

**From:** Donna Buchert <[REDACTED]>

**Sent:** Sunday, June 26, 2016 10:33 AM

**To:** Hall, Amanda; [REDACTED]; [REDACTED]

**Subject:** Upset and Concerned Regarding the property at 6502 Milwaukee Street and Sprecher Road

1. I moved to this location as I wanted to be out of the city and enjoy the county type atmosphere, along with knowing all of the wildlife would be safe. However, it appears that you all do not care about this piece of property that houses nesting birds of all kinds, including ducks, geese, sand hill cranes, and some deer. There is almost a full row of blooming flowers on the Sprecher side that has borne many, many bees, which we are desperately in need of for our food. Apparently you all do not care about that either as you want to dig up this land and destroy the environment here.
2. The City of Madison had promised us a park at the top of Town Center Road in 2005 on the other side of the now built firehouse. However, I guess that will never happen. Why not get the owner of the property at 6502 Milwaukee Street to donate that land for a park?
3. I am very concerned about the traffic for those of us that live here. All there is is a 4 way stop sign at Sprecher and Milwaukee Street and Sprecher eventually turns into only 2 lanes up to Highway T. You will be adding at least 100+ more cars and persons with the development of this property along with the possibility of having The Steam Fitters personnel and vehicles next to the firehouse.
4. Why not put this development down at the end of Milwaukee Street where there is a 150 multi family property for sale, instead of the congestion this will cause at the location of 6502 Milwaukee Street and Sprecher Road? There is also another piece of property for sale at the corner of Highway T and Sprecher which already has stop and go lights. Why not put this development at that location?
5. Why would you ever put a 5 story building next to ours, when we have only 3? And Yellow? That is absolutely awful. If we wanted space, we sure are not going to have it here as you really do not care about the people who are already living here.
6. You certainly do not care about the residents who already reside here and the damage it will cause to the environment. I think all you care about are the developers and the money they will make from this development.

Donna Buchert

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 25, 2016

**To:** Plan Commission  
**From:** Jenny Kirchgatter, Assistant Zoning Administrator  
**Subject:** 6501 Town Center Drive and 6502 Milwaukee Street

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**Present Zoning District:** PD-GDP

**Proposed Use:** Amend the Metrotech Neighborhood GDP to increase the overall unit count to up to 100 units on Lot 6 and 115 units on Lot 7 and to increase the setback along Sprecher Road from 15 feet to 35 feet. The proposed PD-SIP for Lot 7 will allow the development of a 115 unit independent senior housing project with first floor commercial and flex space.

**Requested Zoning District:** Amended PD-GDP and PD-SIP

**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): None.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Work with Planning and Zoning staff to finalize the Zoning Text for approval.
2. Provide additional details on the proposed flex space. Identify the flex space areas on the floor plans and how the space may be configured for residential or commercial use.
3. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall clearly show the locations of the required accessible stalls and access aisles, including the accessible stalls located in the enclosed lower level parking area. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide striped access aisle. Show the required signage at the head of the stalls.
4. Provide the minimum required number of bicycle parking spaces for the residential portion of the project based on the proposed maximum number of 115 dwelling units. The residential bicycle parking spaces shall be distributed as both *Short Term* and *Long Term* parking, as required per Sections 28.141(4)(g)3 and 28.141(11). A minimum of 115 resident bicycle parking spaces are required plus 11 guest stalls. A minimum of 90% of the resident stalls shall be designed as long-term parking, and the guest stalls shall be

short-term parking. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Identify and dimension the bicycle stalls, including the access aisles, on the final plans. The bicycle stalls and access aisles must not be obstructed by vehicles, columns or other obstructions. Provide a detail of the bike rack design including any wall mounted or structured racks.

5. Bicycle parking for the commercial/retail component of the project shall comply with the requirements in Sections 28.141(4)(g) and 28.141(11). Bicycle parking requirements for future tenants shall be calculated at the time building permits for occupancy are requested. Bicycle parking for commercial uses shall be designed as short-term parking spaces located in a convenient and visible area within one hundred (100) feet of a principal entrance. Dimension the bicycle stalls and access aisles on the site plan. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
6. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
7. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
8. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**ZONING CRITERIA**

<b>Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Building Height	As per approved plans.	As per submitted plans.

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number Parking Stalls	None	59 surface 65 underground (124 total)
Accessible Stalls	Yes	Yes <i>(See Comment #3)</i>
Loading	None	None
Number Bike Parking Stalls	<b>Multi-family dwelling unit:</b> 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (115) 1 guest space per 10 units (11) <b>General retail, service business, office:</b> 1 per 2,000 sq. ft. floor area (TBD) <b>Coffee shop, restaurant, brewpub:</b> 5% of capacity of persons (TBD)	66 surface 80 underground (146 total) <i>(See Comments #4 &amp; #5)</i>
Landscaping and Screening	Yes	Yes <i>(See Comment #6)</i>
Lighting	Yes	None <i>(See Comment #7)</i>

<b>Other Critical Zoning Items</b>		
Urban Design	Yes	PD
Historic District	No	
Floodplain	No	
Adjacent to Park	No	
Barrier Free (ILHR 69)	Yes	
Utility Easements	Yes	
Wetlands	No	
Wellhead Protection District	No	