February 8, 2007

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: 2810 Todd Drive – Demolish / Conditional Use – Demolish Apartment Building / Accessory Parking Lot

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. When the applicant submits final plans for approval, for 2810 - 2818 Todd Drive, and 2703 - 2705 W. Beltline Hwy. The applicant will need to show the impact of the improvements on all sites will remain in compliance with M.G.O. and adjacent properties operation remains as approved.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for approval, the applicant shall show the following: 2810 & 2818 Todd Drive, 2703 & 2705 W. Beltline Hwy 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), existing driveway approaches, 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’ according to M.G.O.

4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. A "Stop" sign shall be installed at a height of seven (7) feet at the W. Beltline Service Road and Todd Drive 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.

6. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for 2810 - 2818 Todd Drive, 2703 - 2705 W. Beltline Hwy commercial/retail areas.

7. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

8. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed maximum of 30 ft width for the driveway approach, and shall have two 5 to 10 ft flares. This change shall be revised on the plan.

9. The applicant shall show 2818 Todd Drive to be in accordance to M.G.O. No driveway shall extend in front of the adjacent property. The applicant shall submit driveway permit sign by both property owners or letter granting the driveway be extend in front of the adjacent property sign by both property owners.

10. 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