



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