrances to tenant occupied spaces.
9. The applicant shall show all sidewalk ramps.
10. The applicant shall provide a bicycle only access ramp from Mendota St at the building entrance to facilitate front door access from Mendota St and the neighborhood.

#### **GENERAL OR STANDARD REVIEW COMMENTS**

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

11. 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'.
12. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
13. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the driveway approach to East Washington Ave. and a "Stop" sign shall be installed at a height of seven (7) feet at all other 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.

14. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
15. 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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DCD: DJM: dm