



Vandewalle & Associates
INCORPORATED

April 4, 2007

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Hill Farms: State DOT Headquarters
PUD:GDP Submittal

Dear Mr. Murphy:

On behalf of the State of Wisconsin Department of Administration we are pleased to submit the attached Planned Unit Development: General Development Plan rezoning request for the redevelopment of the State Hill Farms Property.

The State Department of Administration has begun an exciting reinvestment in its facilities within the City of Madison through the commencement of a project to consider the redevelopment of the Hill Farms (State DOT Headquarters) property, located along University Avenue. Through the development of a PUD:GDP zoning application, this project will facilitate meaningful public input, identify critical components, and set in motion a unique and vibrant redevelopment of this critical site on the near west side

Project Characteristics include:

- 1.6 million square feet of office/employment uses, consistent with the adopted Comprehensive Plan
- Approximately 160,000 square feet of first floor commercial/retail uses
- Approximately 350 residential units
- Extensions of the street and pedestrian network through the site
- Structured/Underground parking requirements
- Environmental and sustainability initiatives within the neighborhood framework, building characteristics, and stormwater management systems
- Retention of the State DOT Headquarters on-site
- Potential for regional stormwater management improvements

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Shaping places, shaping change

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Paul Cuta
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Parcel Location

4802 Sheboygan Avenue

Existing Land Use

Primary Use: Wisconsin Department of Transportation State Headquarters
Ancillary Uses: West Side Community Farmers Market
Sheboygan Avenue Community Gardens

Existing Zoning

C2: General Commercial District

Notifications:

January 9, 2007	Neighborhood Listening Session # 1
March 13, 2007	Neighborhood Listening Session # 2
March 19, 2007	Plan Commission Informational Presentation
March 6, 2007:	City Department Pre-Application Meeting
March 29, 2007:	Alderman Tim Gruber
	Alderman Noel Radomski (Mark Clear)
	Hill Farms Neighborhood
	Spring Harbor Neighborhood
	Sunset Village Neighborhood
April 11, 2007	Urban Design Commission Informational Presentation
April 24, 2007	Shorewood Hills Informational Presentation
April 30, 2007	Neighborhood Listening Session # 3

Please feel free to contact me at 255-3988 if you need any additional materials or have any questions.

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson
Principal