



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: **702 North Midvale Blvd. – Rezoning – PUD (SIP) to Amended PUD (GDP-SIP) – Phase III – 13200 Sq. Ft. Building w/ Restaurant, Outdoor Eating & Retail Space.**

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 should grant a joint driveway easement to the southerly adjacent property owner, or prevent encroachment onto the adjacent property. The applicant shall provide a recorded copy of the easement to Traffic Engineering or show a barrier to prevent encroachment on the adjacent property prior to approval.
2. The applicant shall modify the Class 3 driveway approach onto Price Place, as not to extend in front of the adjacent property owner or the westerly property owner will need to sign the driveway permit. In addition, if the adjacent property owner has an existing driveway approach to Price Pl., the proposed southerly driveway approach to Price Place shall be a joint driveway approach or shall be min. of 10 ft. between the two driveway approaches. The applicant shall modify the proposed approach and revised plans showing the above condition.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for 702 North Midvale Blvd., 313 & 319 Price Place, approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles, traffic signals), 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, truck & auto routes, dimensions of radii,

aisles, driveways, stalls including the two (2) feet overhang, and a scaled detailed drawings at 1" = 20'.

4. The applicant shall provide scaled drawing at 1" = 50' or larger on one contiguous plan sheet showing all the 313 & 319 Price Place, 414 & 702 North Midvale Blvd. facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, pavement markings, semi trailer and vehicle movements, ingress/egress easements and approaches as modified or approved.
5. Four (4) foot Outdoor Eating high fence along the sidewalk the length of the service area separating the sidewalk from the tables. All information as tables and seating shall be shown or noted on the plan.
6. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with min. 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.) The applicant shall modify the 90 degree or parallel parking spaces along the southerly side of the building to M.G.O.
7. All existing driveway approaches on which are to be abandoned or modified shall be noted on the site plan.
8. All signs at the approaches shall be installed behind the property line. The applicant shall show all approved epoxy line lanes, crosswalks, stop bars and signage at the special street design for private street sections for Price Place, Heather Crest and driveway approaches as approved. All directional/regulatory signage and pavement markings on the site shall be shown and noted for the area shown on the Rezoning Site plan. In addition, the applicant shall note "All Pavement Markings and Signage to be maintained by Property Owner."
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:

Contact Person: Andy Stein
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Email:

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