



March 7, 2005

City of Madison Plan Commission  
Attn: Tim Parks, Planning Unit  
215 Martin Luther King Jr. Boulevard  
P. O. Box 2985  
Madison, WI 53701-2985

Re: Nelson's Addition to Rustic Acres

To Members of the City Plan Commission:

This letter constitutes the response of the McClellan Park Neighborhood Association (MPNA) to the proposed rezoning, and related requests, of Douglas Nelson, The Nelson Group, relating to the proposed development known as "Nelson's Addition to Rustic Acres." The affected area falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Mr. Nelson and District 3 Alderperson Warren Onken.

The MPNA Development Committee met with Mr. Nelson on March 1, 2005 at the Pinney Branch Library. At that meeting, Mr. Nelson shared information related to his planned development and willingly answered the many questions we had.

The MPNA supports the planned development of "Nelson's Addition to Rustic Acres." We feel it is consistent with how we would like to see our neighborhood expand, offering a positive mix of single family homes and multiple unit dwellings, along with reflecting provisions for Inclusionary Zoning units.

We ask that you, along with Mr. Nelson, please take note of the following comments and concerns we have regarding this new development:

1. Street Lighting – We strongly support the inclusion of additional street lighting throughout this area. We are particularly concerned about illuminating Milwaukee Street. As you know, a tragedy occurred recently along Milwaukee Street when a young woman was hit and killed while walking along the side of the road at night.
2. Parking – Mr. Nelson indicated that he is uncertain about whether parking will be permitted along this stretch of Rustic Drive. Given the proposed width of this roadway, we do not support allowing parking, particularly in consideration of our concerns about children at play, nighttime visibility, and other safety issues.
3. Condominiums – We strongly prefer that the multiple unit buildings be condominiums rather than apartment rentals. To the extent that the PUD provisions can include such a requirement, we encourage that.
4. Lot sizes – Lots 5 – 10 on the unnamed "A Street" are relatively narrow compared to other lots in the Nelson's Addition. The narrow homes that will have to be built to fit on these lots will be inconsistent with the rest of the development. We support reducing the number of lots to increase the width of these lots.

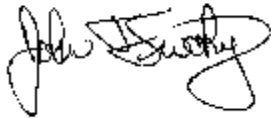
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5. Park Fees - Mr. Nelson indicated that he has reached an agreement with the City to pay a per-parcel "park fee" in lieu of offering land for a small neighborhood park. We support this decision; furthermore, we encourage an arrangement whereby the fees paid by Mr. Nelson be earmarked such that the full fee is used for development of the planned large park at the north end of Grandview Commons, located within the MPNA and closest to the Nelson's Addition area. We request that the Plan Commission go on record directing the parks fee for Nelson's Addition be dedicated to the large park. The MPNA is willing to work with the Parks Department to determine how the parks fee is used.
6. Green Areas, Trees, etc. – We were pleased to hear Mr. Nelson's pledge to preserve and protect existing trees in the area. We assume that he will, to the maximum extent possible, ensure that the natural areas will be preserved and enhanced.
7. Septic System Removal – We trust that the process of converting the area from septic systems to city water and sewer will be accomplished with appropriate regard for protecting the environment.

Thank you for your consideration of our comments. Please feel free to contact me or Alan Sweet, MPNA Development Committee Chair on any matters affecting development within the McClellan Park Neighborhood.

Sincerely,



John Tuohy, President  
McClellan Park Neighborhood Association

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Warren Onken, Alderperson  
District 3