



T. Wall Properties®

December 1, 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:

T. Wall Properties continuously monitors the regional market to gauge opportunities for better planning and development at its properties throughout the Madison area. Given the interest in supporting a potential future eastside commuter rail stop in the City of Madison and the shift to encourage higher densities and a mix of uses in communities throughout the Madison area, T. Wall Properties has begun to revise its plans for the remaining land at High Crossing Environ on Madison's far east side and is requesting an amendment to the City of Madison Comprehensive Plan to allow for this updated concept.

High Crossing Environ is currently designated as "Employment" in the Comprehensive Plan, which limits future development to office and related uses consistent with the current traditional office park pattern. T. Wall Properties is requesting an amendment to the Comp Plan's use category of "Community Mixed Use" to support a more diverse mix of uses and to create a more energizing center for current and future development in High Crossing and surrounding areas. T. Wall Properties is contemplating incorporating a mix of uses including office supporting services, retail, restaurants, and high density residential for the remaining land at High Crossing Environ. These proposed uses would come together to create a more balanced neighborhood that serves the needs of current and future residents, employees, and visitors.

It is understood that prior to developing any uses consistent with this revised designation, a detailed update to the Neighborhood Plan may be required.

Please refer to the attached Generalized Future Land Use Plan which has been highlighted to identify our location. Feel free to contact me or Jeff Lee with any questions at (608) 830-6300.

Thank you,

Terrence R. Wall
CEO and Chairman
T. Wall Properties

Creating Places Where People Interact®

