



Traffic Engineering and Parking Divisions

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August 9, 2007

Rev: August 16, 2007

TO: Plan Commission

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

SUBJECT: **7149 Manufactures Drive - Conditional Use – Boat 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 requested a 45% parking reduction from 79 parking spaces to 36 parking spaces. The applicant shall be required to facility all semi truck deliveries and customer service on site as follows: The applicant shall demonstrate and dimension the following service drop off, parking spaces for 10 vehicles with boat/trailers and storage areas for boats to be serviced or for sale outside. In addition, the applicant shall show semi trailer delivery or loading area for boats on site.
2. 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. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
3. The applicant shall demonstrate and dimension the drive aisle and fire access around the building.
4. In order to comply with Planning M.G.O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions--and before a building permit shall be issued, the applicant shall submit plans to the Planning Dept which include plans and specifications (e.g., manufacture's specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: "Structure meets the

**interior sound level criteria (52dBA or Less) as set forth in M.G.O. Sec. 16.23(3)(d)--
Highway Noise Land Use Provisions.**

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

- 5. The applicant shall show the "Public Ped / Bike Easement" record in Doc. Number 4136691 noted on the face of the Plat. Traffic Engineering staff has concerns with grading and drainage as shown will need to be modified to accommodate site drainage of the site, future landscape and bike / pedestrian path in the 50 ft building setback. The applicant will need to provide grading and drainage plans accommodating all facilities to be approved by City Engineering and Traffic Engineering.**
- 6. To provide for adequate pedestrian pathways/linkage from the public sidewalk to the building entrances, the applicant shall modify the main drive aisle providing a five (5) ft. sidewalk with a three (3) to five (5) ft. grass terrace/buffer behind the curb or roadway. The applicant shall provide pavement markings and ramps for all pedestrian crossings in the parking lot.**

GENERAL OR STANDARD REVIEW COMMENTS

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

7. 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), adjacent driveway approaches to lots on either side and across the street, 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'.
8. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. All signs at the approach 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.
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:

Contact Person: Sara J. Withrow
Fax: 242-5664
Email:

DCD: DJM: dm