



Traffic Engineering Division

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TO: Plan Commission

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

SUBJECT: **72 West Towne Mall – Conditional Use – 9400Sq. Ft. Restaurant/Brewery – Granite City Food & Brewery**

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 modify the main entrance at the intersection of Gammon and Odana Roads per the plans and specifications of the Traffic Engineer, as discussed with the developer's traffic consultant on 3/7/06. Unless otherwise modified by an alternative financing plan, the Developer is expected to finance 100% of the street reconstruction and traffic signal costs for the changes to this major driveway approach to Gammon Road. Such changes require that the Developer will need to enter into a developer's agreement/subdivision contract with the City for the public infrastructure items associated with their development.
2. The applicant shall be responsible for providing a series of new overhead signs on Gammon Road to direct and accommodate traffic to the West Towne Mall per the plans and specifications of the Traffic Engineer, as discussed with the developer's traffic consultant on 3/7/06. Unless otherwise modified by an alternative financing plan, the Developer is expected to finance 100% of the signing changes. Such changes require that the Developer will need to enter into a developer's agreement/subdivision contract with the City for the public infrastructure items associated with their development.
3. The applicant or a West Towne property owner shall enter into agreement with the City of Madison to pay 25% of the cost for the Gammon Rd. and Odana Rd. traffic Signal operation and maintenance, including electrical energy, capital improvements, engineering, liability insurance, and administration of the traffic signal.
4. The applicant shall provide scaled drawing at 1" = 150' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, on site signage plan, on site pavement markings plan, and approaches.
5. The applicant shall provide sidewalks, ramps and pavement markings improving the pedestrian linkages from Gammon Rd. across the ring road and parking lot to the front

West Towne sidewalk & building entrance per the plans and specifications of the Traffic Engineer. The proposed pedestrian linkage from Gammon Road to the building entrances shall be modified as follows:

- The proposed sidewalk ends at the parking lot not at West Towne front sidewalk. The applicant shall provide additional raised sidewalk, ramps, & crosswalks through the parking lot to West Towne front sidewalk to the building entrances. The applicant may need to reduce the number of parking spaces to accommodate the pedestrian sidewalk across the parking lot.
- The applicant shall reverse the order for ingressing vehicles from the intersection of crosswalk then stop bar & Yield sign. The order shall be Yield sign and crosswalk. The "Yield" sign will then force vehicles to yield to pedestrian traffic in the crosswalk.
- The applicant shall note on the site plans to install a minimum five (5) ft. grass terrace and five (5) ft. sidewalk along the northerly side of the driveway from the Gammon Rd. to the ring road.
- The applicant shall install 2-raised islands 4 ft. wide and 30 ft. long between northerly & southerly traffic lanes on the ring road at the driveway approach to Gammon Road & Odana Road "T" intersection to the ring road. The northerly raised island shall accommodate pedestrian refuse pad on end of island for crossing the ring road to West Towne.

GENERAL OR STANDARD REVIEW COMMENTS

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

6. 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), 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'.
7. All directional/regulatory signage and pavement markings on the site shall be shown on the contiguous plan and approved by the City Traffic Engineer. The applicant shall modify the pavement markings and signage plan according to the Federal Highway Administration manual on "Uniform Traffic Devices."
 - The applicant shall install 4 in. double yellow dividing the two way traffic on the ring road 130 ft. northerly & 85 ft. southerly from the end of the islands to the parking drive aisle first opening. The applicant shall install 10 ft. yellow skips to match into existing yellow skips on the ring road.
 - The applicant shall revise lane lines from yellow to 6 in. white to match into existing white lane lines on the ring road dividing same direction traffic.
 - "Stop" signs shall be installed on both right & left sides of ring road and have a supplements plates below accordingly, "Traffic From Right Does Not Stop, or Traffic From Left Does Not Stop. "
 - The applicant shall remove the "J" sign noted as " Left Lane Must Keep Moving."
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 - The applicant shall revise ingress lane marking replacing the yellow 6 in. ingress pavement marking with 6 in. white Channelizing line as noted.

8. West Towne has a street type approach to Gammon Rd. The applicant shall be responsible financially to maintain pavement markings as shown or approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and including geometrically special design "Street Type Entrance" onto Gammon Road. The applicant shall provide a detail 1" = 40' drawing of the "Street Type Entrance" from the ring road to the public street entrance showing, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, ARROWS, ONLYs, 12 " cross walks, 24 " stop bars, pavement markings details and signage 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."
9. The applicant shall show the dimensions for existing and proposed parking stalls items S=9', L=18', A=22.5', B=14', C=19', D=15', E=10', F=15' and O 40-degree angle parking with 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.)
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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