



## Traffic Engineering and Parking Divisions

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TO: Plan Commission

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

SUBJECT: **301 Junction Road – Rezoning - PUD (SIP) to PUD (GDP-SIP) – Convert Retail to Bank w/Drive-up Teller**

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 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 John Steiner, Wisconsin Department of Transportation (608-246-3862), with site plans sets of plans 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.
2. The attached Traffic Signal declaration of conditions and covenants shall be executed and returned with site plans.
3. The drive-up facility shall be modified to be separated from the other site traffic and parking, and an escape route should be provided. The drive-thru shall be clearly identified with pavement markings, signage, ATM, and the service point shall be shown. The Applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements. The applicant shall provide queuing of 12 vehicles for two (2) service points to be separated from the other site traffic and parking. The ATM will not be required to provide queuing
4. The applicant shall modify the design the parking stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. In addition, the applicant shall redesign existing proposed employee parking lot. The applicant shall modify the employee parking area as follows: 70 to 80 or more degree-angle parking to enforce the one-way operation for employee parking. Aisles, or drive-up operation areas are to be excluded from these rectangular areas, when designing surface parking areas.

## 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. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. "Stop" and "No Left Turns" signs shall be installed at a height of six (6) feet to the bottom of the first sign at the most westerly driveway approach. In addition, a "Stop" sign shall be installed at a height of seven (7) feet at the Elderberry Road driveway approach. 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.
8. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, F, and for degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown 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:

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DCD: DJM: dm