



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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June 29, 2006

TO: Plan Commission

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

SUBJECT: **203 Wisconsin Avenue - Town of Madison Sec. 11 - Certified Survey (Lot Division)**

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. **PRIOR TO ANY APPROVALS, THE APPLICANT SHALL PROVIDE AN ADEQUATE MASTER PLAN FOR ACCESS FOR THE ENTIRE BLOCK. THIS PLAN MUST SHOW HOW THE EXISTING ACCESS CONDITIONS ARE MODIFIED IN AN ACCEPTABLE AND LEGAL MANNER. THE SUBMITTED PLANS TO DATE DO NOT ADEQUATELY SHOW THIS AND ARE TOO PIECEMEAL TO REVIEW AND APPROVE.**
2. **The applicant shall submit one contiguous site plan showing the impacts on all adjacent sites for the proposed C.S.M., ingress, egress, driveways, approaches, parking spaces, and easements to be approved according to M.G.O.**

GENERAL OR STANDARD REVIEW COMMENTS

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

3. The applicant shall note on the face of the C.S.M. the reciprocal cross-access easements between all of the lots on the block, including lots one (1) and two (2).

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

