



March __, 2005

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

Re: Oak Park Place (618 & 718 Jupiter Drive, Madison)

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, for the proposed development known as "Oak Park Place," a complex within Grandview Commons involving independent senior living condominiums, an assisted living facility, and a skilled nursing home. The affected area falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Mr. Steve Bartlett, contact person for Oak Park Place, and District 3 Alderperson Warren Onken.

The MPNA Development Committee met with Mr. Jerry Bourquin, Dimension IV – Madison, Mr. Scott Frank, proposed owner/operator of the assisted living and skilled nursing facilities, and Mr. Steve Bartlett, Capital Investment Partners, on March 16, 2005 at the Dean Clinic East. At that meeting, the three representatives shared information related to the planned development and willingly answered the many questions we had.

The MPNA strongly supports the rezoning request and planned development of "Oak Park Place." We feel it is consistent with how we would like to see our neighborhood grow, incorporating a senior facility into a mix of single family homes, multiple-unit residences, retail, businesses, and park areas. We ask that you, along with the Oak Park Place developers, please take note of the following comments and concerns we have regarding this new development:

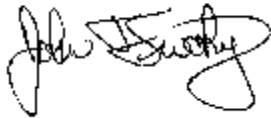
- 1) View – We are committed to the preservation of the view from the park on North Star Drive, at the highest point of Grandview Commons. It seems that the proposed height of the three units of the facility, due to its lower site, will not obstruct that view. However, we request that the rooftops, particularly that of the skilled nursing home, be designed to not detract from the view. That rooftop will apparently be flat with a membrane/small rock covering. We hope that the aesthetics of the view will not be adversely affected by the appearance of that rooftop, i.e., perhaps the rocks could be earth-tones in color.
- 2) Retention Pond – A water retention pond lies to the immediate north of the proposed development site. Oak Park Place plans to use this as a primary gathering point of water run-off due to rain. We understand and agree with this approach. We also urge Oak Park Place to ensure that the pond will remain as a pleasant place for the

neighborhood to enjoy. We would like to see further development of the area surrounding the pond to include bike/walking paths, wildlife, greenery, etc. We would hope that the management of the excess water will not result in insects, mud, or other undesirable outcomes.

- 3) Parking Lots – Oak Park Place plans to build surface parking lots to accommodate approximately 130 cars, along with underground parking for 77 additional vehicles under the condominium tower. We support the provision of off-street parking for all staff, residents, and visitors. We assume that the City will enforce the appropriate requirements regarding protection of the environment due to the large asphalt-covered area.
- 4) Bus Service – The MPNA supports the addition of our neighborhood to the area served by Madison Metro soon. We understand that many of the staff of the current Oak Park Nursing and Rehabilitation Center on Braxton Place, who will be relocated to the new facility, are regular bus riders. To this end, we urge the City to plan for the extension of Metro service to Grandview Commons and the McClellan Park Neighborhood in the near future.

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,



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McClellan Park Neighborhood Association

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Warren Onken, Alderperson
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