

May 7, 2007

Mr. Bradley A. Murphy
Deputy Director
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
Room LL-100, Municipal Building
Madison, WI 53703

Re: Meriter Health Services Clinic
Cty Trk Hwy PD and Raymond Road

Dear Mr. Murphy:

On behalf of Meriter Health Services ("Meriter"), please find enclosed the attached Application for Rezoning a portion of the above-referenced property from Ag-Agricultural to the O-2 office district. The purpose of the rezoning is to construct a 14,000-19,000 square foot medical clinic on the frontage of McKee Road, which will house six physicians. Development of the remainder of the parcel will be governed by a master plan to be proposed in the future by Meriter.

Meriter acquired this 67 acre parcel in 1985. At that time, the property was in the Town of Verona. The first use was as a community based residential treatment center to provide care for patients with substance abuse issues. That facility is now closed. In 2003, the property was annexed into the City of Madison and an inpatient facility for child and adolescent psychiatric care was built and is in use today. Meriter has a history of using the property for medical uses. The proposed medical clinic will be developed on a small portion of the property and is not inconsistent with the recommendations of the City's adopted Comprehensive Plan and the High Point – Raymond Neighborhood Development Plan, which has designated the property for institutional uses. The master plan, which will be prepared in the future, will address specific land use considerations for the entire property within the context of the City's Comprehensive Plan as well as the Neighborhood Development Plan.

This site abuts the Ice Age Trail Corridor. In 2004, Meriter dedicated 2.17 acres of greenway in the northeast corner of the project along with a highway dedication. In conjunction with this rezoning, Meriter will dedicate an easement for an additional 50 feet of right-of-way adjacent to the eastern boundary of the property. This will complement the existing Ice Age Trail corridor on the adjacent property to the east.

Meriter has submitted the proposed rezoning and site plan to the City of Verona, and Verona has indicated that it believes that the Meriter plan is in compliance with the terms of the City of Madison/City of Verona Boundary Agreement.

Meriter also requests that the City of Madison petition the newly formed Capital Regional Area Planning Commission to adjust the Water Quality Plan environmental corridor boundaries on the property to more accurately reflect the actual location of those corridors, based on the proposed development plan.

A neighborhood meeting was held on April 18, 2007, which resulted in a general conclusion that this proposed use is compatible with the surrounding residential neighborhood. Approximately 50 neighbors made it clear that the neighborhood was not in favor of a direct street connection between the Meriter site and the residential neighborhood to the east. (An attendee list and notes from this meeting are attached.)

Finally, City of Madison Traffic Engineering has approved the proposed access point on the westerly property line and has approved the site distance study.

In sum, Meriter believes that the proposed medical office clinic housing six physicians is an appropriate land use and not inconsistent with the neighborhood plan. Meriter also commits to submitting a full master plan for City approval outlining the uses and timetable for development on the remainder of its property. Please let me know if you have any questions.

Sincerely,



Fred McGee
Vice President
Meriter Health Services Inc.
202 South Park Street
Madison, WI 53715

cc: Alder Zach Brandon
Si Widstrand, Parks and Planning Supervisor
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