



VANDEWALLE & ASSOCIATES INC.

May 25, 2016

Jay Wendt
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Metrotech Property
PD-Amended GDP/SIP

Dear Jay,

The following document and illustrative graphics outline the request for an amended Planned Unit Development: General Development Plan/Specific Implementation Plan for Lots 6 & 7 of the Metrotech Neighborhood.

The proposed PD-GDP Amendments address the following long term development of both lots as mixed use 4-5 story projects:

Amendment #1:

Adjust the overall unit count to allow up to 100 units on lot 6 and 115 units on Lot 7. This amendment will increase the allowed unit count (currently 83 total units) to match adopted format of 4-5 story buildings with upper floor residential and first floor commercial components and bring the project more in line with the goal of creating a higher density mixed use center.

Amendment #2:

Adjusts the setback along Sprecher Road from 15' to 35' minimum due to an existing overhead powerline easement.

The proposed PD-SIP for Lot 7 outlines the development of a 115 unit independent senior housing project with first floor commercial components.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Applicants

Royal Capital Group

710 North Plankinton Street

Suite 1100

Milwaukee, WI 53203

Phone: 414.847.6275

Fax: 414.915.8080

Kevin Newell

Kevin.Newell@royal-cg.com

Terrell Walter

Terrell.Walter@royal-cg.com

Metro-Tech LLC.

1220 Femrite Drive

Suite 209 LLC.

Monona, WI 53716

Phone: 608.444.1356

Fred Campbell

campfred@chorus.net

Design Team

Architecture:

Engberg Anderson Design Partnership

611 North Broadway

Suite 517

Milwaukee, WI 53202-5004

Phone: 414.944.9000

Fax: 414.944.9100

Mark Ernst

marke@engberganderson.com

Amanda Koch

amandak@engberganderson.com

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Engineering & Landscape Architecture:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Matt Saltzberry

msaltzberry@donofrio.cc

Existing Conditions

Existing Zoning: PD-GDP (Adopted 5.08.2002)

Proposed Zoning: Lot 6: Amended PD-GDP
Lot 7: Amended PD-GDP/SIP

Addresses/PIN:
Lot 6: 6501 Town Center Drive 071002104017
Lot 7: 6502 Milwaukee Street 071002104025

Aldermanic District: District 3: Alder Hall

Neighborhood Association: Adjoins McClelland Park Neighborhood
Adjoins Sprecher East Neighborhood

Neighborhood Plan: Mixed Use

Notifications: Alder Hall April 8, 2016
McClelland Park/Sprecher East Neighborhood April 8, 2016
DAT Presentation April 15, 2016
Neighborhood Meeting April 27, 2016
UDC Informational Presentation May 11, 2016

Legal Description: See Attached

Lot Area: 5.96 acres

Proposed Use: Lot 6: up to 100 units Residential
First Floor Commercial, Retail, Flex Space
Lot 7: 115 Independent Senior Residential
First Floor Commercial, Retail, Flex Space

Zoning Text

Permitted Uses:

Lot 6: up to 100 units Residential
First Floor Commercial, Retail, Flex Space
Those that are stated as permitted uses in the permitted use list
Uses accessory to permitted use as listed in permitted use list

Note: Subject to submittal and review of complete SIP rezoning submittal at a future date

Lot 7: 115 Independent Senior Residential
1,200-10,000 square feet Commercial, Retail, Flex Space
Those that are stated as permitted uses in the permitted use list
Uses accessory to permitted use as listed in permitted use list

Floor Area Ratio: As shown on adopted plans

Maximum Building Height: Up to 5 stories

Yard Requirements/Setbacks: As shown in adopted plans

Note: Sprecher Road setback modified from the original GDP setback of 15' to as shown in adopted plans due to existing overhead powerline and easement of 35'

Useable Open Space: As shown in adopted plans

Off-Street Parking & Loading: As shown in adopted plans

Note: Loading will utilize drive isles for off-street loading purposes.

Accessory Building Regulations: As shown in adopted plans

Landscaping: As shown in adopted plans

Signage:

Location and type as shown in adopted plans. Signage for project shall be limited the CC-T zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator

Lighting Plan/Details/Photometrics: As shown in adopted plans

Utility/HVAC Equipment: As shown in adopted plans

Alterations and Revisions:

No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Additional Definitions:

Flex Space: Portions of the first floor may be interchangeable in use between residential and commercial, retail, or office uses based on market demand.

Permitted Uses

Offices

Artist, photographer studio, etc.
Insurance office, real estate office, sales office
General office, professional office

Medical Facilities

Clinic – Health
Physical, occupational or massage therapy
Veterinary clinic, animal hospital

Retail Sales and Services

Animal grooming
ATM
Auction rooms
Bank, financial institution
Bicycle-sharing facility
Business sales and services
Farmers' market
Food and related goods sales
Furniture and household goods sales
General retail
Laundromat, self-service
Liquor store
Mobile grocery store
Package delivery service
Photocopying
Post office
Service business
Small appliance repair
Sporting goods store, bait shop
Telecommunications center
Tobacco retailer

Food and Beverages

Brewpub
Catering
Coffee shop, tea house
Restaurant
Restaurant-tavern

Commercial Recreation, Entertainment and Lodging

Health/sports club
Indoor recreation

Limited Production, Processing and Storage

Artisan workshop
Printing and publishing

Residential - Family Living

Dwelling units in mixed-use buildings

Civic and Institutional

Community Event
Day care center
Recreation, community, and neighborhood centers
Schools, arts, technical or trade
Schools, public and private

Agricultural Uses

Community garden

Accessory Uses and Structures

Accessory building or structure
Accessory retail alcohol sales
Composting
Dependency living arrangements
Home occupation
Keeping of chickens
Keeping of honeybees
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use
Management office, restaurant, limited retail, recreation facilities within multi-family building
Vending machines
Walk-up service windows
Yard sales

LEGAL DESCRIPTION

Parcel "A"

Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

Parcel "B"

Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

Parcel "C" (per resolution)

Part of the Southeast 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 North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning.

This description contains approximately 5,239 square feet.