

Cleveland, Julie

From: Martin, Al
Sent: Monday, March 19, 2012 3:07 PM
To: Cleveland, Julie
Subject: FW: Comments regarding Grandview Commons Copp's Grocery Store Development Plan

From: Robert Arntz [mailto:rjarntz@tds.net]
Sent: Monday, March 19, 2012 2:46 PM
To: Soglin, Paul; Murphy, Brad; Waidelich, Michael; Parks, Timothy; Martin, Al; ALL ALDERS
Cc: Sister Ellen Marie; Paul Vanderscheuren
Subject: Comments regarding Grandview Commons Copp's Grocery Store Development Plan

Dear City of Madison Mayor Paul Soglin, Planning Staff and Alders:

I would like to comment on the proposed Grandview Commons Town Center/Doric Lodge Revised General Development Plan that is on the Common Council's Agenda on Tuesday, March 20.

I am a member of Schoenstatt Heights located at 5901 Cottage Grove Road directly south of the Proposed 58,000 square foot Copp's Grocery Store. My family and I visit Schoenstatt Heights to experience a quiet place to enhance our Catholic faith at retreats and programs offered by the Schoenstatt Sisters of Mary and to make frequent visits to the Founder Shrine for prayer and reflection, which is the first Schoenstatt Shrine located in the United States.

I reviewed the proposed Grandview Commons Town Center/Doric Lodge Revised General Development Plan dated February 8, 2012, and as an Architect, I have some objections to the proposed changes to Cottage Grove Road that will adversely affect the Schoenstatt Heights property and potentially harm their mission. In addition, the Developer did not meet with the Schoenstatt Sisters of Mary to discuss their Revised General Development Plan and to allow the Sisters to make comments.

A grocery store of this size will increase traffic and congestion in this quiet, more rural area of Madison, which is slowly disappearing with increased land development. Expanding Cottage Grove Road to four lanes will create access problems to the Schoenstatt Heights driveway for traffic traveling West on Cottage Grove Road and visitors leaving Schoenstatt Heights to turn left and travel West on Cottage Grove Road. The proposed four-lane Boulevard type road does not allow for these traffic movements to and from Schoenstatt Heights. On Page 37 of the Revised General Development Plan, the Developer is proposing a new access road to Schoenstatt Heights to align with Gemini Drive to the North. This new road appears to require abandonment of the current driveway, which the Schoenstatt Sisters repaved in 2010. In addition, it divides their property into two sections that they currently rent to local farmers for income, thus reducing the land's value for agricultural use. On page 66, the proposed Copp's Grocery Store truck routes are on Gemini Drive, which again aligns with the proposed access road to Schoenstatt Heights. The increase in automobile and truck traffic, awkward site access to Schoenstatt Heights and noise will affect the Schoenstatt Sisters of Mary's daily use of their property.

In my opinion, the Proposed Copp's Grocery Store is not an appropriate use for Grandview Commons Town Center/Doric Lodge Neighborhood and would have major negative impacts on Schoenstatt Heights and the surrounding residential neighborhoods. I am requesting that the Madison Common Council reject the proposed Grandview Commons Town Center/Doric Lodge Revised General Development Plan. I would suggest that Copp's Grocery Stores follow the more environmentally friendly option of remodeling the

abandoned Cub Foods Grocery on nearby Nakoosa Trail, which already has the zoning and infrastructure in place for a grocery store of this size, as Metcalfe's Market recently did in remodeling the existing Cub Foods Grocery Store on Mineral Point Road.

Sincerely,

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