



Traffic Engineering and Parking Divisions

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Revised December 6, 2007

TO: Plan Commission

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

SUBJECT: **733 County Highway M – Rezoning – Temp A to PUD (GDP)- Multi-Family Residential 65 Unit Apartments**

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's contractor shall be responsible for securing all proper permits and approvals from Dane County Highway and Transportation Department for grading along and access onto County Trunk Highway (CTH) "M." The contractor shall provide copies of all approved permits to Traffic Engineering prior to approval of PUD (GDP-SIP) plans.
2. The applicant shall enter into a developer's agreement to make improvements on CTH "M" and the site access as determined by Dane County and City Traffic Engineer prior to approval.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. A five ft sidewalk with 3 ft grass terrace shall be installed from the building entrance to the Junction Road public roadway sidewalk with ramps and crosswalks as needed.
4. The applicant shall dedicate Junction Road right-of-way extending the southerly dedication to the northerly property line for future use.

GENERAL OR STANDARD REVIEW COMMENTS

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

5. When the applicant shall submit 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 and proposed 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. The applicant shall show the dimensions for proposed and existing parking stalls' 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.
7. "Stop" signs 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.
8. The attached Traffic Signal/Street Light declaration of conditions and covenants shall be executed and returned with site plans.
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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DCD: DJM: dm