



Majestic Oaks Neighborhood Association



April 16, 2011

To Members of the Common Council

On November 3, 2009, the Common Council adopted the Northport-Warner Park-Sherman Neighborhood Plan (NWS Plan). The Majestic Oaks Neighborhood Association respectfully requests that the following statement be added to the plan's legislative file so policymakers and planners can refer to it when and if redevelopment and/or land use changes are proposed.

The Comprehensive Plan recommends Medium Density Residential land use for the Oak Park Terrace Manufactured Housing Community (MHC), recognizing the property as a long established residential use. This property provides single family, elderly, and low income housing, three things identified in the Northport-Warner Park-Sherman Neighborhood Plan (NWS Plan) as desirable for the Northside.

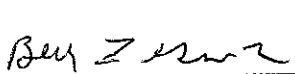
The NWS Plan calls for a change in use to "employment" if the area is redeveloped. This language troubles many current residents of Oak Park Terrace, and we wish to state strongly that the neighborhood shall make all efforts to maintain the site as mobile home community, including the possibility of a Resident Owned Community (ROC). If all reasonable efforts to maintain the community fail, then the neighborhood will strongly encourage the property owner to offer relocation assistance or other compensation to all Oak Park residents.

If the Oak Park Terrace site is to be redeveloped, we recognize that employment is recommended as a more appropriate use for the property than alternate residential uses or general commercial/retail uses.

Thank you for your consideration,


Sincerely,

The Duly Elected Majestic Oaks Neighborhood Association Board,


Co-Chair, Bill Grove


Co-Chair Marghi Hanneman


Co-Chair Cheryl LaBelle


Mary Johnson


Debra Schultz-Graff


Raymond Selje