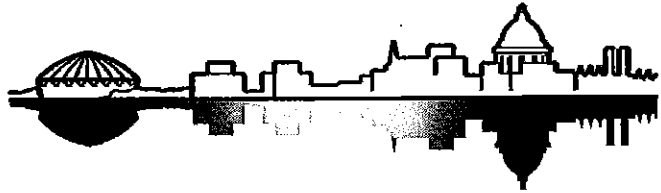


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**DATE:** February 13, 2008  
**TO:** Planning Commission Members  
**FROM:** Larry D. Nelson, City Engineer  
**SUBJECT:** Grading plan for the CVH LLC property

Planning staff has asked the City Engineer to review some issues related to the CVH LLC property within the Pumpkin Hollow neighborhood. The concern expressed by the Developer is that the neighborhood plan proposes a land-use plan (mixed use residential) that does not respect the existing topographic features of the land. The developer has commissioned a civil engineering design firm to complete a grading plan and associated earthwork calculations, for the property. This grading plan estimates the amount of grading that will be required to complete the development as proposed in the draft neighborhood plan. The developer has also proposed an alternate land-use plan.

My staff reviewed the work created for the developer and would like to provide some comments on that work, the proposed neighborhood land-use plan, and some development issues in general.

- Q. Is the proposed street grid and land-use pattern in the draft neighborhood development plan consistent with the land development standards of the City of Madison?
- R. The proposed street grid provides access throughout the neighborhood and promotes interconnectivity, and is consistent with recent neighborhood plans.
  
- Q. Will this grid require too much grading?
- R. For at least the past 20+ years, virtually all developments (residential or commercial) in the City of Madison have required complete regrading of the site. The proposed street grid and development pattern is consistent and comparable to past Madison neighborhoods, and does not appear to create any specific problems in this regard.
  
- Q. Does the grading plan and associated earthwork calculations for the property provided by the developer seem appropriate?
- R. Yes. It would be one possible way to grade the property for the layout illustrated in the draft neighborhood plan, but adjustments would also be

possible. The amount of proposed grading would not be unacceptable.

- Q. The argument has been made that the land-use change proposed by the developer will reduce the amount of grading needed.
- R. This may be true but it is more likely true that it will change who completes the grading. The developer proposes to replace the street grid with one N-S Street and one small loop street. Simply, as a result of the change in grid pattern the grading required for the streets would be reduced (in main because there are fewer streets).

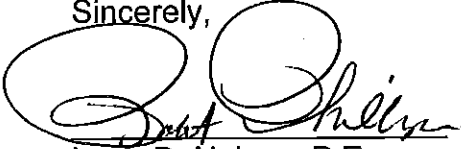
However, the total amount of grading when all development is considered will probably not be significantly reduced. It will be shifted from the land developer to the site developer.

This is a result of how different types of developments occur. In residential development the majority of the grading is completed by the land developer and limited grading is completed with the construction of the homes. This is a necessity with residential development, as large amounts of grading cannot be completed with the construction of individual single family or town house developments.

In the case of big box developments however, it is possible to delay the specific site grading necessary to level the site to the time of development where it can be completed by the site developer as opposed to the land developer.

This allows the grading costs to be shifted from the plat developer to the site developer, and because the site developer may have to move the material off-site rather than moving it around on-site it is possible total costs will actually go up.

In summary, the proposed neighborhood development plan is consistent with past plans and does not appear to be any more or less onerous with regard to the amount of grading required.

Sincerely,  
  
Larry D. Nelson, P.E.  
City Engineer  
*for*