



Traffic Engineering and Parking Divisions

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Rev: June 5, 2008

TO: Plan Commission

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

SUBJECT: **4302 East Washington Avenue – Demolition / Conditional Use – Restaurant with Drive-up Window – Starbucks Coffee**

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 revise site plans showing the 50 ft building setback, and ingress/egress easement for lot 2 as noted on CSM 2325. The applicant shall need to modify the parking lot, landscaping, bike racks, and approach to accommodate “Future Right-of-way” and the egress/ingress 50 ft easement for lot 2 as noted on the C.S.M.
2. 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 Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with site plans sets 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.
3. When site plans are submitted for approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. The applicant shall modify the sidewalk in front of the building to 7 to 8 ft wide to accommodate the proposed vehicle 2 ft overhang and 5 ft sidewalk.

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), adjacent driveway approaches to lots on either side and across the street, 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 shall show the 50 ft, future street right-of-way and joint driveway ingress/egress and easements.
7. The applicant shall show the dimensions for proposed and existing parking stalls' to the drive-up items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned. The applicant shall show the existing northerly and easterly parking spaces adjacent to the proposed site to be in accordance to M.G.O.
8. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. The applicant shall provide signage to secure the one-way operation of drive-up window.
9. The Access Rd. is a special design "Street Type Entrance" as approved. The applicant shall provide a detail 1" = 20' detail drawing of the "Street Type Entrance" on plan sheets showing signage, epoxy white lines cross walks, and stop bar and pavement markings details to be approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
11. 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

