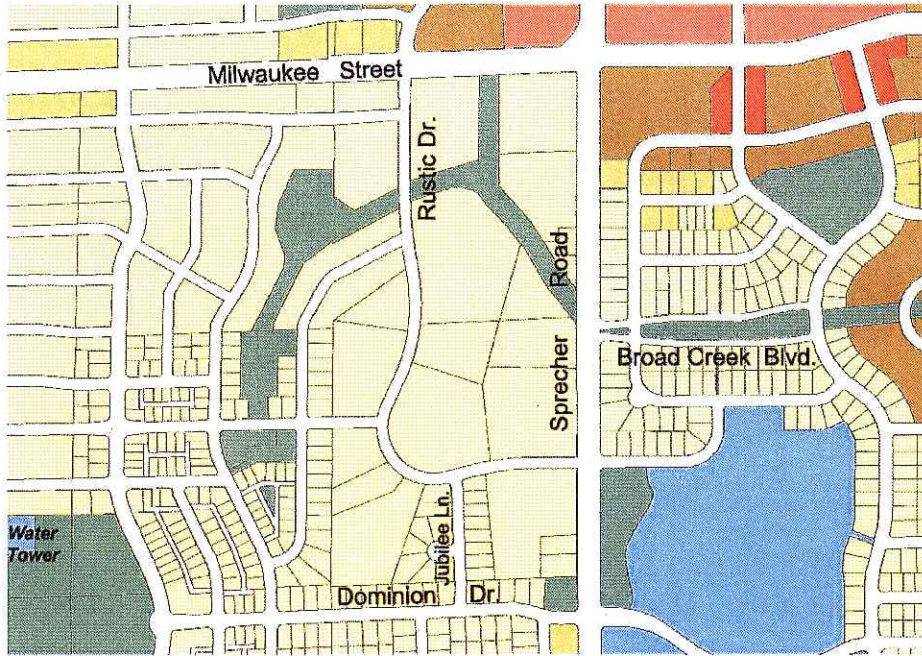
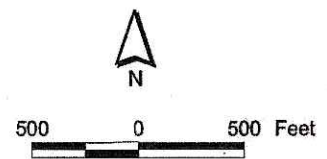
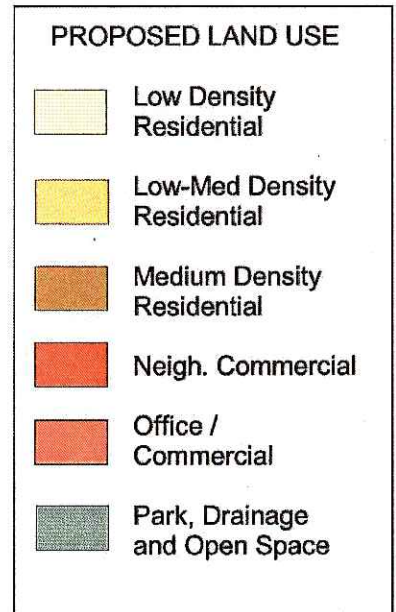
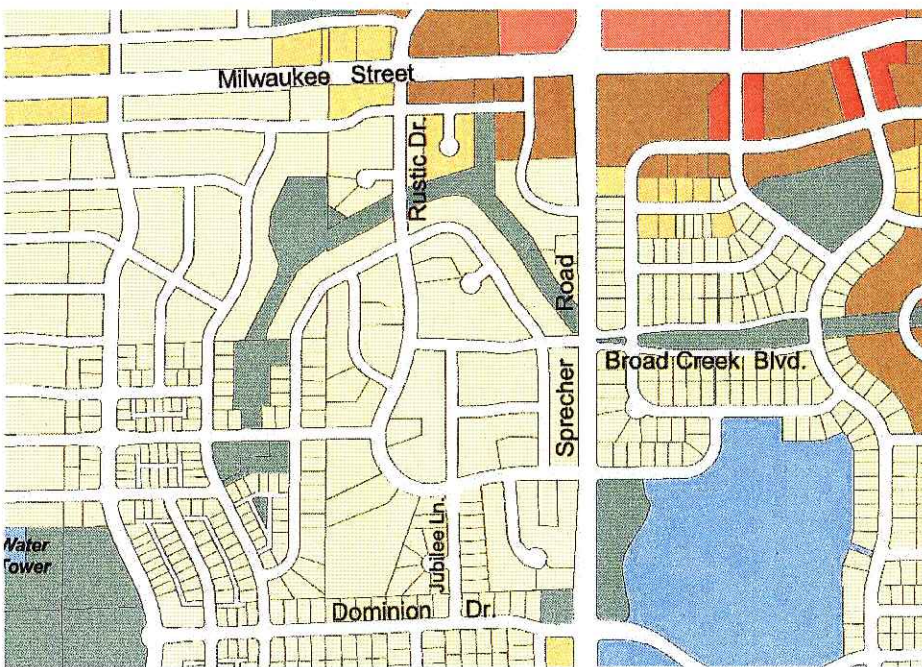


AMENDMENT to the SPRECHER NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

Sprecher Neighborhood Plan as amended and adopted May 2001
and implemented through land subdivision and zoning approvals.



Sprecher Neighborhood Plan as amended
and adopted by the Common Council March 29, 2005



6-9

Amendment to the Sprecher Neighborhood Development Plan

Adopted March 21, 2005

This amendment to the Sprecher Neighborhood Development plan is adopted to provide revised land use recommendations for the future development of the Rustic Acres Subdivision area located south of Milwaukee Street and west of Sprecher Road.

In the section of the plan titled "Residential Land Uses" make the following revisions to the narrative under "Residential Uses West of Sprecher Road":

Revise and expand the fourth paragraph to read:

The Rustic Acres rural subdivision is recommended primarily for continued low density residential uses. The existing residential lots are considerably larger than is typical in an urban neighborhood, and the neighborhood plan recognizes that some of the current owners may eventually want to divide their parcels to permit additional development, while other residents will want to continue their current use unchanged. Over time, the goal is to support some increase in residential density by facilitating creation and development of additional single family lots through further subdivision and development of the existing large lots, and to create a more-complete internal street system connect Rustic Drive with the planned neighborhood street system by extending one or more local streets from the west and south as the opportunity arises.

The majority of the Rustic Acres area is recommended for future development with additional single-family housing in the low density range (less than 8 units per net acre). Some existing residences will likely be incorporated into new subdivisions with smaller lot sizes, while others may continue on their current, relatively large lots. Along the Milwaukee Street frontage and at the corner of Milwaukee Street and Sprecher Road, residential uses in the low-medium (8 to 11 units per acre) and medium density (12 to 16 units per acre) range are recommended in order to establish a stronger urban presence at this major intersection, and create a good design relationship with more-intensive developments planned to the north and east. Building types on these frontages should be limited to relatively-small, two-story structures, however, to maintain a smooth transition to the predominantly low density uses to the south and west. Buildings along Milwaukee Street and the northern segment of Sprecher Road also should maintain strong design relationships with these streets, and should have entrances and direct pedestrian access to these streets, even if the properties also have access via an internal neighborhood street. To create a visually attractive and engaging pedestrian environment along the Milwaukee Street and Sprecher Road frontage, it is important that developments not "turn their back" to these streets, particularly near their intersection.

The amount of new development that is approved within the Rustic Acres subdivision will partly depend upon the compatibility of the proposed development with the neighborhood plan and the existing residential uses, and upon whether the additional interior streets needed to provide adequate access to new development sites can be designed and implemented.