



Traffic Engineering and Parking Divisions

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TO: Plan Commission

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

SUBJECT: **8133 Mansion Hill Avenue – Rezoning - PUD (GDP) to Amended PUD (GDP-SIP) – Daycare and Retail Building**

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 has proposed to relocate the Mansion Hill Avenue approach where as the public crosswalk for Mansion Hill Avenue shall not be terminate in the proposed driveway approach for both sides of Broadmoor Street in accordance to Madison General Ordinance Section 10.08(4)(d). The applicant will need to show the public sidewalk and ramps on both sides of the streets at the intersection of McDowell Drive / Starr Grass Drive and at the intersection of Broadmoor Street / Mansion Hill Avenue.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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'.
4. The Day-Care Center shall provide a minimum of one (1) loading and unloading stall for

every twenty (20) children in the facility and each stall shall be signed "Loading & Unloading Only Fifteen (15) min. Limit." The applicant shall note on the site plan the required number of children and loading stalls required on the plan.

5. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The applicant shall design the surface parking areas for drop off area and parking stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The applicant shall show the dimensions of all parking and drop off stalls according to M.G.O. (if the drop off parking as show is for daycare loading and unloading, 0 degree parking requirements for drop off area, the applicant shall use the 9 ft stalls items according to M.G.O.)
7. 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