

From: [Ashish Bansal](#)
To: [Plan Commission Comments](#)
Subject: Comments for meeting scheduled for Monday, August 8, 2022 5:30 pm re. 102 S. Sprecher Road
Date: Wednesday, August 3, 2022 10:28:14 AM

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Dear Plan Commission,

My name is Ashish Bansal and I live in very close proximity to the land at 102 S Sprecher Road that is now slated for development.

I very much oppose the idea and the plan of developing this natural and wooded land that pretty much is now surrounded by other recent developments and the concrete jungle. The City is allowing development on every tiny piece of green land that is available in the area and it is contributing to the mass.

In addition to the numerous recent developments in the area, there are already a few other for sale signs seen on the last remaining green land in the vicinity of Milwaukee Rd. and Rustic. I feel that this proposed development will further deteriorate the area and wish to point out a few concerns:

- Mature trees help reduce highway noise pollution that is already quite prominent in this area
- Trees and green land also help reduce air pollution
- There are essentially no natural forest, mature trees or green area left in the vicinity and we should preserve this piece of land and the wildlife it supports
- This particular forest area supports wildlife habitat - deer, turkeys, eagles, owls, and fowls etc. that are often seen in the area
- The rain and storm water drainage is already insufficient and the water often sits in the close proximity of some existing homes in the area after heavy rains. The proposed development right next to the drainage, will further worsen this situation
- This area cannot support households in the 160 units proposed for the building complex and the additional traffic it will bring to the area
- The proposal will bring additional, unwanted traffic and noise to Driscoll Rd. that is currently a dead-end and allows privacy and safety for the residents who live here
 - Under the proposal, vehicle traffic from the development wanting to go West on Milwaukee Rd. will use Driscoll Rd. to do so
- There is too much crime already in the area with lack of infrastructure:
 - No facilities nearby - convenience stores, coffee shops, library, etc.
 - No parks or common areas for children and adults to gather in the vicinity. Children often play smack in the middle of the streets, risking not only their own lives but also accidents and injuries to others
 - There is insufficient public transportation in the area
 - The proposed Public Transportation Network Redesign does not support even the existing population in the area

There is lack of police force, speed control and enforcement that results in:

- Almost daily reports of home and vehicle thefts and burglaries
- Almost daily reports of vehicles driving too fast in and around the vicinity

Thank you,

Ashish Bansal

raahee@hotmail.com

From: [McNabola, Lisa](#)
To: [Parks, Timothy](#)
Subject: FW: Virtual Meeting July 28th (102 S Sprecher and stop-and-go lights at MKE & Sprecher)
Date: Tuesday, July 19, 2022 3:36:21 PM
Attachments: [Metrotech Lots 6&7 Traffic Report DRAFT.pdf](#)

FYI

From: Malloy, Sean <SMalloy@cityofmadison.com>
Sent: Tuesday, July 19, 2022 3:23 PM
To: Paulson, Erik <district3@cityofmadison.com>; McNabola, Lisa <LMcNabola@cityofmadison.com>
Subject: RE: Virtual Meeting July 28th (102 S Sprecher and stop-and-go lights at MKE & Sprecher)

Good Afternoon Alder Paulson,

You are correct, the latest study we have of the intersection is the 2019 Metrotech study that was required with their approval for their project on the Northeast corner. The result of the study was that none of the traffic signal warrants are met for traffic signal consideration as defined in the Manual on Uniform Traffic Control Devices (MUTCD). Traffic Engineering is requiring the developer of the 102 S. Sprecher project to produce a new study for this proposal which will include trip projections from their site. I have discussed with the developer's traffic consultant and am expecting the study sometime next week. I can share the study once it is submitted. I would like to add that this intersection has been on our radar as it has been studied for potential signalization in 2005, 2007, 2009, 2012, 2013, 2015, 2019 and 2022 (as of next week); Traffic Engineering will also continue to study the intersection on a regular basis.

In our opinion, 4-way stops are typically safer and more efficient than traffic signals when volumes are below traffic signal warrants. Unwarranted traffic signals typically reduce safety and result in more crashes (typically rear-ends). Traffic Engineering staff has also observed this intersection on several different occasions during the weekday PM Peak Hour (4:45-5:45) and did not observe excess queueing, delay or operational issues at this intersection.

As for the funding of traffic signals, typically we do an assessment district and assess the surrounding parties that benefit from the signal. The developer/property owner would be expected to pay their share of the cost if/when a traffic signal is installed.

If you have any additional questions, feel free to reach out.

Thank you,
Sean Malloy, P.E.
City of Madison - Traffic Engineering
215 Martin Luther King Jr. Blvd., Suite 109
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From: Paulson, Erik <district3@cityofmadison.com>
Sent: Tuesday, July 19, 2022 12:17 PM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>; Malloy, Sean <SMalloy@cityofmadison.com>
Subject: Fw: Virtual Meeting July 28th (102 S Sprecher and stop-and-go lights at MKE & Sprecher)

Lisa -

Traffic lights at Sprecher and Milwaukee came up at the December neighborhood meeting and I expect that they'll come up again at our neighborhood meeting for the same project next week.

Sean, can I assume that we haven't done a new study since the 2019 study? Is there a plan to do a new study, and to incorporate whatever traffic modeling we might have for this project and demand for the project across the street for when it finally opens?

Can you also help me understand why 4-way stops are sometimes safer than traffic lights? I'm not trying to dispute that, I'm just not able to explain it myself and would appreciate an explanation from a professional.

(I also assume that we don't try to bill developers for new stop-and-go lights, but just checking to be sure)

Thanks,

-Erik

Erik Paulson
District 3 Alder
he/him
district3@cityofmadison.com
Sign up for updates from the District 3 blog:
<http://www.cityofmadison.com/Council/district3/blog/>

From: Adam Tyler <adamrtyler@gmail.com>
Sent: Tuesday, July 19, 2022 11:08 AM
To: Paulson, Erik
Subject: Virtual Meeting July 28th

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Good morning Alder Paulson,

First I want to thank you for stepping up in the wake of Alder Lemmer resigning. She was excellent and I have high hopes for your service in our community.

I am unable to attend the July 28th virtual presentation, but I do have some concerns that I raised previously about projects that are proposed on that corner. I'd like to hear feedback on my concerns because previously I was told no.

The intersection this proposal involves is already a traffic nightmare. With a newly finished (yet not fully utilized) building on the Northwest corner of the same intersection, I have serious concerns about managing this intersection with only stop signs. Especially if we continue to develop the surrounding corners, which seems logical and fine. But I firmly believe that developers of these projects should have a lions share of cost responsibility for these upgrades. They are going to reap the benefits of the project, they really should share in resolving an otherwise undue burden that the additional traffic will bring.

I'd like to encourage the city to ensure the developers of these projects pay their fair share of the cost to upgrade this intersection to support the building they want there. I would also encourage these upgrades be completed PRIOR to the start of the project itself.

If this intersection is not upgraded to traffic lights before the project is approved/started, I will unfortunately have to voice opposition to building anything else at this intersection.

Thank you,
Adam Tyler
6167 Ragan St, Madison