



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: **7197 Elderberry Road – Rezoning / Preliminary and Final Plat–R2T & PUD (GDP) / Woodstone Town of Middleton Sec. 21**

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 Developer shall put the following note on the face of the plat: “ ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S).”**
Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.
2. **The final Plat’s right-of-way will need to be reviewed and approved prior to final sign-off.**
3. **The street improvements may require traffic calming features to be determined by the City Traffic Engineering.**

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. **Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City’s area wide plans and the plat’s specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right-of-way to accommodate the ped-bike plan.**

GENERAL OR STANDARD REVIEW COMMENTS

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

5. **The applicant shall execute and return the attached declaration of conditions and covenants**

for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

6. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
Westerly 6 ft of Lot 1	65 & 66	84 & 85
4 & 5	67 & 68	93 & 94
9 & O.L. 1	70 & 71	99 & 100
14 & 15	72 & 73	102 & 103
19 & 20	74 & 75	
36 & 37	77 & 78	
58 & 59	Easterly 6 ft of Lot 80	
61 & 62	Easterly 12 ft of Lot 81	

7. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.

8. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
9. The applicant shall add to the Zoning Text "Maintenance of Traffic" Measures section with the following:

MAINTENANCE OF TRAFFIC MEASURES

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The _____ (Association) shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the _____ (Association) that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement.

The _____ (Association) and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

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