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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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April 25, 2005

**REVISED April 29, 2005**

TO: Plan Commission

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

SUBJECT: **9503 Mid Town Road – Preliminary Plat– Hawks Meadow**

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 plat shall be revised to dedicate 40 feet of right of way along Woods Road, unless otherwise approved by the Traffic Engineer.
2. The plat is subject to special assessments or impact fees for Midtown Road Area-wide Assessment and Impact Fee District for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat approval.
3. 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 future area traffic signals and associated intersection changes.

### GENERAL OR STANDARD REVIEW COMMENTS

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

4. The applicant shall enter into a subdivision contract for street and intersection improvements along Woods Road and Midtown Road to provide safe and adequate ingress and egress to the plat. The improvements shall be designed to provide adequate sight distances and safe operations at the intersections. The design, plans and specifications shall be reviewed and approved by the Traffic Engineer.
5. The internal streets may include special design or traffic calming treatments, at key locations. The developer shall execute some type of covenants and restrictions for the maintenance of such devices. The applicant shall modify the right-of-way at key locations to accommodate traffic calming treatments as determined by the City Traffic Engineer.

6. Utility easements shall be provided as follows:

<b>Between Lots</b>	<b>Between Lots</b>	<b>Between Lots</b>
1 & 2	30 & 31	
14 & 15		
17 & 18		
26 & 27		

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. 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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