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November 7, 2007

Mr. Michael W. Waidelich
City of Madison Plan Department
GR 100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

Re: In re Pumpkin Hollow Neighborhood Plan

Dear Michael:

I want to thank you for the time that you and Brian Grady spent with me, and Jim and Joe Ring on October 26, 2007 concerning the Pumpkin Hollow Neighborhood Plan and its impact upon the Park Towne Development lands located east of Portage Road and south of Anderson Road. The following represents our understanding of our conversation.

First, the second access onto Portage Road, while shown as a public street, may also be a private road which would allow a greater creativity in our neighborhood development plan. Clearly, we all anticipate that one public right of way will empty onto Portage Road, south of Hoepker Road. The second entrance to the south is shown for conceptual purposes only and may, in fact, be a private right of way.

Second, the housing mix shown in the northwest quadrant of Portage and Hoepker Roads can be modified to mirror market conditions. While the City anticipates those housing stocks mix with a commercial center located directly at the northwest quadrant intersection of Portage and Hoepker roads. The mix itself will be dependent upon final planning by the developer.

Finally, the substantial greenway running north and west through the property can be used for purposes other than stormwater detention so long as those uses do not interfere with stormwater detention and transmission. Clearly, the navigable streambed and 75 foot buffer would not be available for other purposes; but the greenway surrounding that navigable stream would be available for creative uses. We also agreed that the commercial land use reserved on the west side of our greenway was an appropriate designation for a senior housing project.

The Pumpkin Hollow Neighborhood Plan will not recommend a full interchange at the intersection of Hoepker Road and the interstate corridor. In addition, the Hanson Road interchange is off the table.

We thank you for the time that you spent with us and further appreciate the flexibility that you have shown to allow us to accurately reflect the market conditions which, in turn, allows us to

MICHAEL BEST

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Mr. Michael W. Waidelich
November 7, 2007
Page 2

develop a successful and vibrant community on Madison's far east side. Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:hmm

cc: Joe Ring
Jim Ring

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