



T Wall Properties®

October 21, 2010

Brad Murphy
Planning Division Director
City of Madison
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53703

Re: Request for City of Madison Comprehensive Plan Amendment – High Crossing Environ

Mr. Murphy:

Over the last year, T. Wall Properties has worked with a consultant and City of Madison Planning Department staff to create a revised development plan for the company's remaining land at High Crossing Environ. During the planning process, T. Wall Properties has developed a plan that promotes a mix of uses at High Crossing Environ including additional office space, a range of retail services, and high density residential development. In addition, the company has incorporated a proposed commuter rail station at the southern end of the site with access to parking shared with the retail and office uses to the north. A locational reference map, Comprehensive Plan Future Land Use Map, and conceptual land use plan are enclosed for your review.

The concept plan provides significant room for additional employment growth, while promoting residential density, access to services and commuter parking along Madison's proposed commuter rail corridor to encourage mass transit to and from the downtown area. In addition, the existing and proposed office and retail services at High Crossing Environ draw commuters from other areas of the City to this employment node, encouraging rail transit in both directions.

Prior to moving forward with potential rezoning of the property from RPSM to a new zoning classification that would accommodate this mix of uses, it is our understanding that a City of Madison Comprehensive Plan and Neighborhood Plan amendment will be required to allow the residential uses (note on the attached plan from the City's Comp Plan that the area in question is shown as Employment). T. Wall Properties is requesting that the Plan Commission consider amending Comprehensive Plan to allow for the mix of uses discussed above at High Crossing Environ.

Thank you in advance for considering this request for a Comprehensive Plan amendment. Please feel free to contact me at (608) 830-6303 or rguenther@twallproperties.com with any questions.

Thank you,

Randall J. Guenther
President and Chief Financial Officer
T. Wall Properties



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