

Dear Plan Commission Members,

I am writing this in support of the agenda items referenced above. This parcel at 4103-4119 Portage Road has been slated for development and on the market for years. T. Wall Enterprises approached me about this project in January, 2015. I was impressed that a reputable developer was proposing a quality, multi-family development adjacent to the American Center and two city business parks.

In August, 2015, two new hospitals will open in the American Center. The new UW Hospital and the Madison Rehabilitation Hospital will bring upwards of two thousand new employees into the area. In addition, over the next few months the American Center will be welcoming Wind River Financial, several other medical facilities and Kwik Trip.

These developments will bring an unprecedented demand for market rate housing on Madison's far east side. Besides providing employment opportunities and encouraging young people to remain in Madison, many residents of the T. Wall Project will ultimately settle in nearby neighborhoods. The proposed development area will be served by a neighborhood park containing numerous amenities. The area is accessed by the Portage Road traffic corridor. The project will be constructed in three phases over three years. If even necessary, there will be ample time to make any adjustments to the traffic flow.

As an aside, the area also contains an unrestored tributary of Starkweather Creek. At my urging, the developer has reached out to the Friends of Starkweather Creek group. Working together, plans are to dredge the creek and restore the stream banks, providing an attractive landscape feature and another step towards cleaning up our lakes.

As the long time Alder for this area, I encourage Planning Commission members to approve this valuable addition for Madison's far east side. Please contact me if anyone has any questions.

Sincerely,

Joe Clausius
District 17 Alder
608-244-5066