



Traffic Engineering and Parking Divisions

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March 27, 2008

TO: Plan Commission

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

SUBJECT: **12003 Mineral Point Road – Final Plat – Tormey Ridge /Town of Middleton Sec. 29**

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 Developer shall put the following note on the face of the plat: “ **ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S).**”
Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The applicant shall enter into the Developer's Agreement include building the “Public Bike / Pedestrian facilities at the same time of other improvements.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
2 & 3	67 & 68	120 & 121
6 & 7	70 & 71	128 & OL 3

19 & 20	82 & 83	139 & 140
	87 & 88	143 & 144
27 & 28	89 & 138	146 & 147
36 & 37	96 & 97	151 & 152
38 & 39	100 & 101	155 & 156
40 & 41	102 & 103	South 12 ft of 163
42 & 43	106 & 107	
44 & 58	108 & OL 3	
53 & 54	110 & 111	
56 & 57	113 & 114	
59 & 72	117 & 118	
65 & 66		

5. **The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.**
6. **There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:**
 - a. **No Access shall be granted along the southerly right-of-way line of Mineral Point Road.**
7. 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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

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