



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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TO: Plan Commission

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

SUBJECT: **4402 & 4420 East Buckeye Road – Demolish / Conditional Use – Tavern & House / PDQ Build Car Wash**

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. If the automobile laundry has some type of indoor drying equipment, the exit door shall be forty (40) feet beyond the dryers. However, the Director of the Inspection Unit may reduce this distance requirement when the applicant provides a noise study demonstrating that the sound levels of the indoor drying equipment and laundry equipment do not exceed 65 decibels (dbs) between 7:00 a.m. and 7:00 p.m. and 60 decibels (dbs) between 7:00 p.m. and 7:00 a.m. at a residential property line, and meets Section 28.08, Madison General Ordinances, and all other requirements.
2. PDQ letter of intent, PDQ is open 24 hours. The Plan Commission will need to review hours of operation of the Car Wash. The automobile laundry time of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Exceptions to these hours are subject to City Plan Commission review and approval under Section 28.12(10). This site is around 500 ft to a residence area and the operation of this Car Wash should be limited to the hours between 7:00 a.m. and 9:00 p.m.
3. The applicant shall prevent drainage or deposition of water, which may create icing on any public sidewalk or right-of-way. In addition, the applicant shall prevent the drainage or deposit of cleaning material that may create undesirable conditions in the storm drainage system. Both water and cleaning material controls shall be noted on the site plan.
4. In addition, for every self-service stall the applicant shall provide five (5) reservoir parking spaces. This site has two (2) self-service stalls and requires 10 reservoir parking spaces dimensioned nine (9) feet by twenty (20) feet to be shown on the site plan. The car wash reservoir parking spaces shall be clearly identified. The applicant shall provide a proposed Queuing Model with the plans.

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), driveway approaches to be closed or reconstructed, signage, percent of slope, semi truck route through site, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. The applicant shall show and dimension the gas pumps on the plans as to comply with the following: Gasoline pumps or similar facilities served by such driveways and approaches shall be a minimum of 15 feet from the right-of-way line of the street.
7. The applicant shall demonstrate the tanker truck movement through the site to ingress and egress in a forward manner.
8. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. 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.
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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