



May 19, 2005

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

Re: Rezoning Request – 876 Jupiter Drive

To Members of the City Plan Commission:

This letter constitutes the response of the McClellan Park Neighborhood Association (MPNA) to the rezoning, and related requests, for the proposed commercial development at 876 Jupiter Drive in Grandview Commons. The building will add to the existing commercial at 858 Jupiter Drive. The affected area falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Brian Munson, contact person for this request, and District 3 Alderperson Lauren Cnare.

The MPNA Development Committee met with Mr. Brian Munson, lead planner for Grandview Commons, and Dan Brinkman, DSI, Inc. on April 5, 2005 at the Door Creek Church. At that meeting, the two representatives shared information related to the planned development, along with the general development plans for Grandview Commons, and willingly answered the many questions we had.

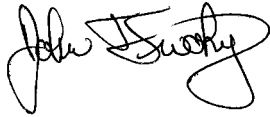
The MPNA strongly supports the rezoning request and planned commercial development along Jupiter Drive. We feel it is consistent with how we would like to see our neighborhood grow, continuing the development of the Grandview Commons business center with a good mix of retail, businesses, senior and assisted living, apartments, and park areas surrounded by single-family and multiple-unit residential homes. We ask that you, along with the developers, please take note of the following comments we have regarding this new development:

- 1) View – We are committed to the maximum preservation of the westerly view of the city from the park on North Star Drive. While the 876 Jupiter Drive development will not adversely affect the view, we urge DSI as they proceed with the long-range plans for Grandview Commons, along with City Planning staff, to do as much as possible to protect the view from the park. Many residents have already discovered, and take regular advantage of, watching the beautiful sunsets from the park.
- 2) Building Tenants – We are pleased with the plans to include a restaurant on the first floor of the building. We also support the concept of small-scale professional office space on the second floor of the building.

- 3) Parking –The 876 Jupiter Drive building will share the existing parking lot with the 858 Jupiter Drive. We hope that the number of off-street parking spots is adequate to serve the businesses in the two buildings and have been assured by DSI that the number of parking spots is sufficient. Since the parking lot is relatively small, we would not wish to see overflow parking using up the small number of on-street parking spots creating unnecessary congestion and possible safety issues along the streets.
- 4) Bus Service – The MPNA strongly supports the addition of our neighborhood to the areas served by Madison Metro. As this business area continues to grow and more people - both workers and customers - travel to the area, bus service becomes a critical issue. 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,



John Tuohy, President
McClellan Park Neighborhood Association

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