

DEVELOPMENT SERVICES



May 20, 2016

MEMORANDUM

TO: Andy Hetzel, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Rouen Cove Phase II PUD**  
**R-2016-327**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Additional 53 lots would trip requirement for a left turn lane on New Berlin Rd at entrance to subdivision. With the school across the street, the roadway geometry will not allow a left turn lane into subdivision. There is concern that vehicles turning left into subdivision will block traffic flow on New Berlin Rd as they will have to queue/stack in the through lane.
2. If PUD is approved, roadways shall meet design standards of Section 3 of the Land Development Procedures Manual.
3. Signs, fences, walls and landscaping shall be located outside of sight line at intersections and meet clear zone requirements.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.