



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: **2101, 2109, & 2115 East Springs Drive – Conditional Use – Construct large format furniture store with 2 other sites for future commercial buildings**

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. If not otherwise provided, the applicant shall enter into a developer's agreement for turn lane improvements on East Springs Drive to serve the development.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The applicant shall install or provide a plan and schedule for the site's ped-bike facilities and referenced "future" sidewalk improvements.

Please contact Dan McCormick, Traffic Engineer at 267-1969 if you have questions regarding the above items:

GENERAL OR STANDARD REVIEW COMMENTS

In addition, the following General or Standard Review Comments are in accordance to M.G.O.:

3. The applicant will need to demonstrate how the truck service will ingress the truck loading area off of East Springs Dr as well as maneuver through the site and egress back onto East Springs Dr using Autoturn and shown on the plans when submitted for approval.
4. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking site. This land agreement for vehicular and pedestrian access shall be a perpetual, non-exclusive, unimpeded or unobstructed land agreement for the lots in the commercial site.
5. 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.

6. 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 McCormick, City Traffic Engineering at dmccormick@cityofmadison.com if you have questions regarding the above items:

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