

To: PBMVC members and TE staff
From: Robbie Webber
Date: Nov. 22, 2011
Re: Agenda item E.1., Legistar # 24357

Please note the section of the Madison General Ordinances quoted below, from the chapter titled General Planning. This section is very important for this item and possibly several others we may consider in the future.

It clearly states that cul-de-sacs are not to be built unless there are physical barriers necessitating that a street not go through. This is to provide a true grid system so that no area of a neighborhood is isolated, and to provide good pedestrian and bicycle connections via smaller, quieter streets.

Specifically regarding the Sprecher Neighborhood Plan amendment we are considering tonight, note that the amendment makes Kilpatrick Ln. into a cul-de-sac, where previously it was connected to Orion Dr. There is no physical or topographic reason (such as a wetland, stream, or extreme topography) that I can see that necessitates a cul-de-sac.

Also, it is unclear from the two separate versions of the amendment that we received whether there will be two cul-de-sacs off McLean, or whether one or both will enter the commercial area and become private driveways, streets, or access lanes.

I have a few other clarifying questions about TE staff's recommendation and comments on the proposed amendment, but I will ask those at the meeting tonight.

I hope you will make recommendations on the proposed amendment based on the ordinances and planning principles that the City has adopted.

Sec. 16.23(8)(a)1 states that "Cul-de-sacs shall not be used in any street layout, unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout. Where cul-de-sacs are determined to be necessary, a sidewalk, connecting path or multi-use path shall be provided to connect to another public right of way unless topography or other unique physical features make this connection impossible."

Sec. 16.23(8)(a)2 further states that "Proposed streets shall extend to the boundary lines of the subdivision unless prevented by topography or other physical conditions; or unless in the opinion of the Plan Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision and for the advantageous development of the adjacent lands."