

**Please read at Plan Commission Meeting
City of Madison, Monday, November 19, 2012**

11-21-2012

Dear Plan Commission Members:

As you consider the Site Implementation Plan for the proposed grocery store in Grandview Commons tonight, we ask that you particularly take note of two things:

1. The motion made by Alder Rummel, seconded by Alder Cnare, at the Common Council meeting of March 20, 2012, to add the condition to the rezoning of the Grandview Town Center to "preserve the existing mature trees west of the phone switch along Cottage Grove Road."

This motion, which was passed at that Common Council meeting, is critical to the residents of Grandview Commons in helping to reduce some of the light pollution and general visibility of a large, regional grocery, providing a fully grown, mature natural barrier to the homes where residents live and work. These mature trees may also help control run-off and soil erosion from the large, paved parking lot and steep incline. We do not want to have to wait 20 years for the new trees planted by the developer to provide such a barrier—any new trees planted should serve to supplement the mature trees already in place.

2. Please ensure that tonight's proposal includes finite plans for traffic mitigation that minimize traffic and nuisance through the Grandview Commons and Richmond Hills neighborhoods—and that these plans will not require any funding or upkeep from the residents of these neighborhoods. As parents of two young children who have seen the stop sign by our house ignored by motorists too many times to count, we ask that you keep the public safety of neighboring residents a top priority when you look at the plan before you tonight, and ensure that it is the developer, not the residents, who will pay for these traffic safety measures on an ongoing basis.

Finally, please remember that many residents of Grandview Commons and Richmond Hill were very much against the development of a 58,000-square-foot regional grocery in our neighborhood. If the plan must move forward, please honor previous zoning motions, and hold the developer accountable for creating a Town Center that is safe, attractive, and respectful of surrounding residents.

Thank you for your time.

Sincerely,



Jill and William Schaefer
6133 Dominion Drive

FROM: Pamela Prestegard
6013 Kilpatrick Lane
Madison, WI 53718

To B Murphy and all alders:

I am one of the neighbors whose property is directly adjacent to the planned grocery store. Since this project is literally in my back yard, I am very concerned about certain issues. My primary concern is about noise and what a significant disadvantage that is to the close-by neighbors.

The ambient noise level in that end of the neighborhood is high already due to proximity to the Interstate and to Cottage Grove Road. When you add several more individual noise pollution sources from the grocery operations:

- Increased traffic noise from store patrons.
- Delivery trucks driving in and out and at the loading docks.
- Trash compacting equipment.
- Noise from dumpsters
- And very important, HVAC units on top of the building running 24 hours a day.

the CUMULATIVE NOISE IMPACT will be huge! This problem can be greatly mitigated, though probably not eliminated, by requiring the grocery store owners to contain and enclose the loading docks, the compacting equipment, the dumpsters and the HVAC units.

Additionally, a natural noise and light-pollution mitigation is the big old trees running along the property line between part of the proposed parking lot and the rear property line of Grandview Commons Condominiums on Kilpatrick Lane. When you stand in the common back yard of the condominium property, which is near the trees, the noise level is noticeably lower than if you go out into the streets, away from the trees. Please require that Copps leave those trees there! It would be little effort and no loss for the grocery store owners to alter their parking lot design slightly so as to preserve those trees. Further, keeping those beautiful old trees would add some aesthetic dignity to what is essentially a pretty sterile big-box design.

One of the reasons Madison continues to be a great place to live is because it invites citizen input into neighborhood development. I'm sure you have noticed there has been a great deal of citizen reaction to this proposed grocery store.

This store has the potential to be a good neighbor, hopefully enhancing the desirability of the neighborhood as a place to live. If weak city planning allows the Copps corporation to follow its own narrow interests (i.e. least cost to Copps), the grocery store will be a very significant nuisance.

Please please listen to your citizens!



Date: November 19, 2012
To: Plan Commission Members
CC: Mayor Soglin, Michael Waidelich, Brad Murphy, Tim Parks
Re: Grandview Commons SIP Plan

Dear Plan Commission Members,
In the McClellan Neighborhood Association by-laws, our mission is, in part, to promote community safety and to protect and enhance the residential character of the area. This is the purpose of the following letter.

Following the initial approval of the zoning change and Comprehensive Plan change to accommodate this project, a letter was submitted to City Planning staff outlining resident concerns associated with this development. At UDC last week, a recommendation was made to uphold Alder Rummel's amendment to protect a grove of large oaks on the periphery of this project. However, all of the remaining concerns have yet to be addressed. Listed below are the most pressing factors that in their current state will adversely affect the value and enjoyment of many homeowners' properties in Grandview Commons.

We respectfully ask that you review these concerns (against the Big-Box Ordinance) and carefully consider how the developer could better address them prior to granting final approval. Tim Parks has already outlined many of these concerns in his report to Urban Design Commission last year dated 10/3/2012 (ID#17627).

In reference to section 33.24(4) c the following shall be **fully contained**, which includes a roof in addition to the already indicated walls.

- Loading Dock
- Trash Compaction equipment
- Dumpsters
- Trash collection equipment
- Outdoor Storage
- HVAC units

Traffic Calming Devices:

- Request delaying approval of this project until a greater detailed plan be provided by Veridian (beyond monitoring intersections for potential stop signs) to mitigate the effects of increased car trips along residential streets.

- Veridian shall provide any additional projected funding to the city necessary to accommodate additional traffic calming measures along Sharpsburg and Mclean Drive.

Mature Tree Preservation:

- In accordance with the amendment proposed by Alder Rummel and approved by City Council in conjunction with this re-zoning and Plan change, **all mature trees West of the switch box are to be preserved.** Special consideration should be given to the mature trees behind the condo properties on Kilpatrick Dr. which provide natural screening from parking lot and lights and add economic prosperity to residents' property. Removal of these trees to accommodate additional parking stalls would adversely affect residents' quality of life.

Hours of Operation:

- Store hours of operation shall be limited from 7 am to 10 pm
- Truck deliveries shall be limited from 7 am to 9 pm

Lighting:

- Shall be of a design that is dark sky compliant, with additional consideration given to lower lighting levels along the north and east parking lot borders that are adjacent to residential properties.

Rain Garden Management:

- The developer shall provide a detailed plan for upkeep and maintenance of rain gardens in perpetuity. Cost of this upkeep (maintenance, dredging and re-planting) shall be the sole responsibility of the developer and not fall to homeowner's association.
- There shall be a plan to control chemical applications to the parking lot which may result in loss or damage to rain garden plantings.

Respectfully Submitted,
Dean Matuszak, MPNA President
MPNA Board of Directors

ROUNDY'S EXCLUSIVE USE RESTRICTION

A) So long as (a) the Roundy's Lease is in effect, or (b) the space leased to Roundy's Supermarkets, Inc. in the Development is used as a retail grocery supermarket, no space at the Development shall be used as a retail grocery supermarket, or for the sale of groceries, meats, produce, dairy products, bakery goods, delicatessen items (for off-site consumption), prescription and non-prescription pharmaceutical items. Space at the Development may be used by (i) a department store who may use an "incidental" portion of its leased premises for the sale of food products, (ii) other tenants who sell food to be consumed primarily within their premises, (iii) to other tenants who may use an "incidental" portion of its leased premises for the sale of ice cream, candy, nuts, popcorn, pretzels, so called health and natural foods, donuts, cookies and sandwiches; and (iv) for any of the following: (1) Sit down or take-out restaurants, or a restaurant offering both sit down and take-out, where food is served for consumption at the premises or off the premises, but consumed primarily within 12 hours after sale; (2) sub shops (Subway, Quiznos, Cousins, etc.); (3) ice cream shops (Coldstone, Baskin Robbins, etc.); (4) bagel shops (Big Apple, Eisenstein Bros., etc.); (5) pizza joints (Papa Murphy's, Pizza Hut, etc.); and (6) health food/supplemental stores (GNC, Vitamin Shoppe). For purposes of the foregoing restriction, the term "incidental" shall mean the lesser of (i) ten percent (10%) of the ground floor area within a tenant's leased premises or (ii) 1,000 square feet.