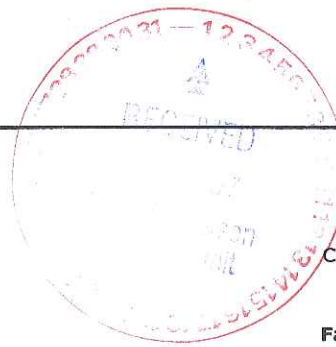




**Department of Public Works
City Engineering Division**

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City Engineer

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Financial Officer
Steven B. Danner-Rivers

DATE: October 30, 2007
TO: Planning Department
FROM: *for* Larry D. Nelson, P.E., City Engineer
SUBJECT: Pumpkin Hollow Neighborhood Plan

The City Engineering Division has reviewed the subject neighborhood development plan and has the following comments:

Under Recommended Pedestrian and Bicycle Facilities, please note the following:

The East-West path located in the Hoepker Road Right of Way is not a desirable location. Path crossings in close proximity to intersections along busy streets are not desirable and in many respects equivalent to cycling on a sidewalk. Safety concerns are the result of the turning motorists who are not expecting a cyclist and in many cases not looking in the direction the cyclist is approaching as they are focusing on motor vehicle traffic at the intersection. The City Engineer recommends a path location about one block south where the path crossings can be made more safely. A possible alignment is attached.

Under Storm Water Management:

Please add the following general comment:

For existing conditions and post development conditions, storm water management is handled by the Madison Storm Water Utility. The Storm Water Utility has been in existence since 2001 and imposes user fees to all City of Madison parcels from the time of their annexation to the City, to provide this service at a level determined by the Common Council to meet the expectations of the Public.

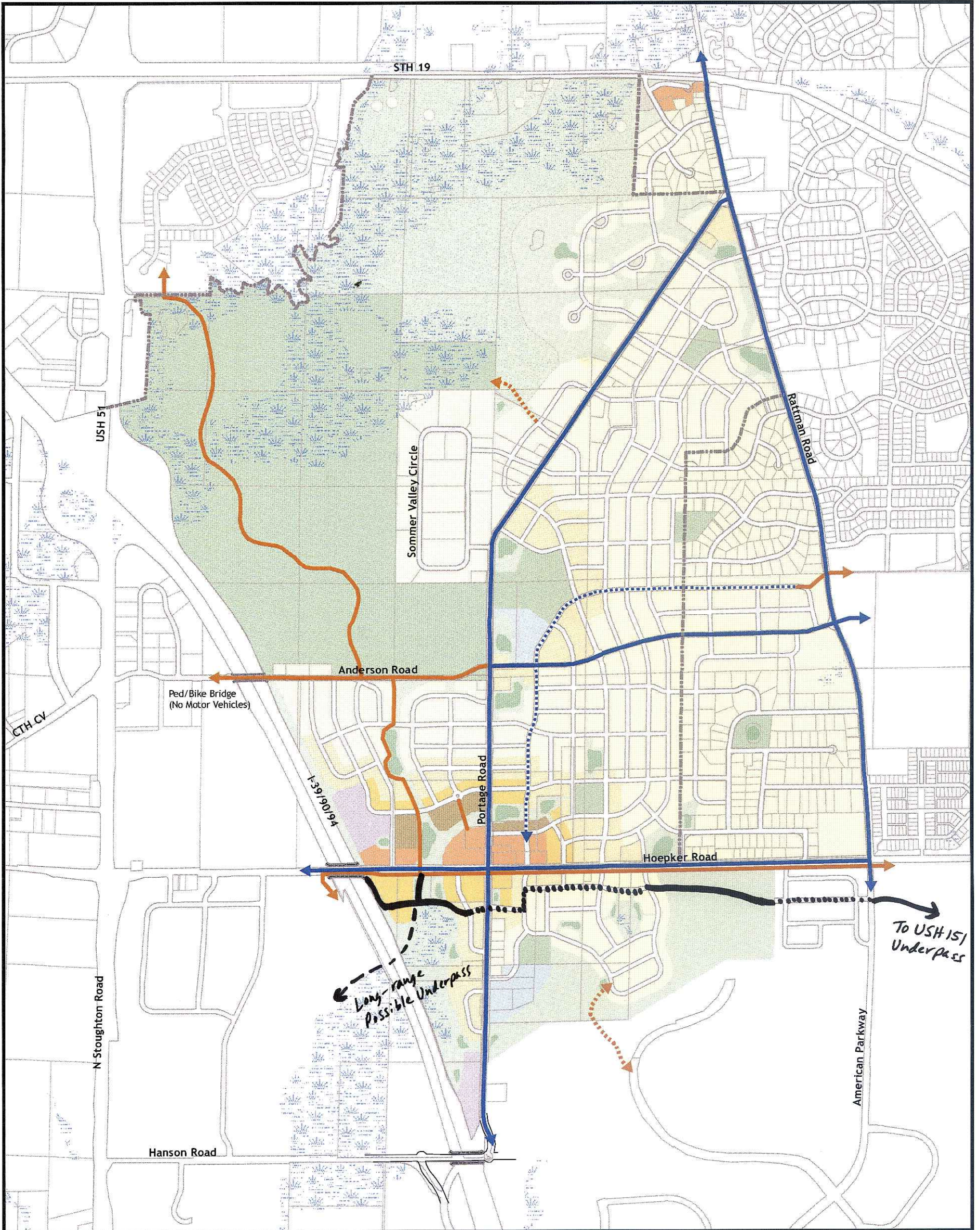
On page 59, first bullet point refers to infiltrating the same amount of stormwater as was infiltrated predevelopment. This is not technically feasible with the kind of development that is planned. Even if this were feasible, there would not be enough stormwater left to make up for the additional amount of potable water that will be used by residents of the development that would be pumped by municipal wells within the watershed, as stated.

It is presumed that the DCRCP is going to require these measures, but it exceeds Chapter 37 of the MGO. If this will be a requirement then the MGO should be amended, as has been done for other watersheds that require special treatments.

Under Sanitary Sewer Service, please add the following general comment wherever it best fits in:

All developing parcels can expect one or more charges from the Madison Sewer Utility, for the privilege of connecting to Public Sewer. This charge can be in the form of an Impact Fee, Direct or Deferred Assessment, or a simple Connection charge. Certain parcels could reside in multiple fee districts. These charges represent a prorated share of the cost for the City to extend sewer to serve their respective parcel. Additionally, all parcels will incur sewer area charges from the Madison Metropolitan Sewerage District for both downstream facilities and Treatment Plant Connection Charges. All costs are adjusted annually for interest or inflation.





Map 9: Transportation Plan - Pedestrian/Bicycle Facilities

Pumpkin Hollow Neighborhood Development Plan
October 2007

Future Municipal Boundary

Pedestrian/Bicycle Facilities

— Off-Street Path

— Bicycle Lane

..... Local Through Street for Bicyclists

DRAFT

