



T. Wall Properties®

February 5, 2008

Judy Bowser
1802 Camelot Drive
Madison, WI 53705

RE: Pumpkin Hollow Neighborhood Plan

Dear Madison Plan Commission Member:

Pursuant to the upcoming Plan Commission review of the Pumpkin Hollow Neighborhood Plan, T. Wall Properties submits the following materials for your review and consideration:

- 1) The map submitted by the Planning and Development Department of the area bounded by the Interstate on the west, Hoepker on the south, Portage on the east, and Anderson on the north. Existing topography lines have been overlaid on this map. T. Wall Properties has an interest in this parcel.
- 2) A memorandum from Vierbicher Associates assessing the grading requirements to build the plan as submitted.
- 3) T. Wall Properties' proposed alternative plan for the above-defined area.

While we appreciate the Traditional Neighborhood Planning themes embodied in the plan overall, we believe that the plan area west of Portage is better suited to both higher-density housing than the Planning and Development Department has proposed, and to having commercial, rather than residential uses, abutting the Interstate.

- Housing adjacent to the Interstate should be avoided where possible
 - Significant health problems are associated with housing along Highway Frontage
 - Housing next to the interstate is less marketable than housing elsewhere
 - Housing requires large berms for noise attenuation, which are expensive and consume valuable space

Creating Places Where People Interact®

- Commercial Space is appropriate along the Interstate, and along Hoepker Road
 - Commercial development is compatible with Interstate frontage
 - Hoepker is already planned as a 4-lane arterial with limited driveways
 - Commercial development where it meets the Interstate will not significantly alter the character of the neighborhood
- The plan as submitted would require over \$1,000,000 in rough grading alone on the 104 acres we are concerned with, and would involve cuts of up to 20'. Our plan works with the topography to leave the existing rolling landscape largely intact.

We are requesting that the Plan Commission instruct staff to update the Pumpkin Hollow plan in this area to take these concerns into account prior to accepting the Neighborhood Plan.

Sincerely,

Cambridge Farms L.L.C.

By: T. Wall Properties L.L.C., It's manager

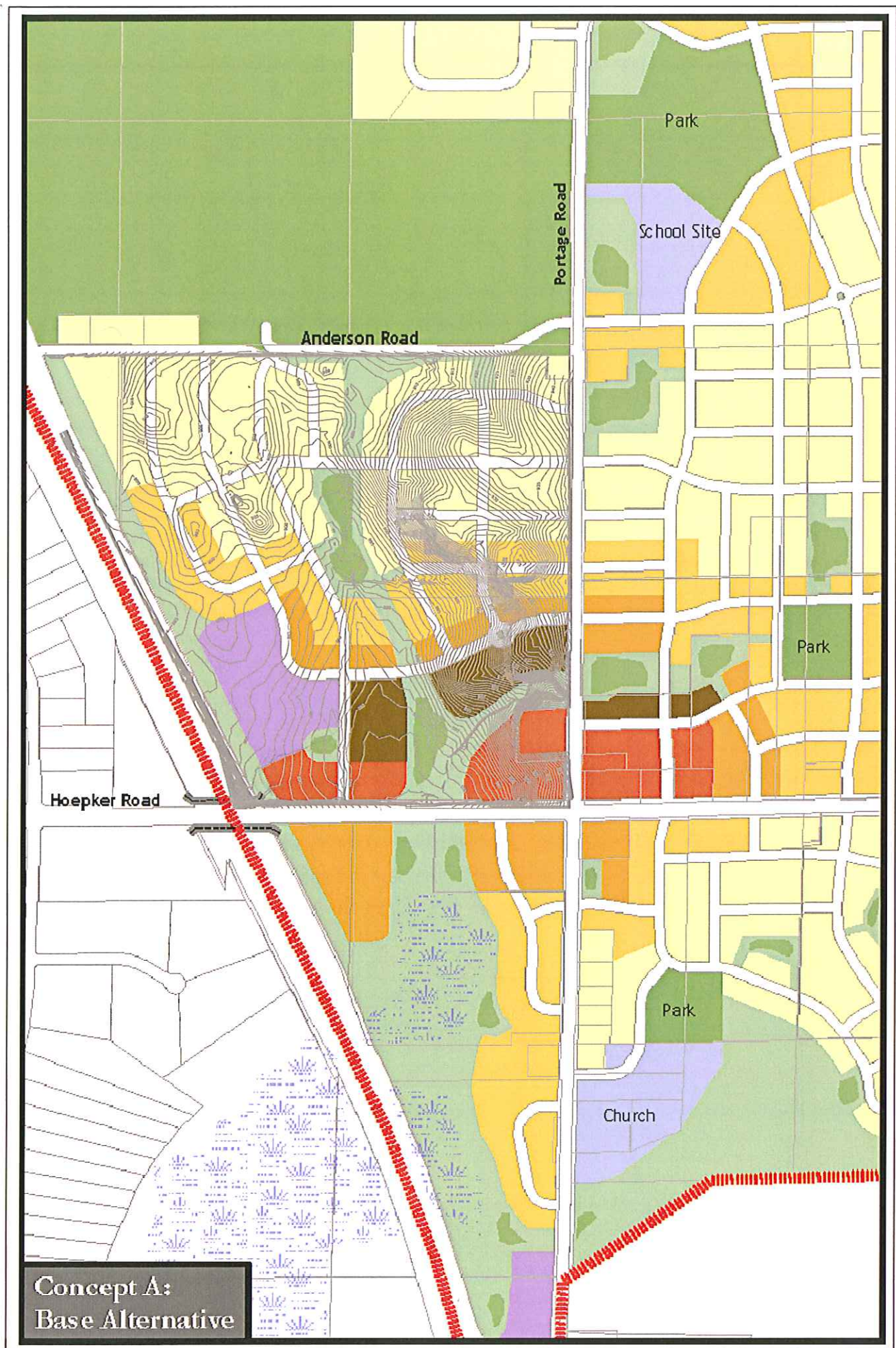
By: 
Scott McNab, Project Manager

T. Wall Properties

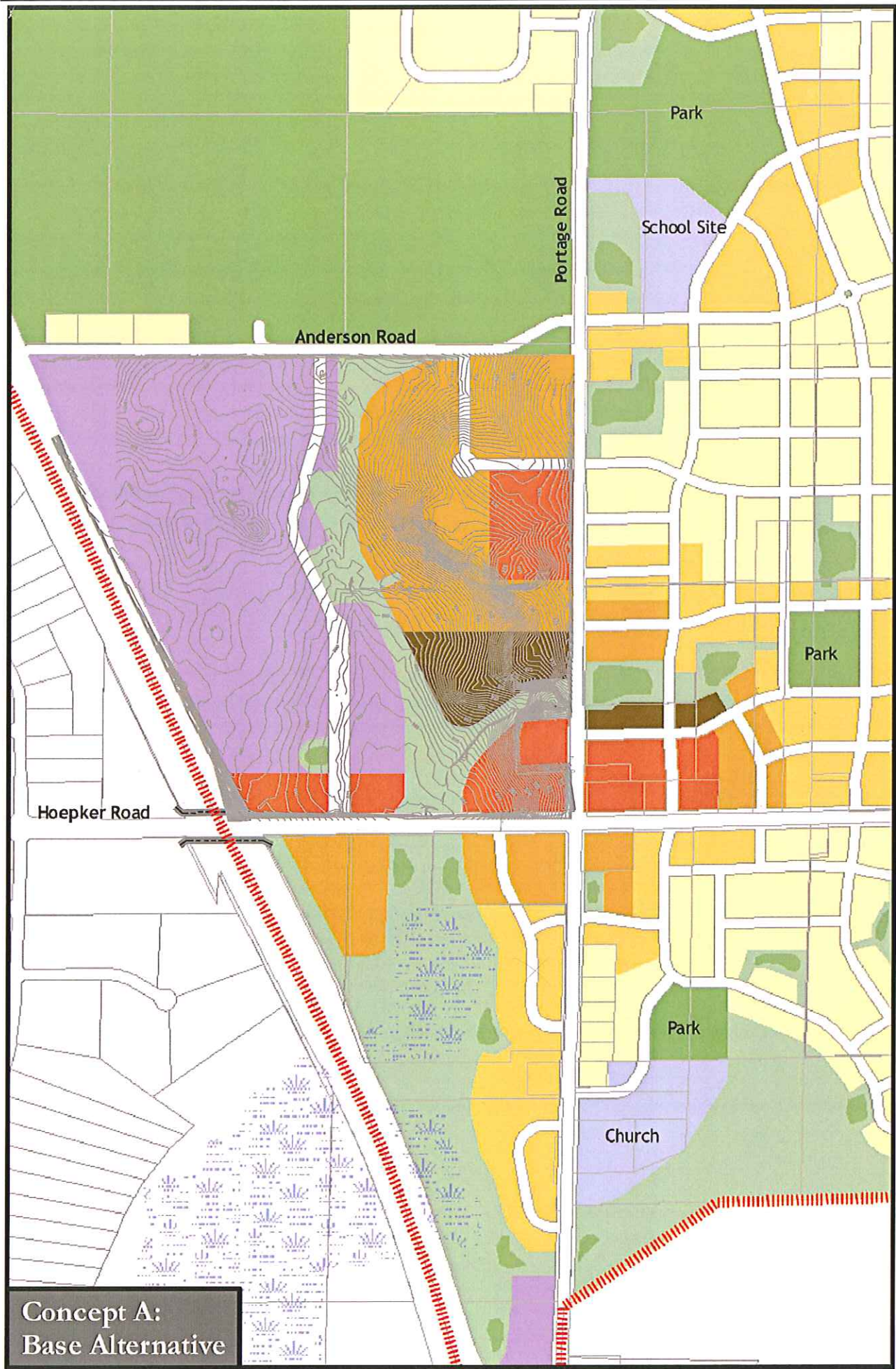
Pumpkin Hollow Plan at Property at Long Range Transportation

12-20-07

- We need a plan that respects existing topography
- Tiny employment district severely restricts possible tenants
- Residential on interstate not appropriate
 - Noise pollution
 - Visibility (houses looking at interstate)
 - Health impacts
 - Marketability of houses
 - Loss of value to City and developer – land used for berms
- T. Wall Properties supports City's goal of higher density residential, as shown in our proposed plan.
- More limited public streets limit long-term city costs (over 3 miles of road in this quadrant in City plan)
- Interchange should be considered
 - Connection to North Airport Entry
 - Better access esp. with Hanson closing at 51
 - Connects to Sun Prairie
 - Hoepker is already planned as a 4-lane arterial



Concept A:
Base Alternative



T. WALL PROPERTIES PLAN WITH TOPOGRAPHY

VIERBICHER ASSOCIATES, INC.

January 15, 2008

Scott McNab
T. Wall Properties
PO Box 7700
Madison, WI 53707-7700

Re: Blade Elert Property, Conceptual Earthwork/Cost Estimate

Dear Scott;


At your request, Vierbicher Associates has estimated an earthwork quantity required to develop the Blayde Elert Property based on the City of Madison's proposed street layout. The estimate was based on a conceptual grading plan for the City's layout prepared by Vierbicher Associates. The analysis was based on a cursory design so we would expect further refinement of the plan could reduce the earthwork by up to 20 percent.

Earthwork Quantities Conceptual Grading Cost Estimate Blayde Elert Property			
	Quantity	Unit Cost	Total Cost
Cut/Fill	470,000 CY	\$3.00/CY	\$1,410,000

The conceptual grades for the road profiles were based on a maximum grade of 8.0 percent and a minimum grade of 0.50 percent. Using the natural swale, running from north to south, the site was divided into eastern and western sections. Both sections of the site were then designed to drain towards the swale.

If you have any questions or require additional information, please do not hesitate to contact us at 608-826-0532.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Andrew B. Inman, PE

ABI/jkm/lfl

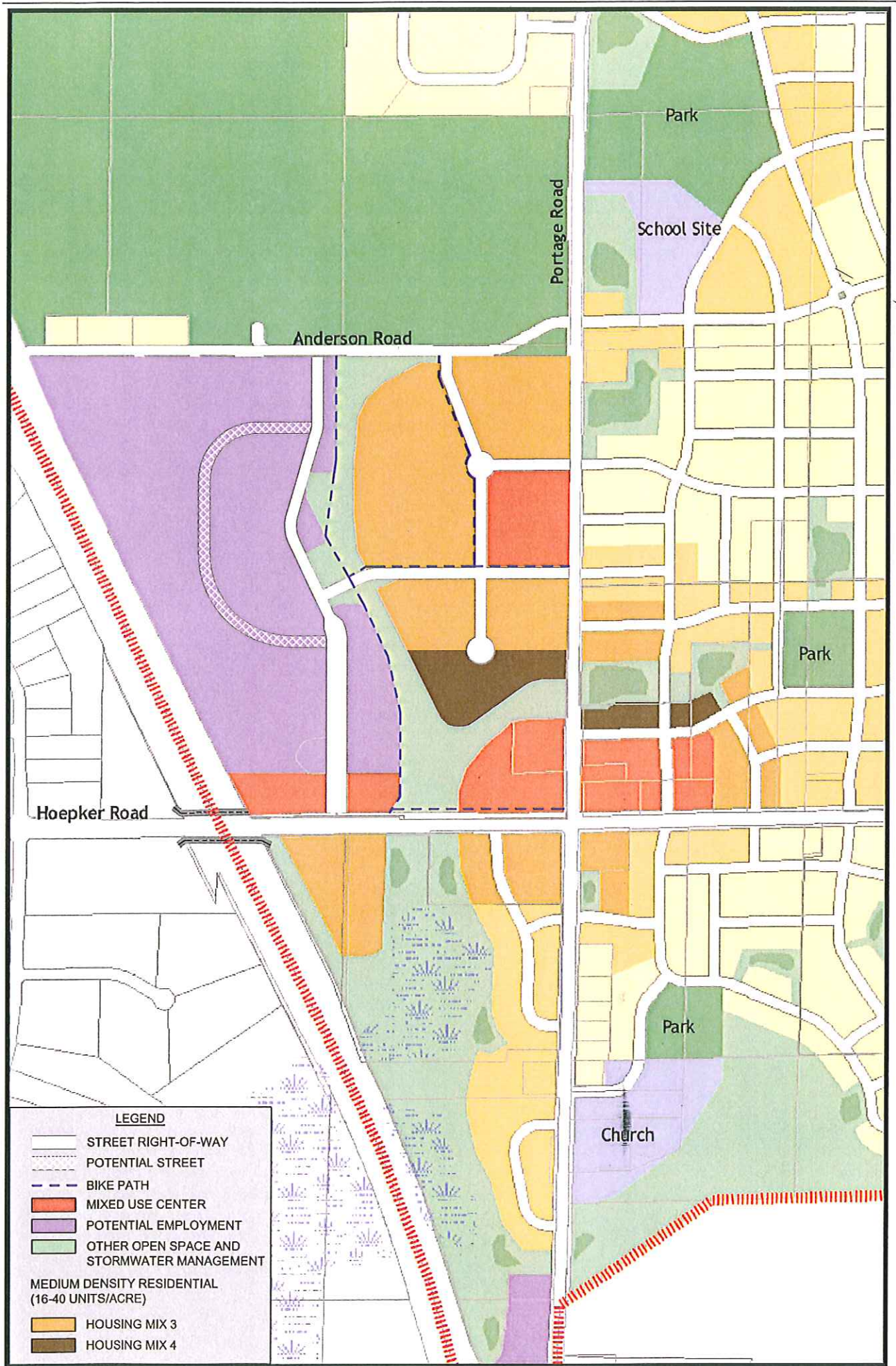
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PRAIRIE DU CHIEN, WI 53821-0542
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Fax (608) 326-1052

▼ www.vierbicher.com

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LATER VERSION OF MAP - JAN 2008