



## Traffic Engineering and Parking Divisions

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January 31, 2008

TO: Plan Commission

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

SUBJECT: **89 East Towne Mall – Conditional Use – Restaurant w/Outdoor Eating Area**

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 provide scaled drawing at 1" = 150' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, on site signage plan, on site pavement markings plan, Bus Stops and approaches.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The applicant shall provide sidewalks, ramps and pavement markings improving the pedestrian linkages from East Towne Blvd., Eagan Rd., Zeier Road, along the ring road and to Culvers lot. The applicant shall provide pedestrian linkages from Public Streets to the building entrances.
  - The applicant shall show existing and proposed sidewalks along the major drive entrances across the parking lot to East Towne front sidewalks. The applicant shall provide additional raised sidewalks, ramps, & crosswalks through the parking lot. The applicant may need to reduce the number of parking spaces to accommodate the pedestrian sidewalks across the parking lots.
3. The applicant shall modify the bike parking areas, so that the bicycle parking spaces do not encroach on the five (5) ft public sidewalk. The bike parking shall be provided in areas by entrances to the building.
4. The applicant shall indicate the type of bicycle racks to be installed.

The applicant shall modify the sidewalk in front and along the proposed restaurant to 10 ft width with no items in the sidewalk to the East Towne's Food Court main entrance.

## 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" = 20'.
6. All directional/regulatory signage and pavement markings on the site shall be shown on the contiguous plan and approved by the City Traffic Engineer. The applicant shall modify the pavement markings and signage plan according to the Federal Highway Administration manual on "Uniform Traffic Devices." All "Stop" signs shall be installed at a height of seven (7) feet at all 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. 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.
8. 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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