



Traffic Engineering and Parking Divisions

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February 28, 2008

TO: Plan Commission

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

SUBJECT: **4151 Marsh Road – Preliminary Plat / Rezoning – Tradesmen Industrial Park - Town of Blooming Grove Sec. 26 / Temp M! to M1, W, and A – 22 Commercial / Industrial Lots**

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 development may be delayed until the transportation impacts fees are approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer.
3. All Bike / Pedestrian Easements shall be modified to 20 ft in width as current City Policy.
4. The applicant shall provide grading plans for all Bike / Pedestrian Easements for approval prior to Final Plat submittal to be approved by City Engineering and Traffic Engineering to accommodate the facilities. If the Bike / Pedestrian Easements grading plans do not accommodate facilities, the applicant will need to modify the Final Plat to provide the Bike / Pedestrian easements else where to be approved by City Engineering and Traffic Engineering prior to Final Plat submittal.

GENERAL OR STANDARD REVIEW COMMENTS

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

5. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off of final plats. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
6. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
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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