

**From:** Lance Hall [mailto:lancehallmd@yahoo.com]  
**Sent:** Tuesday, September 06, 2011 10:58 PM **To:** Grady, Brian  
**Cc:** Lance Hall  
**Subject:** Mid-Town Plan Ammendment Public Meeting

Dear Mr. Grady,

This email is in reference to a mailing I received regarding a scheduled public meeting on September 8, 2011 on a Mid-Town plan ammendment to consider allowing the UW Research Park 2 to be constructed.

I am a property owner of 8807 Silkwood Trail which is immediately adjacent to the west border of the proposed ammendment area at the southwest corner of County M and Valley View Road. I will be out of town during this public meeting and thus would ask you to consider my email in lieu of my physical attendance at the public meeting. I have reviewed the letter and online information regarding the proposed ammendment and would like to submit my thoughts and concerns to you.

I purchased my property less than 2 years ago and at that time there was no indication the property adjacent to my property would ever be developed for commercial purposes. In fact, I was informed that the property potentially could only be developed for residential use in the future (as detailed in the extensive online documents referenced on the City of Madison website). Furthermore, I was advised that the greenspace/trees immediately adjacent to the east of my property was dedicated greenspace and could not be altered in the future. This information certainly affected my decision to purchase my current property, as one of the main reasons for purchasing this particular property over dozens of other properties I viewed was the peace and privacy offered by this dedicated green space.

The proposed ammendment area is currently farmland and the substantial remaining areas are residential and park/greenspace. The construction of a large commercial or industrial complex would greatly alter the residential neighborhood myself and many others currently enjoy. I also fear my property value could fall significantly as one of the factors increasing my property value compared to similar properties in my neighborhood is the presence of this greenspace (as reported on 2 separate appraisals). I have spoken with my neighbors on this issue and one in particular, Jeffrey Sawyer at 8808 Silkwood Trail, advised me that he had spoken with you directly and that he was informed the greenspace in question (currently approximately 250 feet east to west) would most likely remain in its entirety, or worse case approximately 100 feet of greenspace would remain.

While my personal preference would be to keep the future land use of the proposed ammendment area as it is today, I do recognize that land use does change and expansion of businesses can have benefits to others. If the planning commission and all affected parties do ultimately decide to allow construction of Research Park 2 at this location, I would respectfully ask you and other individuals involved in the decision to consider the residential property owner's concerns in this matter to minimize the impact of a large commercial complex, one of which would be to leave the current 250 feet of greenspace with the oak trees and other vegetation to remain. In fact, I would ask further to consider adding additional natural buffers such as evergreen trees that will remain green during the winter so that any view of and noise from an industrial complex could be minimized after leaves fall from the trees currently in place.

I appreciate your time and consideration of my concerns and hope all parties involved can come to a mutually acceptable solution.

Respectfully,

Lance Hall, M.D.