

Martin, Al

From: Wade Dennis [wademdennis@sbcglobal.net]
Sent: Tuesday, December 06, 2011 7:06 PM
To: Martin, Al
Cc: Cnare, Lauren; Waidelich, Michael
Subject: Grandview Commons Town Center

Dear Mr. Martin

I am writing in support of the Grandview Commons Town Center to be discussed at the meeting on December 7th.

I think this project will be a great addition to our neighborhood. We are in need of a close proximity grocery store as well as the attendant retail that can spring up from this anchor. I feel it will enhance the desirability of our neighborhood as well as the property values.

I particularly like the plaza idea at the end opposite the store. It would be a great meeting friends hang out spot. It also gives the development a nice urban feel. If we could please try to keep the trellis or a similar design feature down the center of the parking lot that would make it look much nicer. Anything to break up the parking lot expanse. Also as much landscaping as they can put in would be a plus.

As for the store architecture I liked the last plan I saw. Keep it horizontal with a prairie style feel. Also as low a profile as possible. No taller than the east side Sun Prairie Copps store.

Please share my comments with the other commissioners on the committee.

Wade Dennis
722 McLean Dr

Martin, Al

From: Rona Carr [ronaleecarr@gmail.com]
Sent: Wednesday, December 07, 2011 6:50 AM
To: Martin, Al; Waidelich, Michael
Subject: Urban Design Commission Meeting Today

Dear Mr. Martin and Mr. Waidelich:

Please share this email with the members of the Urban Design Commission prior to today's meeting. Thank you.

Dear Members:

Today you will meet to review and discuss a proposal to amend the Sprecher Neighborhood Plan and the Madison Comprehensive Plan.

I invite you to stroll through our charming neighborhood prior to making a decision on the proposed Plan changes. You will find a quiet neighborhood of families that are invested in more than just real estate, but invested in a unique way of life and quality of life. You will find children playing in parks, families walking the quiet streets with their children and babies, people walking dogs, and many biking to work or for pleasure.

The developers of Grandview Commons promised a neighborhood that harkens back to the past with elements of home, green space and commercial development that were embraced by all who live here. Size matters and changing the Plans to allow for a dramatic change in square footage of commercial development and parking would forever change our way of life and quality of life.

I respectfully request that you do not approve the Plan changes.

Sincerely,

Rona Carr

5932 Gemini Drive
Madison, WI 53718
(608) 290-9577

Martin, Al

From: barbara davis [wumpus30@yahoo.com]
Sent: Wednesday, December 07, 2011 1:52 PM
To: Martin, Al; Waidelich, Michael; Murphy, Brad; Soglin, Paul
Subject: UDC Meeting, Item 14 Grandview Commons
Attachments: Dear Members of Urban Design Commission 12 7 2011.doc

Dear Mr. Martin,

I plan to speak in opposition of the Veridian proposal for Grandview Commons this evening. I would also like to request that my attached letter be forwarded to all members of the UDC commission in the packet of information they will use to consider Veridian's request.

I thank you in advance for your assistance.

Sincerely,
Barbara Davis

Dear Members of Urban Design Commission,

As I considered my letter to you, I centered on the Urban Design Commission's mission statement and how our very serious concerns about Veridian's request for a zone change, neighborhood plan change and Comprehensive Plan change will negatively impact our community and quality of life for decades to come.

Urban Design is charged with the responsibility of "protection of economic values and proper use of properties." If Veridian obtains the changes they seek, they will sell this land to a 3rd party developer. It will no longer be a part of the Grandview Neighborhood plan nor any conditions subject thereof. Rolle Winter will build a great big a 58,000 sq ft store and our community will be negatively impacted in many different ways.

- It will dramatically change traffic patterns along Sharpsburg, Gemini, North Star and Dominion Drives, as commuters from Door Creek and anyone wishing to avoid traffic control measures at the intersections of Sprecher and Cottage Grove shortcut through our neighborhood, past our parks where children play and pedestrians walk, in order to access a large regional market.
- It will bring additional curb cuts to Cottage Grove Rd, bringing car and truck traffic across a bike lane, over a two lane bridge above the interstate and into our community.
- It will decrease property values in close proximity to the store, along arterial streets and jeopardize future development of existing lots slated to be the most expensive homes in our community that will back up to future loading docks.

This project will not "maintain and improve established standards of property", rather contribute to its decline.

The drawing you see at UDC for a town square next to the big box, does not exist. It is merely a concept drawing. Veridian confirmed at one of our prior meetings that at present there is no time line or plan to actually create it. The plan you consider approving only facilitates the sale of their land to Rolle Winter and the subsequent building of the big-box and surrounding parking lot. The other buildings and town square concept remain only a concept designed to distract people that the original 58K sq box proposal is unchanged and uncompromised.

This proposal will also contribute to the decline of nearby neighborhoods and businesses:

Sentry foods, just over one mile away from Grandview serves as the only walkable food source for many senior and underprivileged Madison residents. Granting permission to build a regional big box grocery not only violates the current comprehensive plan, it threatens the already delicate existence for many residents in neighboring communities. Without Sentry to anchor the attached strip mall, many other small business will be jeopardized.

Amending our Comprehensive Plan and neighborhood plan to accommodate a developer's desire based on no formal application presents a great economic risk as well:

In the Milwaukee Journal yesterday, Roundy's filed a preliminary prospectus Monday for an initial public offering valued at \$230 million.

"Roundy's will use cash raised by the stock sale to pay down part of its corporate debt, which totals about \$800 million. The firm's original plan called for selling Roundy's around 2007, but that was dropped because of the recession. The company was put up for sale earlier this year, but failed to land a buyer."

<http://www.jsonline.com/business/roundys-plans-to-take-company-public-with-ipo-9q3a195-135026473.html>

Roundy's does not appear to be economically healthy. Veridian seems to be very eager to make a cash sale on a large parcel of their land in Grandview, possibly because it also faces financial difficulties. Veridian laid off 40% of their sales force two months ago, and could not be reached for comment by the media.

A store of this size belongs on Sprecher and Milwaukee St. where it is already zoned for commercial retail, does not jeopardize economic value of single family homes, is more adequately prepared to accept additional traffic flows. It does not belong in Grandview Commons New Urbanist neighborhood. As residents of Grandview, we remain concerned and confused as to why the City of Madison would consider such changes to a careful solid comprehensive plan, **especially when no formal project application has been filed by Veridian.** It seems quite contrary to the normal process for consideration of proposals outlined on the City of Madison's webpage.

Many of you on this committee were involved in the careful and thoughtful process of crafting our neighborhood plan. Please don't let difficult economic times detour you from that vision, or abandon the values outlined in your mission, Grandview Commons is a gem of a neighborhood, a model of New Urbanism and a fantastic community to live in, a super box store in the middle of it will destroy its beauty, compromise the quality of life for many of its residents and erode the economic value of the dream we invested in.

Thank you.

Sincerely,

Barbara Davis
729 Orion Trail
Madison, WI

Martin, AI

From: Ann Matyas [ammatyas@gmail.com]
Sent: Wednesday, December 07, 2011 1:28 PM
To: Martin, AI
Subject: Grandview Commons Town Center

Mr. Martin,

I am writing to express my support of the proposed grocery store at the Grandview Commons town center.

I am in the process of purchasing a new home at Grandview. I was very happy to hear that there are plans in the works to establish a grocery store in the area.

Thank you.

Ann Matyas

Martin, Al

From: Lisa Maly [lisa@showcaseinvproperties.com]
Sent: Wednesday, December 07, 2011 12:35 PM
To: Martin, Al; gvcnrd@gmail.com
Subject: Veridians Big Box Grocery Proposal at Urban Design Committee Weds December 7.

Dear Mr. Martin,

My husband and I will not be able to attend the meeting this evening regarding the Proposed change to zoning from Veridian at the Urban Design Committee. As such, we would like to express our concerns about this change and about the ramifications of such a change to our neighborhood. There are many in our neighborhood who are very worried about the intent of such a proposal.

We would like to add our 2 votes as a "no" for the proposed change - unable to speak.
If you would please count our concerns in opposition of the change tonight it would be greatly appreciated.

Some of the items discussed over and over include:

- *No formal project application has been filed so why is there a request for a zone change and comp plan change
- *Veridian seems to be changing the course of the neighborhood plan simply to sell it to someone else who then will no longer follow the original plans of the development
- *Improper use of property designed for 25K sq maximum retail store, violates Sprecher Neighborhood and City of Madison Comprehensive plans.
- * Increased traffic flows on Cottage Grove Road, Sharpsburg Dr, North Star and MacClean Drives will diminish property values of Grandview and Richmond Hill resident's homes.
- * Heavy traffic on Cottage Grove Rd will make impede efficient flow of commuter traffic in and out of our community, endanger pedestrians, cyclists and our children by bringing semi-trucks through our streets.
- * Big-box retail is not compatible with New Urbanist Community design originally planned for Grandview Commons. It is not "walkable retail for local residents daily needs" as outlined in Veridian literature given to homebuyers.
- *The proposal Veridian is showing is only a drawing. If their request to change zoning to commercial is approved, they intend to sell that parcel of land to a developer, who may or may not build that drawing, as they can build whatever they want within the parameters established. They may or may not even build a Copps, it could be something completely different.
- *No change to the Grandview neighborhood plan has been submitted, because once Veridian sells the land, it will no longer be a part of Grandview Commons. The rest of the drawing depicting a town square and open space will not exist, because Veridian has no plans to build it at present.

Please look at this proposal very carefully as it has very important changes to what was to be a very nice comprehensive plan for the East side of Madison. If we do this wrong we will clearly change the face of this neighborhood.

Yours Truly,

Dave Jablonski and Lisa Maly
1305 McLean Drive
Madison, WI 53718

Martin, Al

From: Heather Mc Fadden [alyxnmc@gmail.com]
Sent: Wednesday, December 07, 2011 11:13 AM
To: Martin, Al
Cc: Soglin, Paul
Subject: Urban Design Committee Meeting- Grandview Commons Proposal Resident Response
Attachments: Urban Design.doc

Dear Mr. Martin,

Please share the attached resident response to the proposed zoning changes for Grandview Commons with members of the Urban Design Committee in advance of the meeting tonight.

Sincerely,
Heather Mc Fadden
617 North Star Drive

Martin, Al

From: Daniel J Haider [djhaider@charter.net]
Sent: Wednesday, December 07, 2011 11:07 AM
To: Martin, Al
Cc: Waidelich, Michael; Cnare, Lauren
Subject: RE: Amended 12/7 Urban Design Agenda and Recommended Practices

Dear Mr. Martin:

We would like to voice our SUPPORT for the Grandview Commons Town Center (and the requested changes to the Sprecher Neighborhood Plan and City of Madison Comprehensive Plan) that is to be presented at tonight's Urban Design Commission meeting. Some thoughts:

1) Some of the area residents demand adherence to the "original plan" for our neighborhood. But 12 years have passed and we have nothing but a vacant field -- due entirely to the insistence that the anchor store be 25,000 square feet or less. We need to accept the reality that such a store has almost 0% chance of ever materializing. And many of us in the neighborhood WANT a larger store. A larger store that MOST of us will use MOST of the time is a much better fit for our neighborhood than a small one that SOME people will use SOME of the time. What has ultimately made Grandview Commons so wonderful is its' perfect blend of the best of the old, along with the best of the new. That's why our town "center" was placed at the far edge of the neighborhood along a major access road -- not at the CENTER of the neighborhood. We need to continue that same smart vision. If we don't, our town "center" will most likely be nothing more than just another row of apartment buildings. And that certainly does NOT represent the "original plan".

2) We're quickly coming up on two years since the first grocery store proposal, and yet we're still talking about talking about it -- because so much focus has been placed on those residents that oppose the plan. We love that Madison aims for a higher bar than other cities -- even if that means extra delays and bureaucracy. But the current Town Center proposal is beautiful, and it represents a herculean effort to address every issue -- large and small -- that has been tossed out to date. At this point there should be no more talk of outright killing this project. We should all be focused on fixing whatever real issues still remain, and doing so as quickly as possible.

3) Speaking of issues that still remain, we've seen very little detail regarding traffic flow. The proposed multiple parking lot entrances along Cottage Grove Road will do well to limit traffic on interior neighborhood streets -- but only if drivers find them to be convenient and safe. How difficult will it be for drivers exiting the parking lots to turn left (east) onto Cottage Grove Road? Will any new traffic lights and/or stop signs be installed immediately? What is planned for the intersection of North Star and Sharpsburg Drive? With traffic from the Great Dane, that intersection can already be difficult to maneuver. Pedestrians will be at risk if drivers are forced to lurch into intersections to cut through cross traffic. So hopefully the flow of traffic will be considered carefully as this project moves forward.

Please share our thoughts with members of the Commission. Thank you very much!

Daniel J Haider
Jeffrey S Wunderlin
620 McLean Dr

Martin, Al

From: BNorem1066@aol.com
Sent: Wednesday, December 07, 2011 9:55 AM
To: Martin, Al
Cc: posoglin@cityofmadison.com
Subject: Rezoning of Grandview Commons

Mr. Martin,

We are strongly opposed to the proposed rezoning of Grandview Commons, which would give a new developer almost unlimited ability to build whatever suits his financial goals. The area was originally approved with an "Urbanist" design that allowed for a 25,000 square foot retail space, ostensibly for a grocery store. Why is the UDC being asked to change the approved plan now? It seems that in order for the owner to get the highest sale price for the property, the rezoning is necessary.

We find it highly offensive that the developer got the original plan approved so that he could build houses on the land surrounding the property, and now wants to change the plan so that he can make even more money, without regard to the conditions that would be forced upon the residents of the area. Residents invested their money and their future in this area because of the conditions that existed at the time. To change those conditions now decreases the value of their investment and dims their dreams of the future.

Construction and operation of a "big box" store in the Grandview Commons/Richmond Hill neighborhoods would create an exponential increase in traffic levels, already problematic at times on Cottage Grove Road. The end effects are 1. decreased safety for everyone, 2. increased noise and congestion, 3. decreased property values, and 4. probable closure of other, smaller businesses in the area.

Please share our letter with other members of the commission.

Sincerely,
Barry and Karen Norem
6113 Fairfax Lane
Madison, WI 53718
608-221-9354

Martin, Al

From: Waidelich, Michael
Sent: Wednesday, December 07, 2011 9:18 AM
To: Martin, Al
Subject: FW: Grand View Commons Town Center and Grocery

From: Greg Miller [<mailto:gregmillersn@gmail.com>]
Sent: Wednesday, December 07, 2011 12:01 AM
To: Waidelich, Michael
Cc: Cnare, Lauren
Subject: Grand View Commons Town Center and Grocery

Mr Waidelich
Alder Cnare

I'm am in strong support of the Grandview Commons Town Center project - and with the inclusion of a substantially sized grocery (50k plus sqft) as the critical anchor. Without it, the Town Center will not achieve the degree of vibrant vitality for long term viability.

The latest plan concept is an exceptionally fine example of a desirable complex - very well laid out and oriented to the Cottage Grove Rd profile to optimize a discreteness to the streetscape. Overall esthetics are quite pleasing.

The grocery must be of size to ensure it's profitability for the long term to:

- service multiple diverse neighborhoods needs
- provide choices and selection for diverse tastes
- enable isle width to provide navigating ease with carts

The grocery will enable:

- much needed tax base
- a pull for the library
- a pull for full service bus line and taxi service
- a pull for small neighborhood focused shops and services
- filling a void on the east side for continued growth in a 'community' atmosphere.

This Town Center with full scale grocery will avert stagnation in this sector of the City.

Greg Miller
6105 Vicksburg Rd
Madison, WI 53718
608-238-7918

Martin, Al

From: Waidelich, Michael
Sent: Wednesday, December 07, 2011 9:12 AM
To: Martin, Al
Subject: FW: Proposed grocery store in Grandview Commons Neighborhood

From: Matthew Darga [<mailto:mdarga@sbcglobal.net>]
Sent: Tuesday, December 06, 2011 4:41 PM
To: Waidelich, Michael
Cc: Cnare, Lauren
Subject: Proposed grocery store in Grandview Commons Neighborhood

Dear Mr. Michael Waidelich,

I am writing to you b/c I live in the Grandview Commons neighborhood (702 North Star Drive) and I respectfully request that my opinion be shared with the commission at the Urban Design meeting that is supposed to take place Wed 12/7. I 100% vote YES for a grocery store of ANY size to be located in Grandview Commons neighborhood. I feel it would be a wonderful amenity to our neighborhood to be able to walk and bike to get our groceries. It would be a wonderful opportunity to employ our neighbors of all ages. I think it would be a great anchor for the neighborhood to draw in both prospective commercial business and future homeowners. The bigger it is the likelier it is to have competitive pricing to make it affordable to shop there. It will fit right into place alongside the library that is proposed to be built along the same area. I think it will be greatly appreciated in years to come by our continually growing eastside population. I am wholeheartedly for a grocery store to be located in my neighborhood. I thank all of the hardworking people who strive to make our community a better place to live.

Sincerely,

Tara Darga
702 North Star Drive
222-7539

Martin, Al

From: Erica [ericarand@sbcglobal.net]
Sent: Wednesday, December 07, 2011 7:54 AM
To: Martin, Al; Waideich, Michael; Cnare, Lauren
Subject: Grandview Commons Towne Center plan

Please note that I am IN FAVOR of the Grand View Commons Towne Center plan.

I welcome the progression of business in my neighborhood!

I don't believe our neighborhood has been well represented to you. There was never a vote in our neighborhood to determine the true desire and there has not been a group of people selected to represent us! Please do not let the "squeaky wheel" speak for us!

Erica Anderson
608.347.2831

Martin, Al

From: Rona Carr [ronaleecarr@gmail.com]
Sent: Wednesday, December 07, 2011 6:50 AM
To: Martin, Al; Waidelich, Michael
Subject: Urban Design Commission Meeting Today

Dear Mr. Martin and Mr. Waidelich:

Please share this email with the members of the Urban Design Commission prior to today's meeting. Thank you.

Dear Members:

Today you will meet to review and discuss a proposal to amend the Sprecher Neighborhood Plan and the Madison Comprehensive Plan.

I invite you to stroll through our charming neighborhood prior to making a decision on the proposed Plan changes. You will find a quiet neighborhood of families that are invested in more than just real estate, but invested in a unique way of life and quality of life. You will find children playing in parks, families walking the quiet streets with their children and babies, people walking dogs, and many biking to work or for pleasure.

The developers of Grandview Commons promised a neighborhood that harkens back to the past with elements of home, green space and commercial development that were embraced by all who live here. Size matters and changing the Plans to allow for a dramatic change in square footage of commercial development and parking would forever change our way of life and quality of life.

I respectfully request that you do not approve the Plan changes.

Sincerely,

Rona Carr

5932 Gemini Drive
Madison, WI 53718
(608) 290-9577

December 5, 2011

Mr. Al Martin
Urban Design Committee
City of Madison
Madison, WI

Re: Grandview Commons Development and Rezoning Request

Dear Mr Martin and UDC,

I am writing to express my deep concern regarding an upcoming request to rezone the property commonly known as the Grandview Commons Development site, currently owned by Veridian. Please share this letter with the members of the Urban Design Committee prior to your meeting on this topic tomorrow evening (Dec. 7, 2011).

In my view, the city and your committee are prematurely placing the rezoning request on the table for consideration, without the owner or possible developers submitting a formal project application for approval. A rezoning to allow larger buildings (i.e. 62,000 sq. ft.) would not only open the door for development of a business that many of us feel is too large for the surrounding community plan, it would allow a developer to build outside the parameters of the already established 'New Urbanist Community' design for the area.

Drawing from your committee's own mission statement, I would like to point out the following conflicts in recommending rezoning:

The committee will: **"...encourage the protection of economic values and proper use of properties."**

- * increased traffic flow and added truck traffic on Cottage Grove Road and those roads connecting to it and the development site will run a significant risk of lowering property values in both the Grandview Commons, Sprecher and Richland Hill neighborhoods.
- * approving rezoning of the development to allow larger buildings, particularly in the absence of an approved formal project application, violates neighborhood and City of Madison comprehensive plans.
- * approving rezoning of the development without an approved plan opens up the possibility that a future owner and developer may move forward with a plan that does not resemble the original Veridian plan, or even include a grocery store, as previously indicated. One would assume that a formal project proposal must be approved at some point, but it is quite possible that no proposal with buildings of the requested size will be agreeable to neighborhood residents.

- more -

Grandview Commons Development (cont'd)

The committee will: **"...assure a functionally efficient and visually attractive city in the future."**

* While not formally a 'gateway' to the city, I think those of us living in this area agree that the view of Madison coming west on Cottage Grove Road at the development site is spectacular. This is supported by the layout of the park adjacent to the development site and efforts to this point to preserve the view. Adding a building of this size in the development and renovating the streets and arterials to support it will greatly diminish the view enjoyed by all.

* The addition of this development at a site immediately adjacent to the interstate bridge has inherent problems in traffic control and safety already. Increasing the allowable size of buildings invites near chaos on city streets that were not designed for the traffic load and to neighborhoods that do not want it.

I must also point out that the current owner of the property, while originally involved in the grand concept of the neighborhood and development, appears to plan on selling the property and already has a developer in mind. I believe Veridian is simply hoping to expedite and close their deal with the developer by requesting the rezoning and giving the developer flexibility that it wants, at the expense of what many of us in the neighborhoods feel is in our best interests.

The neighborhoods have been presented a drawing that represents a proposal of what the development could look like. Without an approved formal project plan, that's all we have - a drawing. Many of us are concerned about the quality of our neighborhoods, our property values, the safety and functionality of the streets that connect and lead into and out of our neighborhoods and losing the overall aesthetics that led us to settle here in the first place. I personally approve of commercially developing the large empty field that makes up the development site - but, in a manner that fits the surrounding communities, meets the approval of a majority of the residents and maintains the aesthetics of the area.

I feel that our concerns need to be addressed and considered in significant depth and detail at your meeting - your committee is set up to insure that growth takes place in the best interests of the City of Madison and its residents. We are the residents most significantly impacted by the recommendations you make on this development. Thank you for taking this responsibility seriously and considering our concerns.

Sincerely,

Mike Ales
Richmond Hill Neighborhood Resident

Martin, Al

From: Roger Anderson [randersn@sbcglobal.net]
Sent: Tuesday, December 06, 2011 6:45 PM
To: Martin, Al; Waidelich, Michael
Cc: Cnare, Lauren
Subject: Grandview Commons Towne Center

My name is Roger Anderson. I am emailing to inform you of my support for the Grandview Commons Town Center plan.

I live in Grandview Commons (549 Galileo Dr), just a few blocks from the town center plot. I think the proposed grocery store is going to benefit the neighborhood as well as the far east side in general.

The land is currently undeveloped. It is an eye sore and is adding no value to the area. Times have changed since the original plan for a 25,000 sq. ft. store. The developers have been working for years to find a store of that size and have been unsuccessful. The size of store being proposed is big enough to be successful and sustainable and still fit in the neighborhood. The proposed store would make good use of the land, attract additional businesses to the town center, add jobs to the area, create tax revenue for the city, and add value to the neighborhood in general and in property values. The total square footage of retail space for the plot is going to be relatively unchanged.

The streets around the land have been designed from the start to handle the traffic. Cottage Grove Rd. is going to be widened and the bridge over the Interstate is going to be replaced. The area can will be able to handle the traffic.

The preliminary plans I've seen allows smaller businesses around the grocery store and common areas for public gatherings, and for individuals to walk and bike. The grocery store will be accessible from Cottage Grove Rd by vehicle and from the neighborhood by foot and bike. I believe the neighborhood will walk to the Roundy's just as if it was a 25,000 square foot store. I will. And I know several other people who will as well.

City ordinances, Veridian's guidelines for development, and Roundy's attention to detail in design will address all issues to ensure the store, parking lot, and landscaping will be attractive and maintained. The other Roundy's stores in the area that have recently been built shows the quality Roundy's puts into their stores. The Roundy's in Middleton is a great example how a store of the proposed size can fit into a neighborhood.

The Cub store next to the Eastside Walmart is closing. Jobs are being eliminated. The proposed grocery store will create jobs to help replace those lost when the Cub store closes.

Personal obligations prevent me from attending the Urban Design meeting in person. Please accept my email as my statement in favor of the proposed changes to allow the Roundy's grocery store and Grandview Commons Town Center.

Thank you for your time.
Roger Anderson
549 Galileo Dr.
Madison WI. 53718

Martin, Al

From: Mike Te Ronde [terondemj@gmail.com]
Sent: Tuesday, December 06, 2011 5:41 PM
To: Martin, Al
Cc: Soglin, Paul
Subject: Grandview Commons: "Big Box" facility

Dear Mr. Martin:

We live in the Richmond Hill neighborhood and continue to remain strongly opposed to the development of a "big box" store in Grandview Commons. Such a concept would be incompatible with the New Urbanism Community Design that was originally planned for Grandview Commons.

Amending current city policy as the developer wants to do would break faith with those homeowners who purchased their properties believing that retail space would be limited to 25,000 square feet. In addition, a greater traffic volume would put a serious strain not only on Cottage Grove Road, but also on McLean, North Star, and Sharpsburg Drives, and would create safety hazards for car drivers and passengers, bicyclists, and pedestrians alike. In our view, children's safety when crossing streets would be at special risk if any retail establishment exceeding the current maximum of 25,000 sq. ft. is allowed in Grandview Commons. To say the least, allowing such a facility to be built according to the developer's wishes would badly violate the wisdom of the Urban Design Commission's mission statement to "assure a functionally efficient and visually attractive city in the future."

A "big box" facility is architecturally incompatible with the beautiful homes within Grandview Commons and the surrounding areas. Changing city policy regarding "big boxes" would create a precedent which would likely allow construction of other "big boxes" in other primarily residential neighborhoods across the city. It will be regretted ten or twenty years from now (or perhaps even sooner) as a serious planning mistake. Please help the City of Madison from making such a mistake by voting to stop this ill-advised and anti-neighborhood project.

Thank you very much for your consideration of our comments. Please share this letter with members of the Urban Design Committee prior to the December 7, 2011 meeting.

Mike and Karen Te Ronde
6121 Fredericksburg Lane
Madison, WI 53718

Martin, Al

From: Mike Ales [labgear@charter.net]
Sent: Tuesday, December 06, 2011 3:52 PM
To: Martin, Al; Soglin, Paul
Subject: Grandview Commons Development - Urban Design Committee
Attachments: Letter to Madison Urban Design Committee - Grandview Commons Development - 12-11.docx; labgear.vcf

Good Afternoon Mr. Martin,

Attached, please find a letter expressing my concerns regarding the Grandview Commons Development project and a rezoning request that will come before the UDC tomorrow evening. Because I will be unable to attend tomorrow's meeting, thank you for distributing the letter to committee members as part of public input. I appreciate your time and attention.

Best Regards,

Mike Ales
6026 Fairfax Lane
Madison, WI 53718

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Four Lakes Scientific, Inc. P.O. Box 8051 Madison, WI 53708-8051
608-663-5983 (Office) 608-438-9873 (Cell)

Martin, Al

From: Waidelich, Michael
Sent: Tuesday, December 06, 2011 2:07 PM
To: Martin, Al
Subject: FW: grandview commons development

Importance: High

From: Chuck H [mailto:clock_9@hotmail.com]
Sent: Tuesday, December 06, 2011 2:03 PM
To: Waidelich, Michael
Subject: grandview commons development

I cannot attend the meeting of the Urban Design Commission, but I want to express my support for the proposal to add retail development in the grandview commons area. Specifically, I favor the development of a grocery store in the area.

Chuck Hicklin
6617 Reston Heights Unit 3
Madison 53718

Martin, Al

From: Waidelich, Michael
Sent: Tuesday, December 06, 2011 1:43 PM
To: Martin, Al
Subject: FW: Grandview Commons Proposal

Importance: High

From: Victoria Clark [<mailto:VClark@edgewood.edu>]
Sent: Tuesday, December 06, 2011 1:37 PM
To: Waidelich, Michael
Cc: Cnare, Lauren
Subject: Grandview Commons Proposal

Dear Mr. Waidelich,

I am writing to you to voice my SUPPORT for the proposed grocery store in Grandview Commons. We were told when we purchased our home that we would have a shopping center in that location and feel strongly that this is a positive addition to our neighborhood, assuming that the site is attractive and well-maintained.

Please do not assume that this project has no support—many residents do, in fact, want a grocery store but are not as vocal as those who are against it.

Thank you.

Victoria Clark
545 Galileo Drive
Madison, WI 53718

Victoria Clark
Bookstore Manager, Edgewood College
1000 Edgewood College Drive
Madison, WI 53711
608.663.3208
VClark@edgewood.edu

From: bleecker1@charter.net [mailto:bleecker1@charter.net]

Sent: Tuesday, December 06, 2011 11:33 AM

To: Martin, Al

Cc: Soglin, Paul

Subject: Grandview Commons Town Center Amendment

Dear Mr. Martin

Please read and distribute this email to all members of UDC prior to the Wednesday, December 7, 2011 UDC meeting.

As a resident of Grandview Commons, I am writing in regard to the proposed Grandview Commons town Center amendment request submitted by Vandewalle & Associates, Inc. on October 19, 2011. I feel the proposed Vandewalle & Associates, Inc. plan is deeply flawed and request that the Commission deny the proposed Grandview amendment.

I fully support the original New Urbanist plan for our neighborhood, namely, the 25,000 square foot maximum retail grocery store which was promised when we purchased our home. A Big Box store violates both the Sprecher Neighborhood and City of Madison Comprehensive plans.

A large store would mean increased traffic which would leave our neighborhood much less safe. On Tuesday, November 22, 2011 Madison's Pedestrian/Bicycle Committee voted 6 to 1 against the Vandewalle & Associates proposal. The Pedestrian/Bicycle Committee clearly understands how inappropriate a Big Box would be for Grandview Commons.

A Big Box store would require a large parking lot, which comes with another set of problems. According to the Sierra Club, "Large parking lots contribute directly to non-point source water pollution, which is the leading cause of water pollution in the U.S. Each acre of impermeable parking surface produces runoff of 25,000 gallons of water during a 1 inch storm. By contrast, a one-acre undeveloped site only has runoff of 2,700 gallons during the same storm. Runoff from impermeable surfaces leads to erosion, flooding, and the flow of pollutants like oil, chemicals, bacteria and heavy metals into waterways."

In addition to pollution, large parking lots are often a magnet for drug use. An August 31, 2011 Channel3000.com article, "Madison Police See More People Driving After Using Heroin" underscores the amount of people driving under the influence. Where are the drugs purchased? More often than not, large parking lots of retail centers. A large and busy parking lot is the perfect place for drug dealers and users to hide in plain sight. A large big box store with an even larger parking lot would endanger the safety of our neighborhood.

I'd also like to make note that Veridian really is showing pretty pictures in their proposal of a town square. Once their request to change the zone to commercial is approved, they intend to sell that parcel of land to a developer. That developer can build whatever they want within the newly established parameters. The promised town square is a fiction, which Veridian has no current plans to build.

I moved to this neighborhood because it promised thoughtful urban design and planning. If I wanted to move to Fitchburg, I would have done so.

Sincerely,
Mary Driscoll
801 Mclean Drive
Madison, WI 53718

Mr. Alan Martin
City Plan Department
Members of the Urban Design Commission
City of Madison, WI

December 6, 2011

Re: Agenda Item 14 – Proposed Changes to Grandview Commons Town Center

I am opposed to Veridian's request to amend the neighborhood plan as it relates to Grandview Commons and the town center. Simply put, a big box grocery store, or big box store of any type, is incompatible with residential neighborhoods.

The requested change, if approved, would drastically alter the neighborhood. The existing neighborhood development plan contains the sentence "It would be difficult for large businesses, or uses, requiring extensive parking, for example, to be compatible with the compact, pedestrian oriented development concept." It is now proposed that this sentence be deleted and replaced with fuzzy language regarding the acceptability of big box stores.

The requested change is unnecessary because the existing plan provides appropriate zoning, and ample vacant land exists, for a large scale grocery store elsewhere in the area.

Veridian has stated that there is insufficient population density in the area to support a 25,000 square foot grocery store. Their solution is to build a store more than twice that size. It is obvious that Veridian has abandoned the idea of a compact town center and wishes to replace it with a regional shopping facility.

Veridian's business model for the proposed town center is to maintain ownership and control of the land, and lease buildings and space to qualified businesses. They are now proposing to sell a large parcel of land to a real estate investment company that in turn will construct a large building and lease it. There is no assurance that the building will be a grocery store.

Because of its size and huge parking lot, it is apparent that the proposed store will be a stand alone development, completely separate from the town center. Instead of serving as an anchor, the big box store might be detrimental to other development.

While I understand Veridian's need to sell a large parcel of land and secure a needed infusion of cash, the neighborhood should not have to suffer the consequences. This is a bad idea and needs to be treated as such.

Regards,

Paul R. Reilly
1218 Alexandria Lane, Madison, WI 53718

December 5, 2011

Re: December 7, 2011 Urban Design Committee Meeting – **857 Jupiter Drive**

Dear Mr. Martin and members of the Urban Design Commission,

I am writing today to voice my opposition of the proposal by Veridan Homes to amend the PUD-GDP for Grandview Commons Town Center. Brian Munson of Vandewalle & Associates will present this concept to you Wednesday night.

Amending the General Development Plan is the first step of a three-step process the applicant is using to propose the creation of an anchor, big box grocery store. They will say this is essential to proceed with the town center concept plan twelve years in the making for the Grandview Commons neighborhood.

While I am NOT in opposition of an appropriately scaled (25,000 S.F. or less) neighborhood grocery store as part of a town center, I AM OPPOSED to their over size concept that is sited next to low density single family homes. I live on an “estate lot” only two blocks away from this proposed big box. If this becomes reality my property value will plummet not to mention our streets will no longer be safe for our families to walk and bike with the increased semi and auto traffic going to and from the big box. The smells, noises, trash and light pollution will lower our quality of life in the quiet, quaint neighborhood we know as Grandview Commons. The main commuter streets and artery streets adjacent to and through our neighborhood cannot handle increased traffic and congestion. The concept proposed is not compatible functionally or visually with our neighborhood.

I am also concerned that the applicant has not filed a formal project application, but instead is requesting the zone and City Comprehensive plan changes accompanied by some drawings of what it might look like. Isn't this putting the cart before the horse? Why would changes to zoning be made without knowing all the details of a real proposed project? I am also concerned that if zoning changes are made without defining the project and Veridian sells the land, then a development of any kind could be proposed including no development of a town center. I would rather forego a town center concept all together to make sure a big box of any kind is not built on this land.

Finally, the applicant, their developer and our alder have yet to meet with our neighborhood to discuss this revised proposal. I understand that neighborhood feedback and involvement is important and essential to this process if it is going to work. Because that has not happened yet, it seems the process the applicant is using is trying to work around us to avoid our opposition. Again, cart before the horse.

I would be at your meeting on Wednesday night in person if my schedule would allow, but I hope this brief letter of my opposition will speak for me. I know my husband and many neighbors will be there who share the same concerns. I trust that the members of the UDC will understand that the process being used and proposal being presented is not appropriate for Grandview Commons and the adjacent Richmond Hills neighborhood.

Once this comes to a vote, please **DENY** the request for amending the PUD:GDP/R2T, the Sprecher Neighborhood Plan, and the Comprehensive Plan, which would allow this land to be used for a large anchor commercial big-box development.

Respectfully submitted,

Cindy Glaeden-Knott
802 Callisto Dr.
Madison, WI 53718

December 5, 2011

Dear Mr. Martin,

I am writing to you regarding the proposed Grandview Commons Town Center Amendment Request submitted by Vandewalle & Associates, Inc., on October 19, 2011. This request proposes zoning changes, neighborhood plan changes and a Comprehensive Plan amendment to allow for a big box structure to be embedded within a residential neighborhood.

I would like to disclose that I am a member of the board of directors of the McClellan Park Neighborhood Association of which Grandview Commons is a part of. I want to be clear that I am writing on my own behalf as a resident and home owner in the area. I am not representing the board or the association in any way by means of this letter. As resident of the City of Madison and Grandview Commons **I request the Commission deny the Vandewalle & Associates, Inc amendment proposal.**

I am dismayed by what I perceive as an utter disregard on behalf of the developers and Alder Lauren Cnare regarding the concerned members of this community. There has been an ongoing outcry from a significant portion of this community since this threat began in Spring of 2010. These concerns have been shared over and over again with Alder Cnare and the developers. Nothing significant has changed. And although they have already met with other neighborhoods, they still have not offered the Grandview Commons residents a meeting regarding their current proposal.

Forcing a big box structure into this New Urbanist development, within a few hundred feet of low density, single family homes is absolutely inappropriate. Vandewalle gave this presentation to Madison's Pedestrian/Bicycle Committee on Tuesday, November 22, 2011 and it was overwhelmingly denied in a 6 to 1 vote. Rightfully so.

The UDC mission statement includes:

- * encourage the protection of economic values and proper use of properties
- * maintain and improve the established standards of property values within the city;
- * assure a functionally efficient and visually attractive city in the future.

On these guiding principles alone, the UDC should find adequate and fair justification in denying Vandewalle's proposal. Some have tried to dismiss the concerns of the Grandview Commons and Richmond Hills neighborhoods with the "Not in my backyard" argument. This is a false, unfair spin of the facts. The concerns raised about this are regarding lowering the quality of life, safety and value of the entire community. This isn't about a few people having to take a hit

on their property values for a greater good. This is about lowering the quality and value of entire neighborhoods. A big box structure in the location being proposed by Vandewalle will immediately affect the surrounding properties which will create a ripple effect lowering the quality of life for the area. This proposal doesn't protect economic value and proper property use. It reverses existing value and causes damage and unmanageable safety risks to the existing, established property uses.

A development of this size belongs at the corner of Milwaukee Street and Sprecher Road.

Please do not open the gates for this kind of thing to happen in our neighborhoods. Please stop this now before it's too late. **I urge you to deny this proposal.**

Please distribute this to all members of UDC prior to the Wednesday, December 7 meeting.

Respectfully submitted,

John Driscoll
801 McLean Drive
Madison, WI 53718

From: Sarah and Peter [<mailto:shanders87@sbcglobal.net>]

Sent: Monday, December 05, 2011 8:07 AM

To: Martin, Al; Murphy, Brad; Waidelich, Michael; Cover, Steven; Soglin, Paul

Subject: Grandview Town Center Amendment Request

Good day,

I am writing to you regarding the proposed Grandview Commons Town Center Amendment Request submitted by Vandewalle & Associates, Inc., on October 19, 2011. This request proposes zoning changes and a Comprehensive Plan amendment for the potential development of commercial space up to 65,000 square feet within the Grandview Commons Neighborhood. I am a resident of Grandview Commons and **request the Commission deny the Grandview proposed amendment.**

I am not opposed to retail for Grandview Commons, **only the location and size that deviate largely from the original plan** that caused me to make the decision to invest in the Grandview Commons Neighborhood. This large development does not belong embedded in Grandview Commons. This proposal is better suited for development at the corner of Milwaukee Street and Sprecher Road, which is already zoned commercial and could accommodate this proposal without jeopardizing Grandview resident's quality of life. If you were in my shoes, would you want this large development in your front yard?

I am concerned that a Grandview neighborhood meeting to discuss the amendments has yet to be scheduled. Alder Cnare has met with several neighborhood associations in close proximity to the proposed site, but, to date, nothing is scheduled for the community that will be the most deeply affected. I find it curious that the developer and Alder Cnare don't seem to be interested in hearing what Grandview neighbor's views are on this highly contentious proposal, yet discussions have been held with City Planners and Commission members. Concerns raised by Richmond Hill neighbors have not yet been addressed by the developer. I feel that Vandewalle and Alder Cnare have derided and belittled neighbor's concerns; they seem too eager to ignore neighborhood concerns when it comes to this proposal.

Veridian, the owner of the property, appears to be in financial trouble, as they recently laid off 40% of their sales force and would not comment when contacted by local media. Attaining commercial zoning for this parcel of land dramatically increases its value and could generate a large sum of money for Veridian if sold. I am concerned that if the land is sold, Veridian will no longer be responsible for any maintenance or regulation of the site and whatever retail gets built there. Again, I reiterate, the ideals they proposed to me when I purchased my home are in jeopardy.

My concerns of bringing a big box store into our neighborhood are increased traffic on our internal streets, traffic issues on Cottage Grove Road, safety to the children of the neighborhood and decreased feelings of safety for all due to the increased appearance of non-neighborhood persons. Waste, litter, odors, scavenger birds and animals. Semi's, diesel exhaust, loading docks, trash, dumpsters, decreases in property values of anyone who lives near the store (both Richmond Hills and Grandview Commons). Increased crime in our "out of the way" neighborhood. Noise levels that will increase due to the increased traffic. The proposal indicates no deliveries/loading between the hours of 10:00 p.m. and 7:00 a.m., as well as no truck idling more than 5 minutes except when actively loading and 15 minutes when the outside air temperature is between 40-80° F. Who enforces these rules and what recourse does the neighborhood have? If rules aren't enforced, neighbors suffer the consequences, not the developer, the business or the city. Clearly this development belongs at the corner of Milwaukee Street and Sprecher Road.

In addition, the concept plan shows a Neighborhood Center Mixed Use 1 on North Star Drive across from Grandview Commons Park (I believe Vandewalle refers to this as the "Village Green") which would impede public view of Madison's vista due to the height of the proposed building. Clearly neither Veridian, Vandewalle or Rollie Winters have ever utilized this site during Madison's annual Rhythm and Booms celebration. This spectacular Madison vista is utilized by many area residents and surrounding communities while enjoying the annual fireworks display. Madison has limited vistas of this magnitude and should preserve it. I welcome each and every one of you to come see for yourselves.

In conclusion, my main concern is that with this proposal the City of Madison would be giving another developer too much power. The multitude of neighbors that are against this proposal should speak volumes in helping you to make a decision. **I urge you to deny this proposal.**

Please share my comments with all Design, and Plan Commission members and Madison City Alders. Your consideration of my request is greatly appreciated.

Sarah J. Herwig
809 Callisto Drive
Madison, WI 53178

From: Mike Knott [<mailto:meknott@charter.net>]
Sent: Monday, December 05, 2011 8:22 PM
To: Soglin, Paul; Murphy, Brad; Waidelich, Michael; Cover, Steven; Martin, Al
Cc: Monks, Anne
Subject: Grandview Commons big box proposal

Mayor Soglin, Mr. Murphy, Mr. Waidelich, Mr. Cover and Mr. Martin,

Once again I am writing to you to express my opposition to a big box development proposed for the Grandview Commons Town Center. This correspondence, as well as the many on record from me preceding it, was written solely by me, based on my opinions, research and observations and I was not coached or solicited by anyone. These are mine and my family's concerns. I oppose this big box proposal and how it will adversely affect my family's health, safety and welfare as well as the floundering business plan also known as our property value.

The applicant's proposal is fundamentally wrong and totally self-serving. Although I do see some merit to the neighborhood scale elements of the Town Center concept that the applicant is showing at the corner of Cottage Grove Road and North Star Drive, I refuse to believe personally and professionally that any valid Urban Planning principle or concept, especially 'New Urbanism', would directly juxtapose a big box of any use to existing low density single family home sites. The applicant is abandoning the original concept of the Grandview Commons NMU District for personal financial gain in exchange for the neighboring property owner's quality of life and property values. There are acres of vacant properties currently shown on the Sprecher NDP less than a mile and a half from the Doric Lodge that are already intended for community /regional big box type uses.

Tackling the task of "*remapping of the town center sites east of North Star from Neighborhood Mixed Use/Medium Density Residential to Community Mixed Use and remapping the former Doric Lodge Site from Low Density Residential to Community Mixed Use*", as requested by the applicant, is only a small portion of the task at hand. The City of Madison Planning Staff should be prepared to rewrite much of the Land Use section of The City of Madison Comprehensive Plan to coincide with this type of change and juxtaposition because it certainly doesn't read that way right now. Rewriting the Comprehensive Plan to accommodate this proposal will then set an ugly precedent allowing developers to remap parcels in other neighborhoods just large enough to allow them to build anything in any Madison neighborhood – correct?

Over the past year and a half I have not once spoken to anyone or read any emails in the public record from anyone who is not in favor of a grocery store in the Grandview Commons NMU District. I refuse to believe that the people who have specifically voiced in favor of a big box-sized grocery store, and actually live and own property anywhere near the site, have any idea what consequences the neighborhood would face if it actually happened. They certainly could not understand what it means to remap a piece of land from Low Density Residential to Community Mixed-Use, or even from Neighborhood Mixed-Use to Community Mixed-Use. **This jump in density is HUGE!** How could a building of the proposed size blend into the existing neighborhood fabric or benefit its surrounding neighbors? How could a building of the proposed size, with or without a no-compete clause, serve as the "*anchor*" for anything of value to the surrounding neighborhood? Even if a more lenient no-compete clause was negotiated, what small businesses competing with big box prices for the same goods and services could survive? Would a big box retailer actually agree to have Sharpsburg Drive, directly adjacent to their parking lot access blocked-off once a week for a Neighborhood Farmer's Market?!

Maybe I could understand this proposal better if someone from the development team or one of

their “*experts*” would please show me even one successful example of this proposed relationship and how it mitigates all the unsavory aspects such as:

1. The constant roar of refrigeration equipment needed for a big box.
2. The smell and noise of the semi traffic needed to supply a big box.
3. The smell and vermin that come along with the number of dumpsters and grease traps required to service a big box.
4. The massive sea of parking, its forest of lighting standards and the associated storm water retention required to serve a big box.
5. The constant high volume of traffic that would choke our collector streets and endanger our neighborhood residents.

I believe that it is deceptive of the applicant to continually repeat that their current plan is well within the previously approved square footage for the Town Center. I do not believe that swapping neighborhood scale retail square footage for big box square footage is equitable.

The applicant making comparisons of this proposal to the Middleton Hills Copps is also misleading. The Middleton Hills development buffered low density home sites with medium and high density residential buildings as well as liner buildings around a considerably smaller big box.

And then there is the Library teaser. According to the applicant, “*The creation of an anchor grocery store offers an opportunity to create momentum for the commercial uses, facilitate the City of Madison Library site...*”. I’m pretty sure with the City of Madison’s budget cutting associated with the current economy and unprecedented cuts in our State revenues that will affect the City’s Operating Budget dictates when the Library will materialize. Just a quick look at the City of Madison Capital Budget / Capital Improvements Program for Library will show that back in 2009 the Grandview Commons Library was not scheduled to receive any funding to even begin design (not construction) until 2011. Same document for 2011 shows funding pushed to 2012 and the latest 2012 document shows no funding until 2014. My gut feeling is that the Grandview Commons Library is a pretty low priority in the grand scheme of things. The only connection to “*facilitate the City of Madison Library site*” I’m seeing is that the postage stamp sized parcel of land donated to the City by the applicant for a Library isn’t large enough to accommodate both a Library structure and the parking lot for it.

All that said, I have become aware of an allegation that the applicant doesn’t even have a deal with an actual “*anchor grocery store*“. Roundys / Copps is in financial trouble and the word is that they have no intention of opening any new stores in Wisconsin. My theory is that the applicant, who has recently been in the news because of internal lay-offs due to their own financial woes, is seeking remapping of the Grandview Commons NMU District to make it a more marketable piece of property for an alternative big box developer to come in, buy and develop the property as they desire. It seems to me alluding to “*the creation of an anchor grocery store*” has become a totally fictitious front / smoke screen so the applicant can then say ‘we tried’. How sensitive to the needs and wellbeing of the Sprecher Neighborhood is that?

I have just one final question: If during the initial PUD process for Grandview Commons, back in 1998-1999, Veridian had submitted their original General Development Plan just as it appears before you today, labeled as their “*Amended General Development Plan*”, would City of Madison Planning Staff, Urban Design Commission, Plan Commission and Common Council have approved it and touted it as ‘visionary’? I don’t think so. I understand all the applicant’s excuses for why they are pursuing this huge “*anchor*”. Over and over they repeat how hard they have worked to find neighborhood scale retailers over the past 12 years for the Town Center.

They have recently consulted with “*experts*” who have advised them that a Town Center can only grow around an “*anchor*” retailer. **The fundamental problem here is that now is too late to be figuring all that out.** Cramming a big box into this existing neighborhood that was ‘envisioned’ and sold-off based on something completely different is not the answer. Forcing the neighborhood to bear the burden of the applicant’s financial problem is just not right. I believe that it would take a lot more than 12 years to change that.

Once again, please don’t allow this desperate, insensitive, self-serving applicant, **and Alder** to destroy the Grandview Commons Neighborhood with a big box.

Please share this installment of my ongoing concerns with all Urban Design Commission and Plan Commission Members prior to the December 7th, 2011 Urban Design Commission Meeting and the January 23rd, 2012 Plan Commission Meeting.

Thank you.

Respectfully,

Michael E. Knott, AIA
802 Callisto Drive
Madison, WI 53718

From: MJDRAXLER@aol.com [<mailto:MJDRAXLER@aol.com>]
Sent: Sunday, December 04, 2011 3:07 PM
To: Martin, Al
Cc: Soglin, Paul
Subject: Big box grocery store on Cottage Grove Road

I am not in favor of the zoning change for Grandview Commons to accommodate the big box grocery store.

The first reason is that it is in conflict with the original plan for the area. The second reason is the traffic. The third reason is the economy. I feel that the change will result in another empty building. If not in the location of the change, then in the Sentry store on Cottage Grove and Acewood.

This store could be built on Milwaukee street with no change in the original comprehensive plan.

If Cub could not make it financially, how can another big box grocery store make it.

There are enough grocery stores in the area.

Mary Joan Draxler

From: barbara davis [<mailto:wumpus30@yahoo.com>]

Sent: Thursday, December 01, 2011 8:57 PM

To: Martin, Al

Subject: Urban Design Commission agenda item # 24689 Grandview Commons

Dear Mr Martin,

I am writing in reference to agenda item 24689 point #14 on the Urban Design Committee meeting scheduled for Weds December 7th. I am planning on attending this meeting and will wish to register to speak as a resident of Grandview Commons following Mr Munsons presentation. However, as I cannot arrive much before the planned presentation time of 8:30, I would like to request that this item not be moved forward for consideration on the agenda. Should anyone make a motion to advance this item for earlier consideration (possible, considering they will note my absence) I would respectfully request that the order of consideration for this item be kept at its planned time of 8:30.

Thank you in advance for your assistance. Sincerely, Barbara Davis