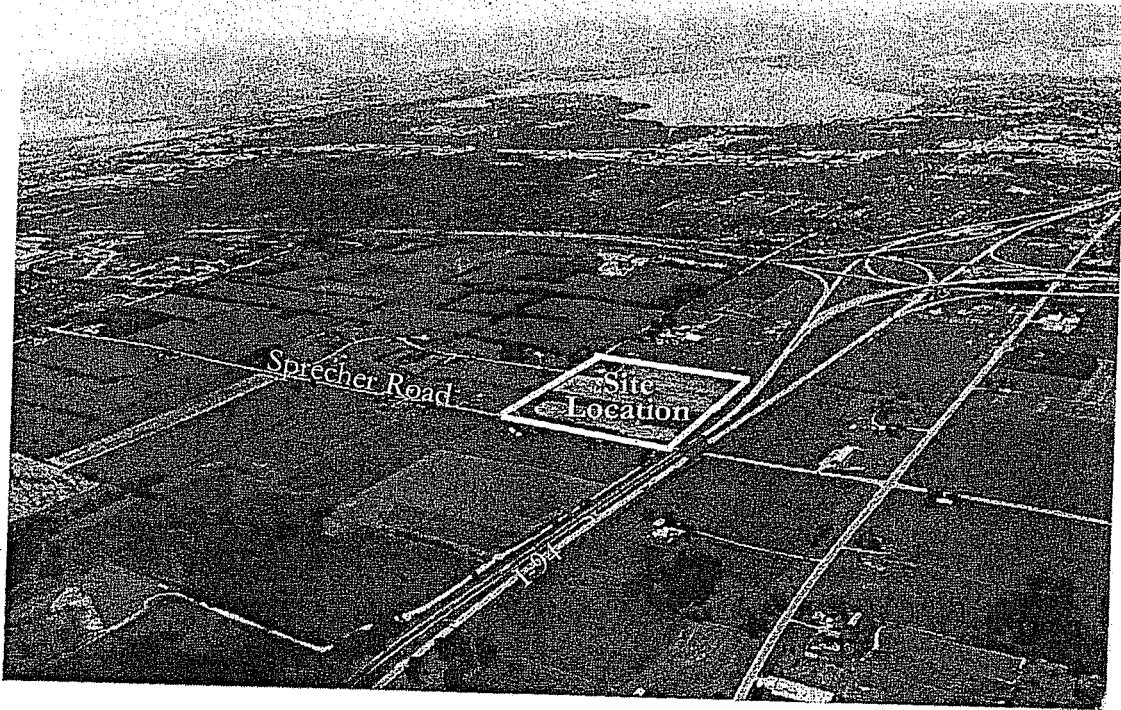


A Submittal for the ...

Metrotech

a Mixed Use Neighborhood




GENERAL DEVELOPMENT PLAN

Plan/Parking Facility Approval

CU PUD (SIP) ^{SPP} PCD (SIP)

Revised 04.04.02 ²³

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Traffic Engineering Don J. P. Smith	5-1-02		Date
Parks Simon W. Johnson	5-1-02		Date
City Engineering [Signature]	5/8/02		Date
LDAP	Detention Fee	T.E. Conduit Deposit Fee	Date Paid
Water UDC	[Signature]		Date 4/23/02
Fire Scott Kelly	[Signature]		Date 5/8/02

Intent of Document

The Purpose of this document is to request Planned Unit Development (PUD) Zoning and approval of a General Development Plan (GDP) for the Metrotech Plat, also known as 102 East Sprecher Road, pursuant to the City of Madison's Zoning Code Section 28.07(6).

Zoning Request

PUD (GDP)—Planned Unit Development District

In keeping with the intent of the Sprecher Neighborhood Plan to create a vibrant mixed-use neighborhood, the Planned Development District will allow for the overall design flexibility needed to create a distinctive development that allows for pedestrian-scaled mixed-use environments. Creative use of setbacks and building massing and diverse land uses that can be achieved within the PUD district would create this environment.

Development Team

Applicant

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Planning and Design

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Attn: Mike Calkins

GENERAL PROJECT INFORMATION

Parcel Size

The parcel is approximately 37 acres.

Parcel Location

The parcel is located on the north side of Milwaukee Street, bounded by Sprecher Road on the east, and Interstate 94 on the north. It is within the Sprecher Neighborhood.

Aldermanic District 3, Madison Metropolitan School District.

A site location map is attached on page 4.

Existing Land Use

Agriculture

Existing Zoning

A – Agriculture – Please refer to the attached zoning map.

Construction Schedule

The project is slated to begin in summer 2001.

Surrounding Land Use and Zoning

North:

The lands to the north of Interstate 94 are currently in agricultural and scattered commercial uses.

Zoning: A-1 Agriculture

East:

The Lehr property is zoned A-1 and is currently being planned as a "Town Center," consisting of office, residential, and commercial land uses. We have designed the Metrotech Plat to complement the development of the Lehr property.

Zoning: A-1 Agriculture (future PUD)

South:

The Reston Heights East Neighborhood is southeast of the site and contains a mixture of neighborhood commercial, multi-family residences, four unit residences, duplex residences, and single-family residences, developed through the PUD/SIP process.

The land to the south of the site is currently a large lot rural residential subdivision in the Town of Burke and the City of Madison.

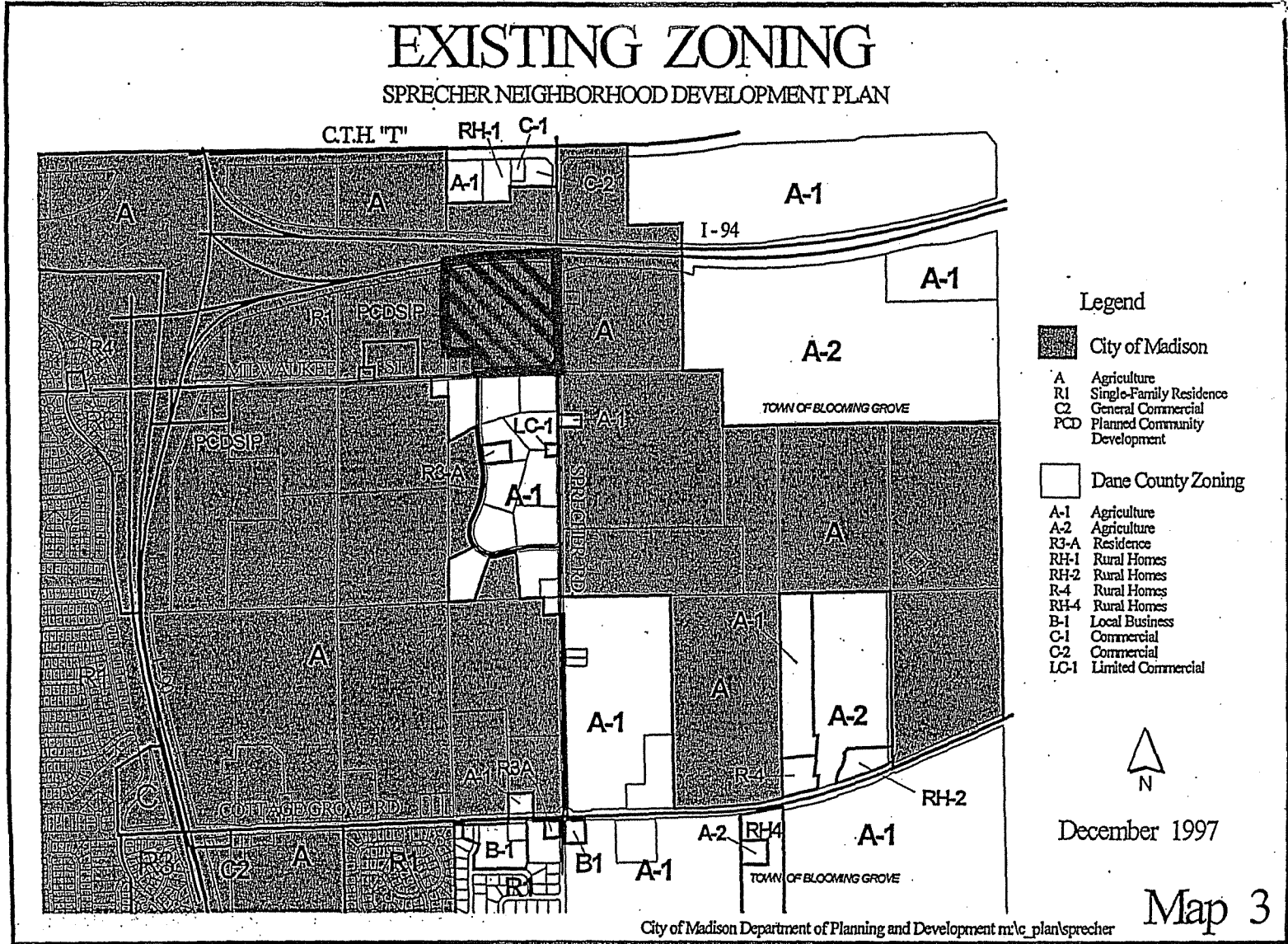
Zoning: PUD-GDP/A-1

West:

The lands to the west of the site consist of a mixture of agricultural, mineral extraction, and open space uses.

Zoning: A-1 Agricultural (future PUD)

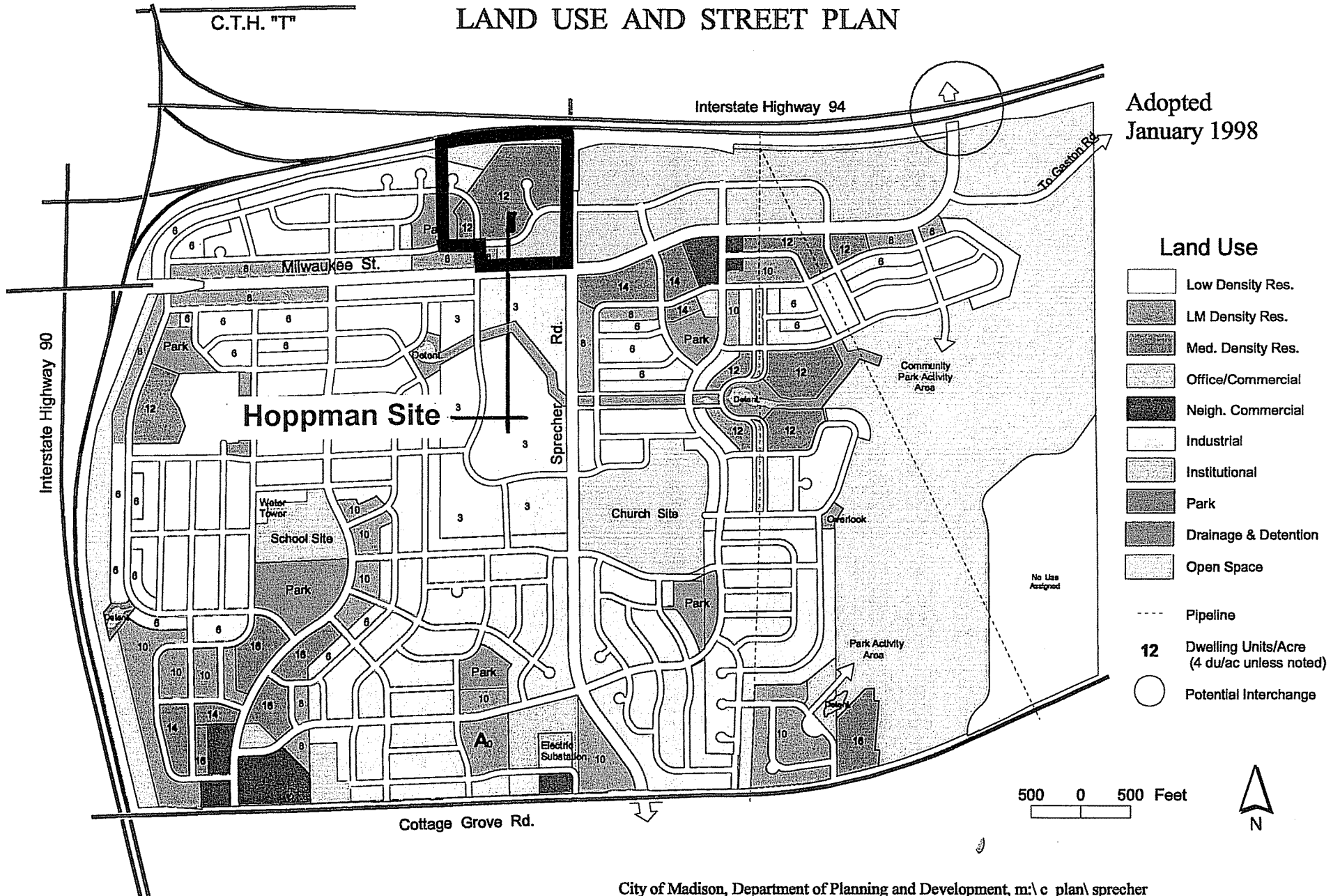
Zoning Map:



SPRECHER NEIGHBORHOOD DEVELOPMENT PLAN

LAND USE AND STREET PLAN

Adopted
January 1998



Description of the Metrotech Plat General Development Plan

The approximately 37 acre Metrotech Plat is proposed to be developed as a mixed-use planned development comprised of professional office uses, multifamily residential and retail-commercial, and a mixed-use area that would encompass retail, office, and multifamily development. There is also a 2.5-acre public park planned for the west side of the site.

The Metrotech Plat design incorporates two public streets. Street "A" provides an east-west connection with Sprecher Road and the future development to the west. Street "B" is a north-south road that would terminate across from the existing Rustic Drive on the south side of Milwaukee Street. An additional public right-of-way is set aside that would connect Street "B" on the south side of site 10 and the park site with the western property line. These public streets provide additional public on-street parking for the office and residential parcels. The proposal also includes additional rights-of-way for Sprecher and Milwaukee Streets. Sites 6 and 7 would share joint access drives onto Sprecher Road, and sites 7 and 8 that front onto Milwaukee Street would use access drives onto Milwaukee Street.

The Metrotech Plat was designed to create a pedestrian scaled mixed-use neighborhood that will provide housing, retail and office uses in order to serve the neighborhood and the larger Madison market.

The goals of the General Development Plan are:

- Create a mixed-use environment that is urban in character
- Use building massing to create a definable public space
- Develop a pedestrian-oriented neighborhood
- Create a neighborhood that reflects the importance of this area as the gateway to Madison
- Develop a neighborhood that can utilize future mass transit opportunities
- Create a neighborhood that integrates into the Sprecher Neighborhood Plan.

The Primary and Secondary Building Placement Zones:

The intent of the primary and secondary building zones is to create a framework to guide architects and developers and to ensure the goals listed above are implemented. The architect, site planner or developer is required to locate at least 50% of the primary buildings within the primary building zone. Parking areas shall not occur between the building façade and any public street within the primary building zone unless necessary to provide disabled access or for safety reasons. The secondary building zone is intended to guide placement of buildings in areas that may not be as important to the character of the streetscape, but would add to the overall feel of the neighborhood.

The primary building zones described in this document on page 44 were designed to reinforce the goals of the General Development Plan and also allow the developer and architect the flexibility and creativity to design a space that is appropriate for their user. If a superior design solution is created, or adjoining areas are combined, the developer, site planner or architect should explain in detail the reasons why the building zone should be redefined and insure that the goals that are presented in the following sections are adhered to.

Build-to Lines and Building Setbacks:

Build-to lines serve to create a more pedestrian friendly neighborhood by requiring buildings to be placed at the front setback lines along public streets. The build-to lines are located at the frontages of public streets within the primary building zones. The architect, site planner or developer is

required to place at least 50% of the primary buildings at the build-to line. Canopies, loggias or other structural elements could satisfy this requirement if the element is attached to the primary building.

Building setbacks are used on side and rear boundaries of the parcels to define where the building limits are. Parking areas, landscaped buffer areas and other features such as signage can occur beyond the building setbacks if those elements conform to existing zoning regulations.

Build-to lines and setbacks are shown on the Site Plan exhibit on page 7.

Storm Water:

Storm water will be managed on site by restoring the natural swale that bisects the site and creating an approximately 2-acre retention facility.

The Metrotech Plat project has been broken down into 10 development sites labeled Site 1 through 10 and one Public Park site and are described in the zoning text below.

Interstate 94 Frontage:

Guiding the growth and development of the East Madison Gateway through careful building placement, architecture, and site design will be a critical component of the General Development Plan. Buildings within the development areas will be designed to create a unique and interesting gateway for the Madison area with buildings that address the Interstate, provide carefully screened parking areas, and maintain careful signage restrictions. The integration of these components within the development areas will create a distinct entrance to the Madison metropolitan area.

High quality architectural treatments, landscaping, and site design should be utilized to form this site into an attractive and welcoming part of the "gateway" to Madison along Interstate 94.

Proposed Neighboring Land Uses:

The Lehr parcel to the east of the Metrotech Plat is currently being planned to become a "Town Center" mixed use development combining residential, retail, and office uses. The Metrotech Plat is designed to complement this proposed development by increasing residential densities, creating appropriate building massing, and supplying additional neighborhood retail and office uses. To achieve a thriving Town Center development, it is necessary to create vibrancy in the surrounding areas with compatible uses and integrated pedestrian and vehicular connections.

The lands to the west are currently in agricultural uses. In the Sprecher Neighborhood Plan, this area has been planned to be a mixture of low to medium density residential. The proposed parkland located on the Metrotech Plat is adjacent to land that has been planned to be additional parkland when it is developed. The Metrotech Plat provides road and pedestrian connections to the surrounding properties.

URBAN DESIGN REQUIREMENTS

Statement of Purpose

Good and consistent urban design is critical to the development of a mixed-use neighborhood. This section of the General Development Plan acts as an urban design guide to be used by City staff, City Commissions, and the applicant in regard to development parameters for each of the Sites.

Development Area Descriptions:

SITE 1 – SITE 1A (CSM LOT 4) AND SITE 1B (CSM LOT 3)

Building Massing.

Buildings should be located to maximize the exposure to the Interstate. Care should be taken to provide an adequate buffer to the proposed residential uses to the west. This could be achieved by placing the buildings on the northeastern portion of the site, or by stepping down the height of the building and providing substantial landscaping on the western portion of the site.

Orientation.

Building design should reflect the prominence of this highly visible location. The buildings shall have appropriate architectural detailing facing any public street.

Site Design.

Clear and efficient pedestrian access connections to Street “A” shall be integrated into the design of this site.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings. A vegetative buffer will be provided to help screen the parking areas from Interstate 94.

Lighting should be integrated into the design and the buildings on the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Coordinated site design with Site 2 to accommodate pedestrian and parking access should be considered whenever possible.

Additional Recommendations:

A human-scaled entrance plaza as well as clear and efficient pedestrian access to the public street system should be incorporated into the design and placement of the building.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.
Care should be taken to design this area to maximize solar orientation.

SITE 2 – SITE 2A (CSM LOT 1) AND SITE 2B (CSM LOT 2)

Building Massing.

Buildings should be located along Street “A” and on the eastern edge of the site to take advantage of the views of the storm water detention area.

Orientation.

Building design should reflect the prominence of this highly visible location. The buildings need to incorporate appropriate architectural detailing facing any public street.

Site Design.

Clear and efficient pedestrian access connections to Street "A" and future pedestrian connections to Site 1 need to be integrated into the design of this site.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the building or buildings. A vegetative buffer will be provided to help screen the parking areas from Interstate 94

Lighting should be integrated into the design and the buildings on the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Additional Recommendations:

A human scaled entrance plaza as well as clear and efficient pedestrian access to the public street system should be incorporated into the design and placement of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

The storm water management area that occurs on the east side of the site should be integrated into the site design so that it is an attribute to the development. The design of this facility needs to be coordinated with the adjoining areas.

Coordinated site design with Site 1 to accommodate pedestrian and parking access should be considered whenever possible.

Additional building height may be attained through the use of structured parking and/or underground parking if the building is located on the eastern, lower portion of the site.

Site 2 is an ideal potential location for a Madison Metro Transit stop on or adjacent to this parcel.

Care should be taken to design this area to maximize solar orientation.

SITE 3**Building Massing.**

This area will serve as an integral part of the eastern gateway to Madison. Any building or buildings within this area will need to be placed to optimize their presence at the corner of Sprecher Road and Interstate 94.

Orientation.

Building design should reflect the prominence of this highly visible location. The buildings need to incorporate appropriate architectural detailing facing any public street.

Site Design.

Clear and efficient pedestrian access to Street "A" and Sprecher Road needs to be integrated into the design of this site.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings. A vegetative buffer will be provided to help screen the parking areas from Interstate 94

Joint parking access and connections together with coordinated site design is recommended with Sites 4 and 5.

Lighting should be integrated into the design and the buildings on the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Additional Recommendations:

Attention should be given to the architectural detailing of the building at the corner of Interstate 94 and Sprecher Road.

A human-scaled entrance plaza as well as clear and efficient pedestrian access to the public street system should be incorporated into the design and placement of the building.

Site design needs to be coordinated with Sites 4 and 5.

Additional building square footage may be attained through the use of structured parking and/or underground parking.

Care should be taken to design this area to maximize solar orientation.

The storm water management area located on the west side of the site should be integrated into the site design so that it is an attribute to the development. The design of this facility needs to be coordinated with the adjoining areas.

SITE 4

Building Massing.

Building architecture, scale, and site design, will be pedestrian oriented and urban in character. Primary building placement will be along Street "A" with an architecturally articulated, usable entrance on Street "A".

Orientation.

The building shall incorporate appropriate architectural detailing facing any public street.

Site Design.

Clear and efficient pedestrian access to Street "A" will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 4 and 5 to insure an efficient parking and pedestrian layout.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

Additional Recommendations:

An architecturally articulated, human-scaled entrance located on Street A, as well as clear and efficient pedestrian access to the public street should be incorporated into the design and placement of the building.

Additional building square footage may be attained through the use of structured parking and/or underground parking.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings

Site design needs to be coordinated with Sites 3 and 5.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

Accommodation for a storm water swale or detention facility needs to be designed at the western property line of Site 4. The design for this storm water system will need to be coordinated with the adjoining areas.

SITE 5

Building Massing.

Building architecture, scale, and site design, will be pedestrian-oriented and urban in character. Primary building placement will be along Street "A". Building massing and/or structural elements need to be located so that they address the corner of Street "A" and Sprecher Road.

Orientation.

The building shall incorporate appropriate architectural detailing facing any public street. Additional emphasis on architectural elements and detailing is important at the corner of Street A and Sprecher Road. A usable and articulated primary entrance shall be located at or near the intersection.

Site Design.

Clear and efficient pedestrian access to Street A and Sprecher Road will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 3 and 4 to insure an efficient parking and pedestrian layout.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Site design needs to be coordinated with Sites 3 and 4.

Shade trees and landscaping will be provided to screen and shade the parking lots and to create an appropriate pedestrian environment at the entrance to the buildings.

Additional Recommendations:

A human-scaled, architecturally articulated entrance located on Street "A" or Sprecher Road, as well as clear and efficient pedestrian access to the public street should be incorporated into the design and placement of the building.

SITE 6**Building Massing.**

Building architecture, scale, and site design, will be pedestrian-oriented and urban in character. Because of the prominence of this site on the southwest corner of Sprecher Road and Street "A", primary building placement or a detailed structural element should be situated at the intersection. Building massing and design should be done so that it complements building massing and design in Site 7.

Orientation.

The building shall incorporate appropriate architectural detailing facing any public street. An architecturally articulated, usable entrance should be located on Street "A".

Site Design.

Clear and efficient pedestrian access to Street "A" and Sprecher Road will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 7, 8, and 9 to insure an efficient parking and pedestrian layout.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Accommodation for a storm water swale or detention facility shall be designed at the western property line of Site 6. The design for this storm water system should be coordinated with the adjoining areas.

Additional Recommendations:

Care should be taken to design this area to maximize solar orientation.

Pedestrian connections will need to be coordinated with Sites 7, 8, and 9.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

SITE 7**Building Massing.**

Building architecture, scale, and site design, will be pedestrian oriented and urban in character. Because of the prominence of this site on the northwest corner of Sprecher Road and Milwaukee Street, primary building placement or a detailed structural element should be situated at the intersection. Building massing and design should relate to building massing and design in Site 6.

Orientation.

The building needs to incorporate appropriate architectural detailing facing any public street. First floor retail or office uses shall include a usable articulated entrance at or near the corner of Sprecher Road and Milwaukee Street. The entry must be visible from the adjacent intersection corner.

Site Design.

Clear and efficient pedestrian access to Sprecher Road and Milwaukee Street will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 6, 8, and 9 to insure an efficient parking and pedestrian layout.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Accommodation for a storm water swale or detention facility shall be designed at the western property line of Site 7. The design for this storm water system should be coordinated with the adjoining areas.

Additional Recommendations:

Care should be taken to design this area to maximize solar orientation.

Interior pedestrian connections will be coordinated with Sites 6, 8, and 9. Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

SITE 8**Building Massing.**

Building architecture, scale, and site design, will be pedestrian-oriented and urban residential in character. Primary placement of the buildings on Site 8 should be situated at the corner of Milwaukee Street and Street "B", and along Street "B".

Orientation.

The building needs to incorporate appropriate architectural detailing facing any public street. First floor non-residential uses should include usable, articulated entrances and transparent windows that face onto Milwaukee Street and Street "B". Residential uses will be required to have architecturally detailed common and private entrances with sidewalks facing Street "B".

Site Design.

Clear and efficient pedestrian access to Milwaukee Street and Street "B" will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 7 and 9 to insure an efficient parking and pedestrian layout.

Porches, building entrances, patios, or first floor balconies shall be of a usable size and can extend up to 5 feet into the front or street setback. All of the buildings shall have clear and efficient pedestrian access that connects with any first floor apartment and building entrance to the public sidewalk.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Accommodation for a storm water swale or detention facility shall be designed at the eastern property line of Site 8. The design for this storm water system should be coordinated with the adjoining areas.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

Additional Recommendations:

Care should be taken to design this area to maximize solar orientation.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

Interior pedestrian connections will be coordinated with Sites 6, 7, and 9.

SITE 9

Building Massing.

Building architecture, scale, and site design, will be pedestrian-oriented and urban residential in character. Primary placement of the buildings in Site 9 will be along the public streets.

Orientation.

The building needs to incorporate appropriate architectural detailing facing any public street. Residential uses will be required to have architecturally detailed common and private entrances with sidewalks facing the public streets.

Site Design.

Clear and efficient pedestrian access to the public streets will be integrated into the design of this site.

Site design and parking layout should be coordinated with Sites 6, 7, and 8 to insure an efficient parking and pedestrian layout.

Porches, building entrances, patios, or first floor balconies shall be of a usable size and can extend up to 5 feet into the front or public street setback. All of the buildings shall have clear and efficient pedestrian access that connect any first floor apartment and building entrance to the public sidewalk.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Accommodation for a storm water swale or detention facility shall be designed at the eastern property line of Site 9. The design for this storm water system should be coordinated with the adjoining areas.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

Additional Recommendations:

Care should be taken to design this area to maximize solar orientation.

Interior pedestrian connections will be coordinated with Sites 6, 7, and 8.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

SITE 10

Building Massing.

Building architecture, scale, and site design, will be pedestrian-oriented and urban residential in character. Primary placement of the buildings in Site 10 will be along the public streets and the adjacent parkland.

Orientation.

All buildings in this area will be oriented towards the public street and adjacent parkland.

Site Design.

Porches, building entrances, patios, or first floor balconies need to be of a usable size and can extend up to 5 feet into the front or street setback. All of the buildings need to have clear and efficient pedestrian access that connect any first floor apartment and building entrance to the public sidewalk. Pedestrian access should be designed to allow public access to the adjacent public park.

Lighting should be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

Additional Recommendations:

Care should be taken to design this area to maximize solar orientation.

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

ZONING TEXT

Statement of Purpose

The Planned Unit Development District/General Development Plan is established to help provide a framework for a mixed-use neighborhood that would be generally consistent with the Sprecher Neighborhood Plan. The neighborhood is intended to provide a safe and suitable environment to work, shop and live.

Metrotech Plat General Guidelines

The Primary and Secondary Building Placement Zones:

The intent of the primary and secondary building zones is to create a framework to guide architects and developers and to ensure the goals listed above are implemented. The architect, site planner or developer is required to locate at least 50% of the primary building within the primary building zone. Parking areas shall not occur between the building façade and any public street within the primary building zone. The secondary building zone is intended to guide placement of buildings in areas that may not be as important to the character of the streetscape, but would add to the overall feel of the neighborhood.

The primary building zones described in this document on page 46 were designed to reinforce the goals of the General Development Plan and also allow the developer and architect the flexibility and creativity to design a space that is appropriate for their user. If a superior design solution is created, or adjoining areas are combined, the developer, site planner or architect should explain in detail the reasons why the building zone should be redefined and insure that the goals that are laid out in the following sections are adhered to.

Build-to Lines and Building Setbacks:

Build-to lines serve to create a more pedestrian friendly neighborhood by requiring buildings to be placed at the front setback lines along public streets. The build-to lines are located at the frontages of public streets within the primary building zones. The architect, site planner or developer is required to place at least 50% of the primary building at the build-to line. Canopies, loggias or other structural elements could satisfy this requirement if the element is attached to the primary building.

Building setbacks are used on side and rear boundaries of the parcels to define where the building limits are. Parking areas, landscaped buffer areas and other features such as signage can occur beyond the building setbacks if those elements conform to existing zoning regulations.

Development Phasing:

Development phasing on any of the development areas may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

Residential Density:

The maximum dwelling units-per-acre is 19.4 averaged over the 5 sites that allow residential development. If recommended density cannot be achieved on sites 8, 9 and 10s, then additional density may be allowed on the residential sites 6 and 7, not to exceed 25 dwelling units per acre. In no way will more than 260 units be allowed over the whole development area. Site 10 will not exceed a density of 22 dwelling units per acre.

Modifications to the Development Areas:

The development areas that have been described in the General Development Plan can be modified to create a more effective and creative neighborhood, however these modifications shall require approval as part of the Specific Implementation Plan and an amendment to the General Development Plan, or approval as an alteration to the Planned Unit Development

Proposed Specific Implementation Plans:

Specific Implementation Plan proposals will be carefully reviewed to ensure maximum feasible consistency with the design objectives of the proposed project as defined by the Urban Design Requirements, the regulations for the Primary and Secondary Building Placement Zones, Build-to lines, minimum height requirements on the Sprecher Road and Milwaukee Street frontages, and the placement of parking areas, which directly support the recommendations of the adopted neighborhood plan to create compact, pedestrian-oriented neighborhoods with an attractive human-scale streetscapes. Reaching the maximum development densities that would be allowed by the GDP zoning regulations, or accommodating the site preferences of particular prospective developments or business establishments will be considered relatively less important than the objective of creating an attractive, pedestrian-oriented neighborhood that provides a suitable and desirable environment for its residents.

Development Area Descriptions:

SITE 1 – SITE 1A (CSM LOT 4) AND SITE 1B (CSM LOT 3)

Description:

This professional office development area is located in a prominent location along Interstate-94. This location will become part of the eastern gateway to the city.

Permitted Uses:

- Offices, business and professional
- Banks and financial uses including drive through teller services
- Medical, dental, and optical clinics
- Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings

Accessory uses to the permitted uses listed above

Lot Area:

Site 1A (CSM Lot 4) - 2.1 acres and Site 1B (CSM Lot 3) - 3.8 acres

Intensity:

Maximum F.A.R. is .70

Height Requirements:

A maximum of 3 stories, or 36' feet in height

Build-to Lines:

No build to lines are located on this site.

Minimum Building Setbacks:

- 20' from Street "A" r.o.w.
- 50' from Interstate 94 r.o.w.
- 20' from eastern property line
- 40' from the western property line

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Zoning Code.

Parking areas that occur on Site 1 between the building façade and the public street must have a high level of visual screening or be integrated into the overall design of the building.

Parking for this site may include a mixture of surface and underground parking if necessary. Structured parking entrances should be screened appropriately from adjacent public streets or highways.

Development Phasing:

Development phasing on any of the Area 1 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 2 – SITE 2A (CSM LOT 1) AND SITE 2B (CSM LOT 2)

Description:

This professional office development area is located in a prominent location along Interstate-94. This location will become part of the eastern gateway to the city.

Permitted Uses:

- Offices, business and professional
- Banks and financial uses including drive through teller services
- Medical, dental, and optical clinics
- Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings
- Adult day care,
- Children's day care and Municipal fire station

Accessory uses limited to those the permitted uses listed above

Lot Area:

Site 2A (CSM Lot 1) – 1.4 acres and Site 2B (CSM Lot 3) – 2.8 acres

Lot Area:

5.2 acres

Intensity:

Maximum F.A.R. is .80

Height Requirements:

A maximum of 5 stories, or 60' in height
6 stories or 70' could be allowed if the building or buildings are placed on the lower portion of the site and utilize structured or underground parking

Build-to Lines:

No build to lines are located on this Site.

Minimum Building Setbacks:

20' from Street "A" r.o.w.
50' from Interstate 94 r.o.w.
40' from the western property line

The eastern setback ranges from 60' to approximately 150' to accommodate storm water facility. This setback may change to reflect the final engineering plans of the storm water management basin.

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Zoning Code.

Parking areas that occur on Site 2 between the building façade and the public street must have a high level of visual screening or be integrated into the overall design of the building.

Parking for this site may include a mixture of surface and underground parking if necessary. Structured parking entrances should be screened appropriately from adjacent public streets or highways.

Development Phasing:

Development phasing on any of Site 2 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 3

Description:

This professional office area is located in a prominent location on the southwest corner of the intersection of Interstate 94 and Sprecher Roads. Office uses such as, but not limited to bank or financial institution, medical related clinics, and educational/training centers will be permitted. This location will become part of the eastern gateway to the city.

The boundaries between Sites 3, 4, and 5 shown on the attached map are approximated to allow for a more effective and high quality design solution. Any alteration to lot boundaries may require a change to the GDP.

Permitted Uses:

Offices, business and professional
Banks and financial uses including drive through services
Medical, dental, and optical clinics
Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings

Children's day care

Accessory uses to the permitted uses listed above

Lot Area:

3.7 acres

Intensity:

Maximum F.A.R. .85

Height Requirements:

A maximum of 7 stories or 80 feet in height

A maximum of 8 stories, or 92 feet in height, would be allowed if a portion of the parking occurs beneath the building or is located in a parking structure.

Build-to Lines:

50' from the Interstate 94 r.o.w. within the Primary Building Zone

30' from Sprecher Road r.o.w. within the Primary Building Zone

Minimum Building Setbacks:

5' from southern property line

60' from western property line (to accommodate storm water facility)

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the City of Madison Zoning Code.

Surface or structured parking will be located behind the buildings that front along Sprecher Road to maximize the building presence along the road frontage. Parking for this site may include a mixture of surface and underground parking if necessary.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Structured parking entrances should be screened from adjacent public streets or highways with vegetation or other appropriate screening materials.

Joint parking access and connections are recommended with Sites 4 and 5.

Development Phasing:

Development phasing Site 3 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 4

Description:

Office uses is the land use allowed on Site 4.

The boundaries between Sites 3, 4, and 5 shown on the attached map are approximated to allow for a more effective and high quality design solution. Any alteration to lot boundaries may require a change to the GDP.

Permitted Uses:

- Offices, business and professional
- Banks and financial uses
- Medical, dental, and optical clinics
- Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings
- Nursery schools or day care establishments

Lot Area:

1.4 acre

Intensity:

Maximum F.A.R. is .80

Height Requirements:

A maximum of three stories or 35 feet in height

Build-to Lines:

20' from Street "A" r.o.w. within the Primary Building Zone

Minimum Building Setbacks:

5' from northern property line

6' from eastern property line

60' from western property line (to accommodate storm water management)

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the City of Madison Zoning Code.

Parking for this site may include a mixture of surface and underground parking if necessary. Additional building square footage may be attained through the use of structured parking and/or underground parking.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking that is located between any public street and the building façade within the primary building zones should only be implemented to accommodate unusual circumstances, such as disabled accessibility, safety, or other important needs. Parking areas that do occur in this zone must have a high level of visual screening or be integrated into the overall design of the building.

Joint vehicular access and pedestrian connections are recommended with Site 3 and 5.

Parking will be located to accommodate the proposed uses while creating a pedestrian focused streetscape and site layout.

Site 4 will utilize on-street parking on Street "A".

Development Phasing:

Development phasing on any of the Site 4 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 5

Description:

This office and retail oriented area is located at the highly visible corner of Sprecher Road and Street "A". Retail commercial uses will be restricted to no more than a total of 8,000 square feet and will be only uses that will serve the neighborhood and the adjoining offices

The boundaries between Sites 3, 4, and 5 shown on the attached map are approximated to allow for a more effective and high quality design solution. Any alteration to lot boundaries may require a change to the GDP.

Permitted Uses:

Offices, business and professional
Banks and financial uses
Medical, dental, and optical clinics
Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings

Retail uses limited to a total of 8,000 square feet on site 5:

Adult day care
Children's day care
Antique shops
Coin and philatelic stores
Carpet and rug stores
Specialty floor covering/tile stores
Art supply
Barbershops
Beauty parlors
Blueprinting and photostatting establishments
Book and stationary stores
Business machine sales and service establishments
Candy and ice cream stores
Food stores not employing more than 8 persons
Furrier shops
Jewelry stores
Laundry establishments
Leather goods and luggage stores
Liquor stores
Locksmith stores
Florist shops
Restaurants including outdoor eating areas
Gift shops
Hobby shops
Photography studios and supply stores
Taverns, except adult entertainment establishments
Artisan Studio
Picture framing
Paint and wallpaper stores
Compact disc, record, and sheet music stores
Toyshops

Wearing apparel shops
Art galleries
Home Accessory stores

Drive-through services are appropriate in Site 5. No single use retail commercial building will have a drive through facility. Design and management of any drive through facility will be submitted in the SIP stage of development.

Lot Area:

1.0 acre

Intensity:

Maximum F.A.R. is 0.8

Height Requirements:

A maximum of 3 stories or 35 feet in height

A minimum of 2 stories, or 24 feet to the roof eave, is required where the primary building meets the build-to line at the public streets. This height requirement does not include any roof gable or roofing material.

Build-to Lines:

20' from Street A r.o.w. within the Primary Building Zone

10' from Sprecher Road r.o.w. within the Primary Building Zone

Minimum Building Setbacks:

5' from northern property line

6' from the western property line

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the City of Madison Zoning Code.

A joint driveway will be shared with Sites 3 and 4.

Parking that is located between any public street and the building façade within the primary building zones shall only be implemented to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this zone must have a high level of visual screening or be integrated into the overall design of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking for this site may include surface and underground parking if necessary.

Joint parking access and connections are recommended with Sites 3 and 4.

Parking will be located to accommodate the proposed uses while creating a pedestrian focused streetscape and site layout. Site 5 will utilize on-street parking on Street "A".

Development Phasing:

Development phasing on any of the Site 5 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 6

Description:

This mixed-use area is intended to have one or more multi-storied buildings that are proposed for retail and commercial services on the first floor with a potential for professional offices or residential units on the upper floors. Site 6 is limited to 16,000 square feet of total retail use with no single user to be larger than 8,000 square feet. This site also is projected to contain 16 dwelling units per gross acre to achieve approximately 62 multifamily units. The residential density could be increased, but not exceeding a total of 25 dwelling units per acre, by shifting allowed units that are not used on sites 8, 9, and 10 as provided in the GDP zoning text. The offices and potential multifamily units would be served by a combination of underground parking and surface parking. Surface and street parking would serve the retail service component of this area.

Buildings that are strictly residential could occur within this area as long as factors such as proximity to Sprecher Road, amenities, and overall character is in keeping with the intent of this document.

Residential units need to include amenities that would serve the residents. These amenities could include indoor/outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

It is intended that Sites 6 and 7 be designed in a cohesive manner, utilizing shared parking lots, access drives, and unified design themes. The boundaries between Sites 6 and 7 shown on the attached map have been designed to allow for a more effective and high quality design solution. Alterations to the boundaries may require a change to the GDP.

Permitted Uses:

Offices, business and professional
Banks and financial uses
Medical, dental, and optical clinics
Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings

Retail uses limited to a total 16,000 square feet of retail use with no single user to be larger than 8,000 square feet:

Antique shops
Coin and philatelic stores
Carpet and rug stores
Specialty floor covering/tile stores
Art supply
Barbershops
Beauty parlors
Blueprinting and photostatting establishments
Book and stationary stores
Business machine sales and service establishments
Candy and ice cream stores
Food stores not employing more than 8 persons
Furrier shops
Jewelry stores
Laundry establishments
Leather goods and luggage stores
Liquor stores
Locksmith stores
Florist shops
Restaurants including outdoor eating areas
Gift shops
Hobby shops
Photography studios and supply stores
Taverns, except adult entertainment establishments
Artisan Studio
Picture framing
Paint and wallpaper stores
Compact disc, record, and sheet music stores
Toyshops
Wearing apparel shops
Art galleries
Home Accessory stores

Clubs, Lodges or other private gathering places provided that they are adequately buffered and insulated from neighboring residential uses.

Recreational and community centers that are not operated for profit provided that they are adequately buffered and insulated from neighboring residential

Offices for non-profit community service organizations located in recreation or community centers

A drive-through service is appropriate in Site 6. No single use retail building will have a drive-through facility.

Fire stations

Public or private libraries

Multiple family dwellings

Dwelling units and lodging rooms in mixed use buildings

Accessory Residential Uses

Home offices

Home based occupations

Temporary real estate offices

Handicapped person's home occupation provided that the benefit of such a use shall never accrue to other than a handicapped person or become a nonconforming use for the benefit of anyone who is not a handicapped person.

Community living arrangements for not more than 8 persons being served by the program provided:

- a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit
- b. that the applicant disclose in writing the capacity of the community living arrangement
- c. R. by ord. 10,790, 12-17-93
- d. That the total capacity of all communal living arrangements in an aldermanic district has not and will not by the inclusion of a new community living arrangement exceed twenty five (25) persons or 1% of the population, whichever is greater, of such a district

Family daycare provided:

- a. That the loss of any state license or permit by a family daycare home be an automatic revocation of that facility's use permit
- b. That the facilities pass the inspections of the Director of the Inspection Unit and the Fire Prevention Bureau.

Adult family daycare home provided that the facility pass the inspection of the Director of the Inspection Unit and the Fire Prevention Bureau

Bed and Breakfast facilities provided:

- a. That the establishment has a valid permit from the City Health Department. The only meal served is breakfast to registered guests
- b. Off street parking is available pursuant to section 28.11(3)(1)6.d.
- c. Fire protection may be more restricted than State requirements
- d. Length of stay shall not exceed 21 consecutive days

Lot Area:

3.0 acres

Intensity:

Maximum F.A.R. is .75

Recommended dwelling units per acre is 16, which is the maximum allowed density except as provided below

If the maximum allowed residential density on sites 8, 9, or 10 cannot be achieved the unused residential units may be distributed on sites 6, and 7, provided that neither site may average more than 25 dwelling units per acre

Height Requirements:

A maximum of 5 stories or 60 feet

A minimum of 2 stories, or 24 feet to the roof eave, is required where the primary building meets the build-to line at the public streets. This height requirement does not include any roof gable or roofing material.

Build-to Lines:

20' from Street A r.o.w. within the Primary Building Zone

15' from Sprecher Road r.o.w. within the Primary Building Zone

Minimum Building Setbacks:

30' from southern property line

37.5' from western property line (to accommodate storm water management)

Yard Requirements:

Yard areas will be provided as part of the SIP submittal

Family Definition:

Family Definition is pursuant to the definition in chapter 28.03(2) of the Madison Zoning Ordinances as related to the R-4 District.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the City of Madison Zoning Code.

Parking will be located at the rear of the buildings and will utilize a combination of shared parking and access with Site 7. Surface parking, on-street parking and underground parking could be utilized in this area.

Parking that is located between any public street and the building façade within the primary building zones can only be done to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this zone will need to have a high level of visual screening or be integrated into the overall design of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking areas that are not screened from Sprecher Road and Street "A" by building placement will be landscaped or architecturally screened.

An access drive from Sprecher Road will be shared with Site 7.

Site 6 will utilize on-street parking on Street "A".

Development Phasing:

Development phasing on any of Site 6 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (FAR) will be based on the improved area of the development site.

SITE 7**Description:**

This area is located at the corner of Sprecher Road and Milwaukee Street and has very high visibility. The vision for this area is as a mixed-use residential, retail and office development that has a strong architectural orientation at the intersection of Sprecher Road and Milwaukee Street. The first floor would accommodate retail and office uses and the upper floors would be designed for office and residential uses. Site 7 is limited to a total of 12,000 square feet of retail space. Parking for the area would be located at the rear and sides of the primary building.

Residentially dedicated buildings could occur within this area as long as factors such as proximity to Sprecher Road, amenities, and overall character is in keeping with the intent of this document.

Residential units need to include amenities that would serve the residents. These amenities could include indoor/outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

Sites 6 and 7 should be designed in a cohesive manner, utilizing shared parking lots, access drives, and unified design themes. The boundaries between Sites 6 and 7 are approximated to allow for a more effective and high quality design solution.

Permitted Uses:

No retail drive through is allowed in Site 7 that occurs in a single use retail building.

Offices, business and professional
Banks and financial uses
Medical, dental, and optical clinics
Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings

Retail uses limited to a total of 12,000 square feet of retail space:

Antique shops
Coin and philatelic stores
Carpet and rug stores
Specialty floor covering/tile stores
Art supply
Barbershops
Beauty parlors
Blueprinting and photostatting establishments
Book and stationary stores
Business machine sales and service establishments
Candy and ice cream stores
Food stores not employing more than 8 persons
Furrier shops
Jewelry stores
Laundry establishments
Leather goods and luggage stores
Liquor stores
Locksmith stores

- Florist shops
- Restaurants including outdoor eating areas
- Gift shops
- Hobby shops
- Photography studios and supply stores
- Taverns, except adult entertainment establishments
- Artisan Studio
- Picture framing
- Paint and wallpaper stores
- Compact disc, record, and sheet music stores
- Toyshops
- Wearing apparel shops
- Art galleries
- Home accessory stores
- Adult and children day care operating in a storefront
- Clubs, Lodges or other private gathering places provided that they are adequately buffered and insulated from neighboring residential uses.
- Recreational and community centers that are not operated for profit provided that they are adequately buffered and insulated from neighboring residential
- Offices for non-profit community service organizations located in recreation or community centers
- Fire stations
- Public or private libraries
- Multiple family dwellings
- Dwelling units and lodging rooms in mixed use buildings
- Accessory residential uses
 - Home offices
 - Home based occupations
 - Temporary real estate offices
 - Handicapped person's home occupation provided that the benefit of such a use shall never accrue to other than a handicapped person or become a nonconforming use for the benefit of anyone who is not a handicapped person.
- Community living arrangements for not more than 8 persons being served by the program provided:
 - a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit
 - b. That the applicant disclose in writing the capacity of the community living arrangement
 - c. R. by ord. 10,790, 12-17-93
 - d. That the total capacity of all communal living arrangements in an aldermanic district has not and will not by the inclusion of a new community living arrangement exceed twenty five (25) persons or 1% of the population, whichever is greater, of such a district
- Family daycare provided:
 - a. That the loss of any state license or permit by a family daycare home be an automatic revocation of that facility's use permit
 - b. That the facilities pass the inspections of the Director of the Inspection Unit and the Fire Prevention Bureau.
- Adult family daycare home provided that the facility pass the inspection of the Director of the Inspection Unit and the Fire Prevention Bureau
- Bed and Breakfast facilities provided:

- a. That the establishment has a valid permit from the City Health Department, the only meal served is breakfast to registered guests
- b. Off street parking is available pursuant to section 28.11(3)(1)6.d.
- c. Fire protection may be more restricted than State requirements
- d. Length of stay shall not exceed 21 consecutive days

Lot Area:

2.9 acres

Intensity:

Maximum F.A.R. is .75

Recommended dwelling units per acre is 12 which is the maximum allowed density except as provided below.

If the maximum allowed residential density on sites 8, 9, or 10, cannot be achieved the unused residential units may be distributed on sites 6 and 7, provided that neither site may average more than 25 dwelling units per acre.

Height Requirements:

A maximum of 5 stories or 60 feet

A minimum of 2 stories, or 24 feet to the roof eave, is required where the primary building meets the build-to line at the public streets. This height requirement does not include any roof gable or roofing material.

Build-to Lines:

15' from Milwaukee Street r.o.w. within the Primary Building Zone

15' from Sprecher Road r.o.w. within the Primary Building Zone

Minimum Building Setbacks:

30' from northern property line

37.5' from western property line (to accommodate storm water management)

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Family Definition:

Family Definition is pursuant to the definition in chapter 28.03(2) of the Madison Zoning Ordinances as related to the R-4 District.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Madison Zoning Code.

Parking will be located at the rear of the buildings and will utilize a combination of shared parking and access with Sites 6, 8, and 9. Surface parking, on street parking, and underground parking could be utilized in this area.

Parking that is located between any public street and the building façade within the primary building zones should only be implemented to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this zone will need to have a high level of visual screening or be integrated into the overall design of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking areas that are not screened from Sprecher Road and Milwaukee Street by building placement will be screened with landscaping or with architectural elements.

An access drive from Sprecher Road will be shared with Site 6 and access from Milwaukee Street will be shared with Sites 8 and 9.

Development Phasing:

Development phasing on any of the Site 7 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 8

Description:

Located at the corner of Milwaukee Street and Street "B", Site 8 is also in a very visible location. The first floor of any building located on or near Milwaukee Street may contain a limited mix of office uses and specialized professional services, and the upper floors will be residential uses. Site 8 is intended to be residential in character, with the exception of limited office and specialized service uses that are listed below.

Any building or portion of building located at the corner of Milwaukee and Street B will be at least two stories in height. Buildings facing Milwaukee Street will be residential in character and scale.

Residential units need to include amenities that would serve the residents. These amenities could include indoor/outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

Street B is intended to have an urban residential character with units facing the street that have common and individual entrances that connect to the public sidewalk system. Site 8 serves as a transition from Sites 3, 5, 6, and 7 to the planned residential uses to the west.

Permitted Uses:

Specialized office uses and special professional health related services will be restricted to a total of 22,000 square feet and are ~~only~~ allowed only on the ground floor within mixed-use buildings of two stories or greater in height.

Professional and business offices andSpecialized professional, health related services limited to:

- Fitness Clubs
- State Licensed wellness professions
- Dance schools
- Medical Services

Fire stations

Public or private libraries

Clubs, Lodges or other private gathering places provided that they are adequately buffered and insulated from neighboring residential uses.

Recreational and community centers that are not operated for profit provided that they are adequately buffered and insulated from neighboring residential

Offices for non-profit community service organizations located in recreation or community centers

Multiple family dwellings ^{rooms}

Dwelling units and lodging in mixed use buildings

Accessory Residential Uses^A

Home offices

Home based occupations

Temporary real estate offices

Handicapped person's home occupation provided that the benefit of such a use shall never accrue to other than a handicapped person or become a nonconforming use for the benefit of anyone who is not a handicapped person.

Community living arrangements for not more than 8 persons being served by the program provided:

- a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit
- b. That the applicant disclose in writing the capacity of the community living arrangement
- c. R. by ord. 10,790, 12-17-93
- d. That the total capacity of all communal living arrangements in an aldermanic district has not and will not by the inclusion of a new community living arrangement exceed twenty five (25) persons or 1% of the population, whichever is greater, of such a district

Family daycare provided:

- a. That the loss of any state license or permit by a family daycare home be an automatic revocation of that facility's use permit
- b. That the facilities pass the inspections of the Director of the Inspection Unit and the Fire Prevention Bureau.

Adult family daycare home provided that the facility pass the inspection of the Director of the Inspection Unit and the Fire Prevention Bureau

Bed and Breakfast facilities provided:

- a. That the establishment has a valid permit from the City Health Department.
- b. The only meal served is breakfast to registered guests
- c. Off street parking is available pursuant to section 28.11(3)(1)6.d.
- d. Fire protection may be more restricted than State requirements
- e. Length of stay shall not exceed 21 consecutive days

Lot Area:

2.5 acres

Intensity:

Maximum F.A.R. is .9

Maximum allowed Dwelling Units per Acre is 25

If the maximum allowed residential density cannot be achieved on this site, the unused residential units may be distributed on sites 6 and 7, provided that neither site may average more than 25 dwelling units per acre.

Height Requirements:

A maximum of 4 stories or 48'

Build-to Lines:

10' from Street B r.o.w. within the Primary Building Zone

10' from Milwaukee Street r.o.w. within the Primary Building Zone

Setbacks:

37.5' from eastern property line (to accommodate storm water management, if needed)

5' from the northern property line

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Family Definition:

Family Definition is pursuant to the definition in chapter 28.03(2) of the Madison Zoning Ordinances as related to the R-4 District.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Zoning Code.

Parking will be located at the rear of the buildings and will utilize a combination of shared parking and access with Sites 6, 7, and 9. Surface parking, on-street parking, and underground parking could be utilized on Site 8.

Parking that is located between any public street and the building façade within the primary building zones can only be done to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this zone will need to have a high level of visual screening or be integrated into the overall design of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking areas that are not screened from Sprecher Road and Street A by building placement will be screened with landscaping or with architectural elements.

Access from Milwaukee Street will be shared with Site 7. Access from Street "B" will be shared with Site 9.

Development Phasing:

Development phasing on any of Site 8 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 9

Description:

Site 9 is a 2-acre residential site located at the corner of Street "B" and Street "A", north of Site 8. Street "B" is intended to have an urban residential character with residential units facing the street that have common and individual entrances that connect to the public sidewalk system.

Residential units need to include amenities that would serve the residents. These amenities could include indoor/outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

Permitted Uses:

Multiple family dwellings

Fire stations

Public or private libraries

Parks and Playgrounds

Accessory Residential Uses

Home offices

Home based occupations

Temporary real estate offices

Handicapped person's home occupation provided that the benefit of such a use shall never accrue to other than a handicapped person or become a nonconforming use for the benefit of anyone who is not a handicapped person.

Community living arrangements for not more than 8 persons being served by the program provided:

- a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit
- b. That the applicant disclose in writing the capacity of the community living arrangement
- c. R. by ord. 10,790, 12-17-93
- d. That the total capacity of all communal living arrangements in an aldermanic district has not and will not by the inclusion of a new community living

arrangement exceed twenty five (25) persons or 1% of the population, whichever is greater, of such a district

Family daycare provided:

- a. That the loss of any state license or permit by a family daycare home be an automatic revocation of that facility's use permit
- b. That the facilities pass the inspections of the Director of the Inspection Unit and the Fire Prevention Bureau.

Adult family daycare home provided that the facility pass the inspection of the Director of the Inspection Unit and the Fire Prevention Bureau

Recreational and community centers that are not operated for profit provided that they are adequately buffered and insulated from neighboring residential and not exceeding 15,000 square feet.

Offices for non-profit community service organizations located in recreation or community centers

Bed and Breakfast facilities provided:

- a. That the establishment has a valid permit from the City Health Department, the only meal served is breakfast to registered guests
- b. Off street parking is available pursuant to section 28.11(3)(1)6.d.
- c. Fire protection may be more restricted than State requirements
- d. Length of stay shall not exceed 21 consecutive days

Institutions for the aged of children

Lot Area:

2.0 acres

Intensity:

Maximum allowed Dwelling Units per Acre is 25

If the maximum allowed residential density can not be achieved on this site, the unused residential units may be distributed on sites 6 and 7 provided that neither site may average more than 25 dwelling units per acre.

Height Requirements:

A maximum of 5 stories or 60'

Build-to Lines:

15' from Street A r.o.w. within the Primary Building Zone

10' from Street B r.o.w. within the Primary Building Zone

Setbacks:

37.5' from eastern property line (to accommodate storm water management, if needed)

5' from the southern property line

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Family Definition:

Family Definition is pursuant to the definition in chapter 28.03(2) of the Madison Zoning Ordinances as related to the R-4 District.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Zoning Code.

Parking will be located at the rear of the buildings and will utilize a combination of shared parking and access with Sites 6, 7, and 8. Surface parking, on-street parking, and underground parking could be utilized in this area.

Parking that is located between any public street and the building façade within the primary building zones can only be done to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this should be integrated into the overall design of the building.

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

Parking areas that are not screened from Street "A" and Street "B" by building placement will be screened with landscaping or with architectural elements.

Development Phasing:

Development phasing on any of the Site 9 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

SITE 10**Description:**

Site 10 is a multifamily residential area located on the western side of the site adjoining a 2.5-acre dedicated public park. This area serves as a transition from the more intensive mixed uses to the east with the proposed residential uses to the west. This area will be designed to have an urban residential feeling that faces the public street and public park.

This area is to be reserved for market rate condominiums, senior oriented living, or upper market rental units. This area is to be designed so that it addresses the public street system and public park. There is a height limit of 3 stories or 36' feet in Site 10 to reduce the impact that a taller building would have on the public parkland

Site 10 would accommodate up to 65 residential units at a maximum of 22 dwelling units per acre. **Market rate condominiums, senior living, or upper market apartment are allowed uses in this area.** Residential density that is not used on site 10 may be applied to sites 6, and 7 as provided below.

Residential units need to include amenities that would serve the residents. These amenities could include indoor/outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

Permitted Uses:

Multiple family dwellings

Parks and Playgrounds

Accessory Residential Uses

Home offices

Home based occupations

Temporary real estate offices

Handicapped person's home occupation provided that the benefit of such a use shall never accrue to other than a handicapped person or become a nonconforming use for the benefit of anyone who is not a handicapped person.

Community living arrangements for not more than 8 persons being served by the program provided:

- a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit
- b. That the applicant disclose in writing the capacity of the community living arrangement
- c. R. by ord. 10,790, 12-17-93
- d. That the total capacity of all communal living arrangements in an aldermanic district has not and will not by the inclusion of a new community living arrangement exceed twenty five (25) persons or 1% of the population, whichever is greater, of such a district

Family daycare provided:

- a. That the loss of any state license or permit by a family daycare home be an automatic revocation of that facility's use permit
- b. That the facilities pass the inspections of the Director of the Inspection Unit and the Fire Prevention Bureau.

Adult family daycare home provided that the facility pass the inspection of the Director of the Inspection Unit and the Fire Prevention Bureau

Recreational and community centers that are not operated for profit provided that they are adequately buffered and insulated from neighboring residential and not exceeding 8,000 square feet.

Offices for non-profit community service organizations located in recreation or community centers

Bed and Breakfast facilities provided:

- a. That the establishment has a valid permit from the City Health Department, the only meal served is breakfast to registered guests
- b. Off street parking is available pursuant to section 28.11(3)(1)6.d.
- c. Fire protection may be more restricted than State requirements
- d. Length of stay shall not exceed 21 consecutive days

Lot Area:

3.0 Acres

Intensity:

Maximum allowed dwelling units per acre is 22

If the maximum allowed residential density cannot be achieved on this site, the unused residential units may be distributed on sites 6 and 7 provided that neither site may average more than 25 dwelling units per acre.

Height Requirements:

A maximum of 3 stories or 36' in height

Build-to Lines:

20' from Street "A" r.o.w. within the Primary Building Zone

10' from Street "B" r.o.w. within the Primary Building Zone

Minimum Setbacks:

20' from southern property line

25' from western property line

Yard Requirements:

Yard areas will be provided as part of the SIP submittal.

Family Definition:

Family Definition is pursuant to the definition in chapter 28.03(2) of the Madison Zoning Ordinances as related to the R-4 District.

Sign Requirements:

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the Zoning Code.

Parking that is located between any public street and the building façade within the primary building zones should only be implemented to accommodate unusual circumstances, such as disabled accessibility or other important needs. Parking areas that do occur in this zone will need to have a high level of visual screening or be integrated into the overall design of the building.

Surface or structured parking will be located so that it does not negatively impact the public park. Any surface parking that may be visible from a public street or park will be screened with landscaping or architectural screening.

Development Phasing:

Development phasing on any of the Site 10 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

PUBLIC PARK

A 2.5-acre public park will be located on the west side of the property. The park adjoins Site 10 to the east and agriculturally zoned property to the west. The parkland dedication generally follows the Sprecher Neighborhood Plan.

GENERAL PROJECT PHASING

The table below lists the general project phasing as a cumulative floor area. The floor area includes residential, retail, and office square feet. This method will allow the most flexibility to complete the neighborhood in a timely and efficient manner and give the City the most predictability to plan for any local improvements.

	Estimated Annual square feet of Additional Floor Area	Cumulative Total % of Floor Area
YEAR ONE –	160,800	10%
YEAR TWO –	241,100	25%
YEAR THREE -	369,750	48%
YEAR FOUR -	321,500	68%
YEAR FIVE -	321,500	88%
YEAR SIX -	193,000	100%

The general project-phasing breakdown is intended as a guide to allow for some predictability for City of Madison staff to project out for infrastructure improvements. The actual numbers may be revised as the project develops and SIP documents are submitted and approved.

PUBLIC TRANSPORTATION

We foresee future public transportation as necessary to the long-term health and vitality of this neighborhood. Bus stops that may include “turn-outs”, structures that could be incorporated into the design of buildings, or stand alone wind breaks need to be incorporated into the design of this neighborhood. The “turn-out” locations and bus shelters will need to be identified and coordinated with Madison Metro. Bus shelters that are incorporated into the design of buildings need to be identified and reviewed as part of the SIP submittal.

TRAFFIC

The table below describes the estimated traffic generation for the Metrotech General Development Plan. Based on the land uses and floor area ratios described in this document, development that exceeds this trip generation will need to demonstrate at the S.I.P. stage that reasonable and adequate transportation accommodations and improvements have been or are being provided consistent with PUD standards.

Trip Generation Table

Land Use	Projected Development Intensity	Trip Generation Rate	Potential Trips/Day
Residential	260	9.57 x d.u.	2,488.20
Office	614,300	11.01 x 1000 gross sq.ft.	6,763.44
Retail/Commercial	36,000	40.67 x 1000 gross sq.ft	1,464.12
TOTAL			10,715.76

Numbers based on the FAR for each of the development areas and the maximum dwelling units per acre.

PUBLIC STREET SYSTEM

Street "A" is an east-west 66' right-of-way that will connect Sprecher Road on the east with future development to the west. Street "B" is a north-south 66' right of way that will connect with Street "A" at the north and Milwaukee Street at the south, Street "B" will align with Rustic Drive that currently joins Milwaukee Street on the south side of the Metrotech Plat. A 33' to 66' public access dedication has been included that could connect Street "B" to future development to the west. This could be used as parkland and pedestrian access, or be reserved for a future street connection. Sprecher Road and Milwaukee Street border the site on the eastern and southern sides of the project; they will be improved in accordance with specifications described by City staff and the WisDOT.

STORMWATER MANAGEMENT

Storm water management will be handled on this property by providing an approximately 2-acre area for storm water storage as well as storm water swales with native vegetation to slow and disperse storm water runoff. The primary storm water management area will occur within Sites 2, 3, and 4 and will be jointly maintained.

An additional storm water swale will be located on Sites 6, 7, 8, and 9 and is provided for by a joint 75' easement.

ATTACHMENTS

Legal description

Land Use Table

Primary Building Zones

Legal Description:

April 18, 2001

FN: 01-CE360

Legal Description

Part of the Southeast Quarter of the Northeast Quarter of Section 2 and part of the Southwest Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 2; thence South 87 degrees 19 minutes 32 seconds West, along the South line of the Northeast Quarter of said Section 2, 289.63 feet to the point of beginning of this description; thence continuing South 87 degrees 19 minutes 32 seconds West, along said South line, 709.53 feet; thence North 00 degrees 15 minutes 47 seconds West, 290.00 feet; thence South 87 degrees 19 minutes 32 seconds West, 180.00 feet; thence South 00 degrees 15 minutes 47 seconds East, 40.00 feet; thence South 87 degrees 19 minutes 32 seconds West, 179.30 feet; thence North 00 degrees 11 minutes 48 seconds East, 577.45 feet; thence North 00 degrees 20 minutes 14 seconds East, 431.53 feet to a point of curvature; thence along the arc of a curve to the right through a central angle 13 degrees 03 minutes 40 seconds, an arc distance of 1277.85 feet, a radius of 5605.58 feet and a chord bearing North 85 degrees 06 minutes 40 seconds East, 1275.08 feet; thence South 00 degrees 21 minutes 06 seconds East, 518.83 feet; thence North 89 degrees 38 minutes 54 seconds East, 75.11 feet to the East line of the Northeast Quarter of said Section 2; thence South 00 degrees 21 minutes 18 seconds East, along said East line, 496.27 feet; thence South 89 degrees 38 minutes 42 seconds West, 33.00 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 87 degrees 40 minutes 50 seconds, an arc distance of 411.04 feet, a radius of 268.60 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 372.09 feet; thence South 02 degrees 40 minutes 28 seconds East, 33.00 feet to the South line of the Northeast Quarter of said Section 2 and the point of beginning. This description contains 1,600,415 square feet or 36.7405 acres.

METROTECH NEIGHBORHOOD

Revised Land Use Tabulations 8/31/2009

Lot Description	Approximate Lot Square Feet	Acres	Maximum Building Square Feet*	Maximum Floor	Maximum Potential Square Feet			Maximum Residential Units	Maximum Dwelling Units per Acre	Maximum FAR
					Retail	Office**	Residential***			
Site 2A (CSM Lot 1)	60,028	1.38	48,022	~5/6		48,022				0.80
Site 2B (CSM Lot 2)	121,639	2.79	97,311	~5/6		97,311				0.80
Site 1B (CSM Lot 3)	130,214	2.99	91,150	~3/6		91,150				0.70
Site 1A (CSM Lot 4)	91,829	2.11	64,280	3		64,280				0.70
Lot 3	160,348	3.68	136,296	~7/8		136,864				0.85
Lot 4	63,658	1.46	50,926	3/2 min.		48,777				0.80
Lot 5	42,106	0.97	33,685	3/2 min.	8,000	26,608				0.80
Lot 6	131,708	3.02	98,781	5/2 min.	16,000	23,580	57,600	48	16 #	0.75
Lot 7	127,583	2.93	95,687	5/2 min.	12,000	42,449	42,000	35	12 #	0.75
Lot 8	112,632	2.59	101,369	4		26,967	74,400	62	25	0.90
Lot 9	86,192	1.98	60,334	5			60,334	50	25	0.70
Lot 10	128,919	2.96	77,351	3			77,351	65	22	0.60
Public Parkland	107,242	2.46								n/a
Public Right of Way	236,500	5.43								n/a
Site Totals	1,600,598	36.74	955,194		36,000	606,009	311,685	260	Average 19.4	Average 0.77

Notes:

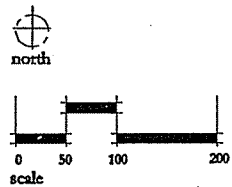
- * Estimated Building Square Feet is based on the FAR or dwelling units per acre.
- ** The average office square feet is based on the average FAR minus the retail and estimated residential square feet.
- *** Residential units are based on the maximum dwelling units that are available to each of the sites and the square footage per unit has been estimated at 1200 sq. ft. per unit.
- # Sites 6 and 7 may receive added dwelling units if not applied to sites 8, 9, and 10. They are not to exceed 25 du/acre
- ~ Maximum height of buildings may be increased with underground or structured parking.

Zoning

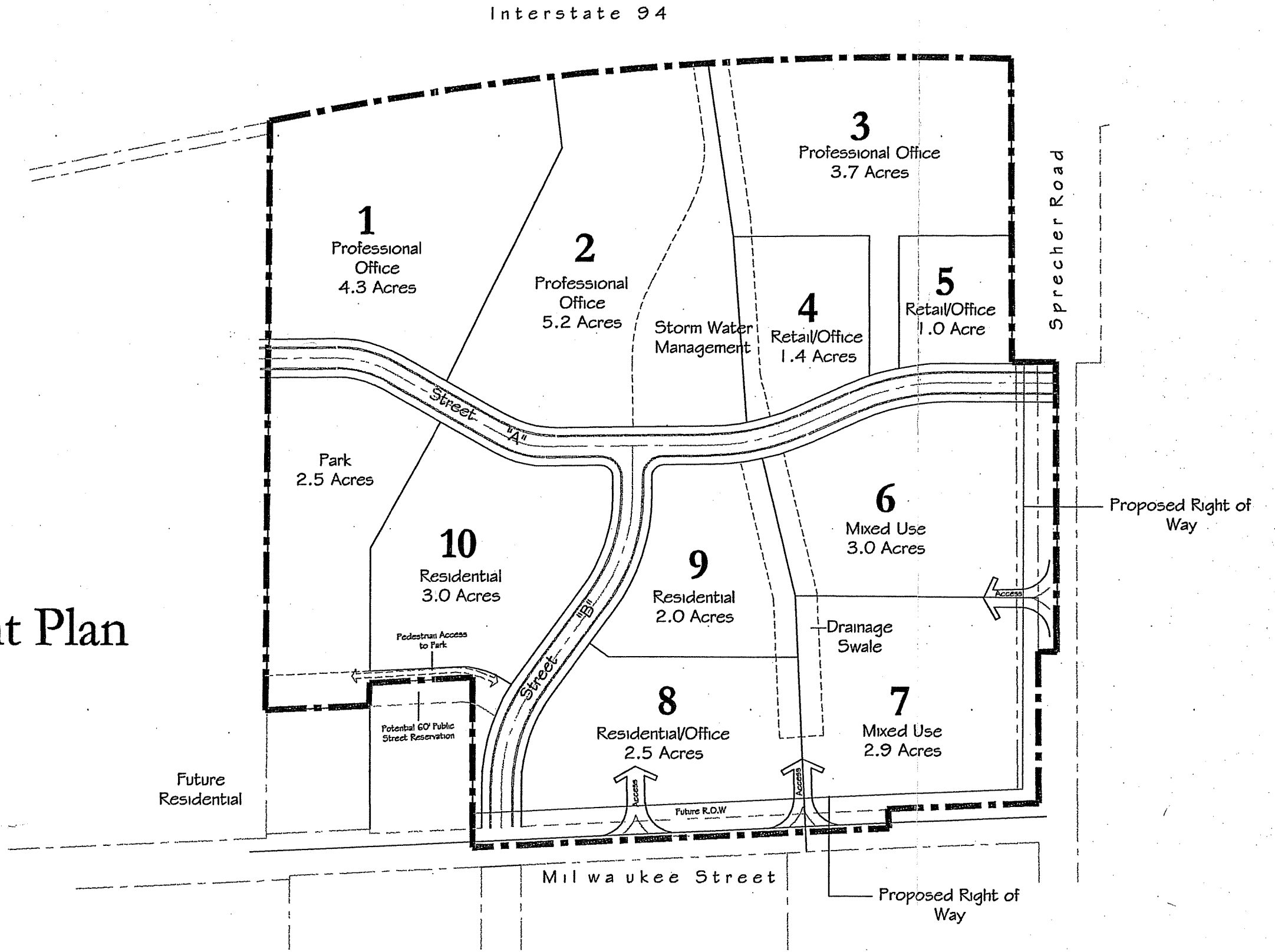
SITE PLAN

HOPPMAN PROPERTY General Development Plan *Madison, Wisconsin*

Revised:
December 10, 2001

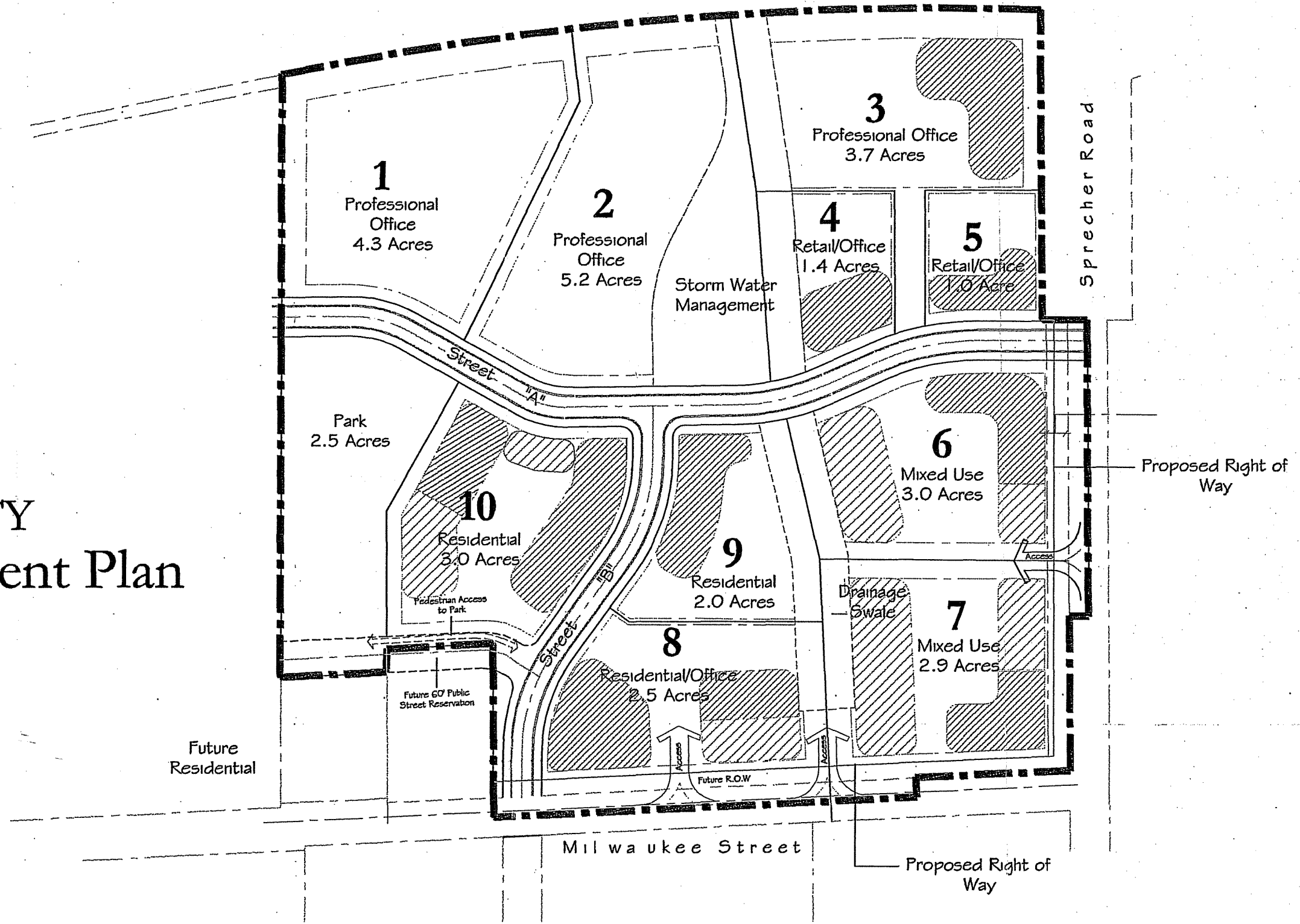


Vandewalle & Associates
Madison Milwaukee Colorado Springs
Planning - Consulting - Architecture



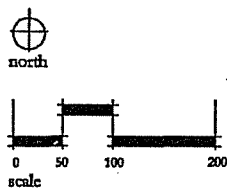
PRIMARY BUILDING ZONES

Interstate 94



HOPPMAN PROPERTY General Development Plan *Madison, Wisconsin*

Revised:
December 10, 2001



DOCUMENT NO.

**SECOND AMENDMENT TO
GENERAL DEVELOPMENT
PLAN METROTECH PLAT**

Project Name: Metrotech Plat

To whom it may concern:

The attached plans and text represent the second amendment to the General Development Plan for Metrotech Plat. The General Development Plan, prepared by Vandewalle & Associates and dated April 23, 2002, was recorded in the Office of the Register of Deeds for Dane County on May 14, 2002 as Document No. 3487367, as amended by an Alternation to an Approved & Recorded GDP, recorded February 3, 2003 as Document No. 3645406 ("GDP"). Metrotech is a mixed-use development located in the City of Madison, Wisconsin at 102 North Sprecher Road, more particularly described as ("Property"):

Lots ~~13~~ through 11 and Outlot 1 of Metrotech Plat and Lots 1 through 4 of Certified Survey Map No. _____, located in the City of Madison, Dane County, State of Wisconsin and being a part if the Southeast Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of section 2, Township 7 North, Range 10 East (the "Property").

RETURN TO
Angela Black
Michael Best & Friedrich LLP
PO Box 1806
Madison, WI 53701-1806

(Parcel Identification Number ~~Number~~ Numbers)

WHEREAS, Metro-Tech, LLC, the "Owner" of the Property, ~~wishes to reconfigure~~ has reconfigured Lots 1 and 2 of the Metrotech Plat and ~~divide reconfigured Lot 2 to create an additional lot via~~ Lots 1 through 4 of Certified Survey Map No. _____ ("CSM" and the lots thereof "New Lot 1", "New Lot 2" and "New Lot 3"); and

WHEREAS, Owner has agreed to convey New-Lot 31 of the CSM to the City of Madison for the purpose of constructing a fire station and providing an access easement to New-Lot 2 of the CSM, over the westerly thirty-five (35) feet of New-Lot 31 of the CSM.

NOW THEREFORE, the GDP is hereby amended as follows:

1. All ~~reference provisions in the GDP to the zoning text or land use pertaining to Sites 1 and 2 are hereby amended~~ will apply to refer to New Lot/Lots 1 and New Lot 2, including but not limited to the following in the April 23, 2002 version through 4 of the General Development Plan CSM except as amended herein. Lots 1 through 4 of Metrotech prepared by Vandewalle & Associates the CSM will be referred to as the following sites in the GDP from and after the date of this Second Amendment:

Lot 4 of the CSM = "Site 1A"
Pages 8 and 9
Pages 17, 18 and 19
Page 41 at Stormwater Management, add reference to New Lot 3 of the CSM = "Site 1B"

2. ~~The following amendments shall be made due to the new configuration of New Lot 1 and New Lot 2:~~

Lot 2 of the CSM = "Site 2B"
Lot 1 of the CSM = "Site 2A"
Page 17, Site 1 Lot Area = _____ sq. ft.
Page 19, Site 2 Lot Area = _____ sq. ft.

3. The following text shall be made a part of the GDP in the Zoning Text - Development Area Descriptions beginning on page 18 and continuing through the end of page 19 (recorded pages 000428 – 000430):

~~Site requirements are established for New Lot 3 which allow a Permitted Use as a municipal fire station. The Lot Area for New Lot 3 will be _____ square feet. All other Development Area Descriptions for New Lot 3 will be established through a Specific Implementation Plan prior to commencement of development on New Lot 3.~~

The Development Area Description applicable to Site 1 in the GDP will be applicable to Site 1A and Site 1B. The Lot Area of Site 1A is 91,829 square feet; the Lot Area of Site 1B is 130,214 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2B. The Lot Area of Site 2B is 121,639 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2A except that the "Description" and Permitted Uses" are amended to allow a use as a municipal fire station. The Lot Area for Site 2A is 60,028 square feet.

~~New Lot 2 shall continue to be subject to the conditions set forth beginning on Page 18 of the GDP and applicable to "Site 2" except that the Lot Area shall be changed to _____ square feet.~~

3. The "Approximate Lot Square Feet" and "Acres" for Sites/Lots 1 and 2 in the Land Use Tabulations Table at page 43 of the GDP (recorded page 000454) are amended to incorporate the following square footages and acres for the new Sites 1A, 1B, 2A and 2B:

Site 1A is 91,829 square feet and 2.11 acres

Site 1B is 130,214 square feet and 2.99 acres

Site 2A is 60,028 square feet and 1.38 acres

Site 2B is 121,639 square feet and 2.79 acres

The “Estimated Building Square Feet”, “Maximum Floor”, “Maximum Potential Square Feet” and “Maximum FAR” for Sites 1A, 1B, 2A and 2B. have yet to be determined but will be calculated based on the principles set forth in the GDP and shall be subject to approval as part of the specific implementation plans which must be submitted as each Site is developed.

4. The General Development Plan maps appearing at ~~pages~~page 7 (recorded page 00418) and page 44 (recorded page 000455) of the GDP are hereby replaced with the ~~map~~maps attached hereto at Exhibit A. ~~The Illustrative Plan attached to the Alternation to an Approved & Recorded GDP, recorded February 3, 2003 as Document No. 3645406, is hereby replaced with the Illustrative Plan attached hereto at Exhibit B.~~

[Signatures Appear on Following Page]

Dated this _____ day of _____, 2009.

Metro-Tech LLC

By: _____

Name: _____

Title: _____

AUTHENTICATION

Signature(s) _____

Authenticated this _____ day of _____, 2009

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Angela Black, Michael Best & Friedrich LLP

P.O. Box 1806, Madison, WI 53701-1806

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
 ss.)
 _____ County)

Personally came before me this _____ day of _____, 2009, the above named

_____, _____
_____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Print Name: _____

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 20____.)

Q:\CLIENT\065488\0002\B1916917.1\1916917.2

EXHIBIT A

Updated GDP Maps

(Replacing page 7 (recorded page 00418) and page 44 (recorded page 000455) of the GDP)

Summary Report:	
Litera Change-Pro ML 6.1.0.71 Document Comparison done on 6/18/2009	
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Original Filename: B1916917.DOC	
Original DMS:	
Modified Filename: B1916917.DOC	
Modified DMS:	
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Add	51
Delete	33
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Move To	2
Table Insert	7
Table Delete	5
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Total Changes:	100

**Michael Best & Friedrich LLP
Attorneys at Law**

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P.O. Box 1806
Madison, WI 53701-1806

Phone 608.257.3501
Fax 608.283.2275

Angela Black
Direct 608.283.2264
Email ablack@michaelbest.com

VIA ELECTRONIC AND HAND DELIVERY

June 17~~____~~, 2009

Kevin Firchow
Planner, Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Room LL-100, Municipal Building
Madison, WI 53703-3352

Re: Amendment to Metro-Tech General Development Plan: Application, Submittals and Letter of Intent

Dear Kevin:

As we discussed, enclosed please find a ~~completed~~ revised Land Use Application form along with required submittals for an amendment to the General Development Plan for Metrotech. Please consider this letter as the Letter of Intent required by Section 5 of the Application Form. ~~I also enclose a~~ A check in the amount of \$1,400 for the required application fee was submitted with the original application submittal on June 17, 2009.

Letter of Intent:

Metro-Tech LLC has or will enter into an Offer to Purchase and Sell Real Estate with the City of Madison for a portion of the existing Lot 2 of Metrotech Plat. In conjunction with this Land Use Application, Metro-Tech will also be submitting for the City's review and approval a Certified Survey Map which ~~reconfigures the lot line between existing~~ divides Lots 1 and 2 of Metrotech Plat and ~~creates a into~~ four new lots, including creating the new lot within a portion of Lot 2 which will to be conveyed to the City within a portion of the existing Lot 2 (the new lot to be conveyed to the City is referred to as "Lot 3"). ~~Lot 2 is currently vacant. The City requires that the GDP will be amended to allow the new Lot 31 to be used as a fire station. The size and layout of the new Lot 3 will be established in the Certified Survey Map and we will provide CSM).~~ I enclose a draft copy of the proposed CSM to you no later than Friday for your reference.

Lot 2 of Metrotech Plat is currently vacant. The City requires that the GDP be amended to allow the new Lot 1 of the CSM to be used as a fire station. The size and layout of the new Lot 1 of the CSM is reflected on the enclosed draft CSM and consists of 60,028 square feet (or 1.38 acres). There are not building or site development details available at this time for the proposed fire station the City will construct on the new Lot 1 of the CSM. The City will need to provide that information as part of a Specific Implementation Plan after it closes on the purchase of new Lot 3 from Metro-Tech. ~~We have provided the legal description for the entire Metrotech project on the enclosed amendment to the text of the GDP and will provide a new legal description for the lots specifically affected by the proposed GDP amendment once the CSM has been prepared, approved and recorded.~~

Kevin Firchow
June 17, 2009
Page 2

Legal Description:

We have provided the current legal description for the entire Metrotech project on the enclosed second amendment to the text of the GDP, including a placeholder for the new CSM lots that will be covered by the GDP. We will provide the full legal description for the four (4) new CSM lots once the CSM has been approved by the City and recorded.

Zoning Text:

~~In addition, as we~~ also discussed, enclosed please find ~~a~~enclose the proposed amendment to the text of the GDP, allowing for the new Lot 31 of the CSM to be used as a fire station. An ~~amended~~Amended GDP map ~~will~~maps are also enclosed and will be provided ~~attachments to you no later than Friday~~the recorded GDP amended text, to replace the maps appearing at pages 7 and 44 of the GDP. Finally, ~~we will provide a CD with PDF files of all submittals along with the amended GDP map and proposed CSM on Friday.~~

Electronic Submittal:

Finally, as required by the application, I enclose a CD with PDF files of all application submittals.

Please do not hesitate to call me if you have any questions or need further information regarding the enclosed application materials.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

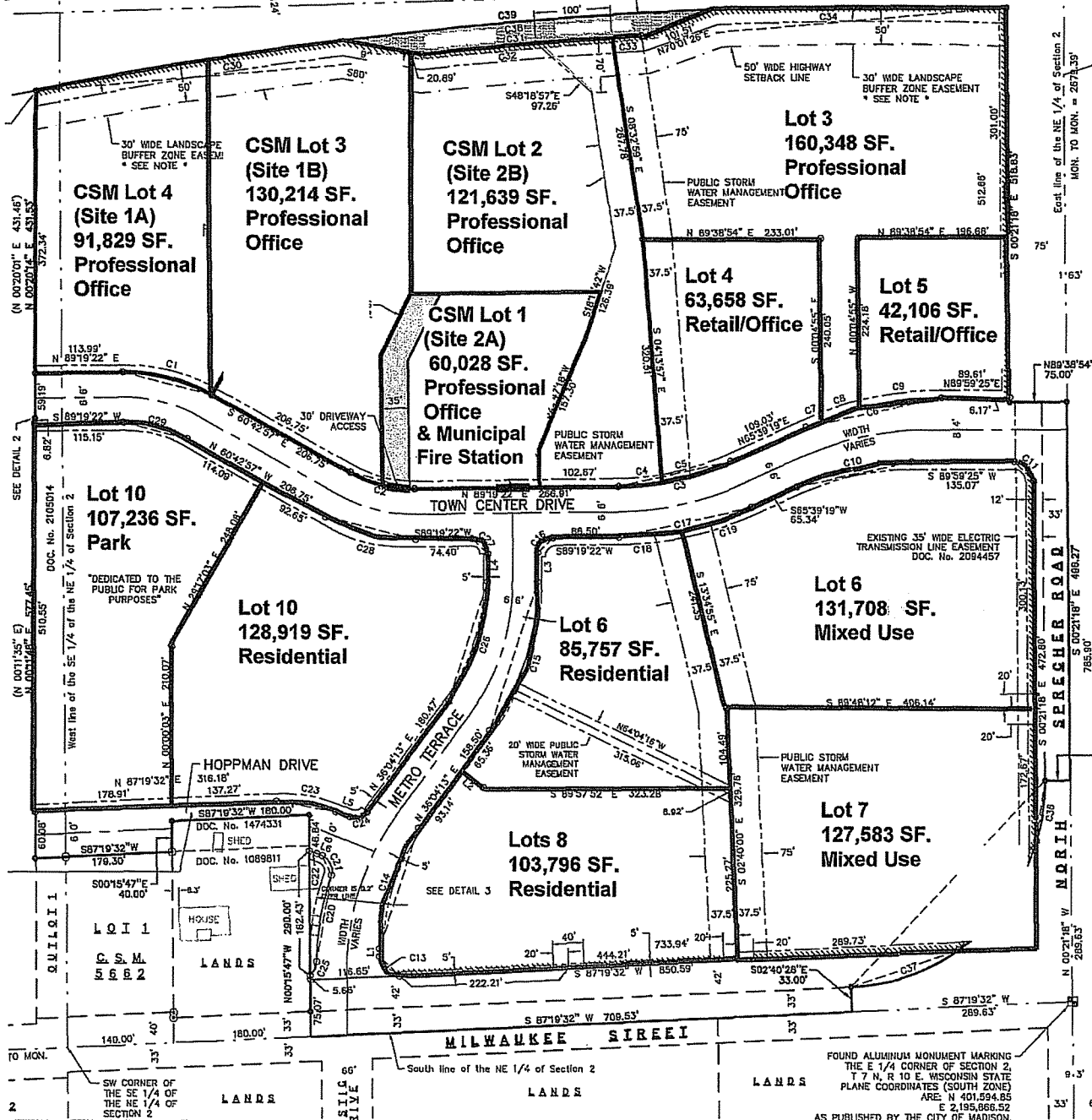
Angela Black

Enclosures

cc: Fred Campbell, Metro-Tech, LLC (via email, w/encl.)
Carl Ruedebusch, Ruedebusch Development & Construction, Inc. (via email, w/encl.)
Mike Matthews, Ruedebusch Development & Construction, Inc. (via email, w/encl.)
William F. White, Esq. (via email, w/encl.)
Alder Lauren Cnare (via email, w/encl.)

Summary Report:	
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INTERSTATE 94



SITE PLAN

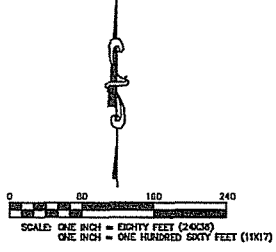
HOPPMAN PROPERTY
 General Development Plan
 Madison, Wisconsin

Revised: 8/31/2009

PLAN/PARKING FACILITY APPROVAL

6302⁹
 ADDRESS 6372 Town Center Dr
 ID# 1504 DATE SUBMITTED 9/4/09
 ORIGINAL REVISION# _____
 FINAL SIGN OFF DATE 9/11/09
 SIGNED Jessy Kucinski

WARRANTY DEED
DOC. No. 3402784



FOUND ALUMINUM MONUMENT MARKING THE E 1/4 CORNER OF SECTION 2 T 7 N, R 10 E, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 401,594.85 E 2,195,666.52
 AS PUBLISHED BY THE CITY OF MADISON.