

Parks, Timothy

Subject: RE: Concerns about proposed 62,000 sq. ft. Store in Grandview Commons

-----Original Message-----

From: mark.gemail@gmail.com [mailto:mark.gemail@gmail.com] On Behalf Of Mark Daugherty
Sent: Wednesday, April 21, 2010 7:53 PM
To: Murphy, Brad
Subject: Fwd: Concerns about proposed 62,000 sq. ft. Store in Grandview Commons

Dear Mr. Murphy,

I am writing to inform you that I just forwarded the email below to all Madison Alders. I ask that you please forward this email to the members of the City Planning Commission to make them aware of the concerns my neighbors and I have about the proposed 62,000 sq. ft. Store in Grandview Commons.

Sincerely,

Dr. Mark Daugherty
Grandview Commons Resident

----- Forwarded message -----

From: Mark Daugherty <daughertym@asme.org>
Date: Wed, Apr 21, 2010 at 7:44 PM
Subject: Concerns about proposed 62,000 sq. ft. Store in Grandview Commons
To: All Madison Alders

Dear Alder:

I am writing to express my serious concerns about the 62,000 sq. ft. grocery store being considered in my community of Grandview Commons. Our existing plan states that our mixed use locations will offer "limited neighborhood commercial uses, focused on meeting the pedestrian's and local neighborhood resident's daily needs." Many residents bought into this community and its ideals of new-urbanism with that vision in mind. The proposed 62,000 sq. ft. store does not fit that vision and is not appropriate for our community for the following reasons:

1) The establishment of a store this size will endanger public health, safety and welfare of our residents.

a) It will increase traffic and endanger our children. There are public playgrounds located alongside North Star/Dominion Drive and Sharpsburg Drive. Both of these streets will become main thoroughfares for traffic coming to the store from other nearby communities. The increased traffic will also place our senior citizens in jeopardy.

b) It will expose our community to excessive noise, fumes and odors from semi-trucks unloading and idling while waiting to unload, from dramatically increased vehicle traffic, and from waste and litter.

2) This super box style store is not in keeping with the plan for our community and will impair and diminish the enjoyment and value of homeowners property, adjacent playgrounds, pedestrian paths, and local roads. Putting a liquor store directly across from our park will invite bad behavior, loitering and drinking in our park space, diminishing its enjoyment for the residents who live there. Property values will drop because the proposed store will

fundamentally alter the character of our neighborhood making it less attractive to future home purchasers.

I plan to attend the upcoming planning meeting on April 26 to express my concerns. Thank you for your consideration on this matter.

Sincerely, Dr. Mark Daugherty
Resident of Grandview Commons

Parks, Timothy

Subject: RE: Grandview Commons Rezoning Proposal

From: mary driscoll [mailto:bleecker1@charter.net]
Sent: Wednesday, April 21, 2010 9:49 PM
To: Murphy, Brad
Subject: Grandview Commons Rezoning Proposal

Dear Mr. Murphy,

Would you please forward my letter to all members of the Plan Commission in time for it to be considered at the April 26 Plan Commission meeting? Thank you so much for your time.

Sincerely,
Mary Driscoll

Dear Alders of the City of Madison,

I am a resident of Grandview Commons and am writing to voice my strong disapproval of the 62,000 square foot Copps store proposed for my neighborhood. The current proposal to increase the size of the store would negatively impact our small community. I hope that, as an elected community official, you will oppose this initiative. This proposal will have wide reaching outcomes which will impact the city of Madison at large.

My husband and I moved to Grandview Commons after careful consideration. We fell in love with Grandview Commons new urbanism concept of pedestrian friendly streets and "human scale" buildings. We looked forward to living in a neighborhood that was planned around a charming 25,000 square foot mixed use town center which would provide local residents with retail goods and services. The Grandview Commons assurance of a blend of pedestrian and street oriented retail, wide variety of residential units and focus on walkability was absolutely what we were looking for in a neighborhood. So my husband and I purchased a house in Grandview Commons and looked forward to watching our neighborhood come together. We were horrified to learn of proposed plan to add a 62,000 square foot Copps store to our neighborhood as it is the antithesis of the new urbanist plan that was touted to home buyers.

A 62,000 square foot Copps store in Grandview Commons will negatively impact our community as well as surrounding areas. A large grocery store would mean our charming neighborhood would be filled with traffic, much of which would come from shoppers who would not be neighborhood residents. This proposed plan would make Grandview Commons a nightmare of clogged streets and impatient drivers who would be a danger to our children. A majority of the Grandview Commons homes were built on the new urbanist concept of shared green spaces and common areas. This means that many of our neighborhood children do not play in their own yards (which tend to be small), but rather in our local parks and shared areas. It is doubtful that a large influx of rushed commuters would exercise the appropriate amount of caution in our already busy streets.

The proposed placement of the 62,000 Copps store would be directly adjacent to both existing and yet to be built homes. It's no secret that a 62,000 store requires loading docks and large amounts of dumpsters. It is highly doubtful and anyone would want to purchase or build a home on a lot that overlooks loading docks and dumpsters. I don't think I need to expound upon the distastefulness of dumpsters in one's backyard or the annoyance of loud semi air breaks and cancerous diesel fumes. This proposed plan for a large grocery store would significantly impede neighborhood development. This proposed plan would not improve the surrounding property. This proposed plan is not a good fit for our community.

This issue affects not only our neighborhood but those in other communities as well. It is widely feared that a 62,000 square foot Copps would put the small Sentry store on Cottage Grove Road out of business. The Cottage Grove Road Sentry is widely depended upon by the large local senior citizen population and economically disadvantaged. If the Sentry store closes, those needy populations will find themselves in a food desert. Many of the citizens chose to live in that particular area because of the convenient pedestrian friendly shopping. The loss of the Sentry store would be a huge blow to those special populations living close by.

We have been told by developers that our community needs an "Anchor". One of the principals of new urbanism is that the basic building block of a community is the neighborhood. It is the neighborhood and its residents that will make our community a strong and vital place, not a large store. This proposed plan to add a 62,000 square foot grocery store will endanger public health, safety and the welfare of Grandview Commons residents. Our neighborhood deserves its original proposed plan of the 25,000 square feet of mixed use space; we do not need an "Anchor" that will drag us down.

Sincerely,

Mary Driscoll

Parks, Timothy

Subject: RE: Grandview Commons- Proposed Copps Store

From: robert Hogan [mailto:rhogan@consulthogan.com]
Sent: Thursday, April 22, 2010 9:00 AM
To: Murphy, Brad
Subject: Grandview Commons- Proposed Copps Store

Brian,

I am forwarding to you a message I sent to the alders. I voice our family's concerns regarding the proposed development to the Copps big box store. I thank you for your time in reading the message below and ask that you forward this on to The Plan Commission. I do plan on attending the 4/26 meeting and look forward to the city doing what is right for the citizens and not allowing safety and standard of living to be jeopardized because Roundys wants profits from the area.

A sincere thanks to you for your time and attention.

Bob Hogan

My message to the alders:
Greetings,

I would like to take a couple moments of your time to express the concerns our family has regarding the proposed 62K sq ft Copps grocery store in the Grandview Commons Neighborhood.

1) As a current owner of a property in close proximity to the proposed site, **we will experience decreased quality of life** throughout the development of this proposed very large commercial development.

a) We will be subjected to **truck noise and pollution** from the delivery semis.

b) We will be exposed to drastically increased non-neighborhood traffic on Sharpsburg Dr as shoppers cut through the neighborhood to avoid the inevitable traffic congestion on Cottage Grove. This is a **huge safety concern**. The developers said their main shopping hours are in the AM hours when people are on their way to work and then again in the afternoon/evening when people are on their way home. Coincidentally, these are the times the kids are going to the bus stop or playing at the pocket park on Sharpsburg and the park on North Star. These are the hours we (and A LOT of our neighbors, as it's a very active neighborhood) are out taking walks, jogging bike riding and walking dogs. Sounds picturesque doesn't it? Well, it is and that is why when we drove into the neighborhood and saw a mom with her kids and dog playing in the pocket park on Sharpsburg, we decided to make this our "forever house". We now live across the street from that park and now we are the ones with the kids and dog at the park. My kids tell us they LOVE the neighborhood and plan to live in the neighborhood when they grow up. That's awesome! (although they are only 5 and 8 and who know what the future holds, but the thought and emotion for the neighborhood is there for them). We moved from a Chicago suburb neighborhood with strip malls and high traffic to a great place to raise kids and that is what we found in Grandview Commons. I invite each of you to swing by our neighborhood on a nice afternoon as school lets out and the parents come from work and see for yourself if you feel a high volume of traffic should be passing these parks and through these streets. The same goes for the Grandview Commons park on North Star. As the Grandview Commons neighborhood joins the North Lawn neighborhood to the north on Milwaukee Ave, there will be a drastically increased amount of short-cut traffic through our streets to get to the grocery store on the way home. These streets are narrow enough (especially in winter) with cars parked in the carriage lane roads that they cannot safely handle the increased traffic. The idea of traffic controls (such as the table top on Sharpsburg) are good in theory to slow traffic, but as I see first hand, they double as an exciting jump for the reckless drivers taking a short cut from Sprecher to Cottage Grove. The park is designed to be played in and that is what kids do. Unfortunately when you have kids playing soccer, baseball, football etc, etc the occasional ball finds its way to the street. There has been one accident where a child was hit by a car on Sharpsburg already. Fortunately the injuries to the child were minor in that accident, but I couldn't stomach to see this happen again or more often or see a fatality. I know, kids should be taught to watch for cars, but they are just kids and as much as we teach, preach, watch and explain they are still just young kids. Speaking of which, the developers in the February meeting advised that one of their main traffic entrance/exits would be from the parking lot, past the future library onto Sharpsburg, to North Star to use the future stop light. When it was time for audience feedback, I stood up and voiced my concerns that this traffic mixture (cars and kids) was very concerning to have a library (all about

the kids again) at one of they main entrance/exit locations. Now, I can't be the only who thinks that is another huge safety concern. I guess I'll stop there on safety, but I feel **safety is a very big deal and should not be bypassed for company profits.**

2) I already mentioned some of the reasons we chose to live where we do. What I didn't mention was the neighborhood plan for a 25K sq ft maximum neighborhood market. I am still an advocate for such a market. The 62,000 sq ft big box store (that's the term the Roundy's folks used in the meeting by the way) just does not fit the needs of this community. That was echoed over and over by the residents in attendance at the initial meeting in February. It's not what was "sold" to us during our consultations with the Veridian people. Below is Veridian's explanation of the neighborhood. I don't think a big box store was part of the plan with quiet streets and lots of greenspace. The proposed site has a huge parking lot with what 500 parking stalls? This development will **impair and diminish the enjoyment and value of homeowners property, adjacent playgrounds, pedestrian paths, and local roads.**

Grandview Commons

Madison, Wisconsin

Maybe we should've called it "**Grand Vision.**" Because this award-winning, innovative east side neighborhood really does offer a **fresh approach to neighborhood living.** In fact, Grandview Commons recently received the "Next Generation Neighborhood" award from the *1,000 Friends of Wisconsin* in recognition of forward thinking design. Created with the principles of traditional neighborhood design, it harkens back to those days of **quiet streets** and shady front porches, and folks really knew their neighbors. How? By bringing back some great old ideas — garages in the rear, **lots of greenspace**, and housing options for all ages and income levels.

3) This development will not only affect the current resident's quality of living, but it will also **impede the normal development and improvement of the surrounding property.** Gone will be the days of potential buyers/builders driving into the neighborhood and getting the aura that those of us here now had. It baffles me to see the new Veridian sales office just a short distance from a proposed grocery site. Their current tag of dream-build-live will have to include watch out for all the traffic.. I know a big box store was not part of the "grand vision" spoken on their website marketing above.

I am told that Roundy's was first interested in building at the intersection of Cottage Rd and Sprecher. That rezoning was denied. They approached Veridian and they were told of the current neighborhood plan for the 25Ksq ft market neighborhood plan. Well, that wasn't big enough for the Roundy's folks, so now they are pursuing the currently proposed site (which was planned residential houses until Roundys came along). In the February meeting Roundy's said that they have certain "prototype" stores and that this 62K sq ft is their version of a neighborhood store. The neighborhood version of a neighborhood store is 25K sq ft max. So, as you can see, this is just not a good fit. There is a vacant large commercial development zoned area at the Milwaukee Ave. and Sprecher intersection. There was planning that went into that and that should remain the plan for big box stores. Again, we welcome a smaller neighbor market located within the planned town square on North Star.

I apologize for the length of this as I *really* wanted to express our concerns and I hope that I was successful. To wrap up, I just want to re-iterate that our **safety and quality of living should not be sold out for the benefit of monetary profits.** Lets stay the course and stick with the neighborhood plan and the neighborhood will continue to stay true to it's vision.

I sincerely thank you for your time and attention on this matter.

Bob Hogan

Parks, Timothy

Subject: RE: Grandview Commons Future Development

From: sherwig@Kraft.com [mailto:sherwig@Kraft.com]
Sent: Wednesday, April 21, 2010 2:39 PM
To: Murphy, Brad
Subject: FW: Grandview Commons Future Development

Good day Brad,

Please ensure the email below is forwarded to all Madison Planning Commission members prior to the April 26 Plan Commission meeting.

Your assistance is greatly appreciated.

Peter Anderson and Sarah Herwig
809 Callisto Drive
Madison, WI 53718

From: Herwig, Sarah J
Sent: Wednesday, April 21, 2010 2:35 PM
To: 'district1@cityofmadison.com'; 'district2@cityofmadison.com'; 'district3@cityofmadison.com'; 'district4@cityofmadison.com'; 'district5@cityofmadison.com'; 'district6@cityofmadison.com'; 'district7@cityofmadison.com'; 'district8@cityofmadison.com'; 'district9@cityofmadison.com'; 'district10@cityofmadison.com'; 'district11@cityofmadison.com'; 'district12@cityofmadison.com'; 'district13@cityofmadison.com'; 'district14@cityofmadison.com'; 'district15@cityofmadison.com'; 'district16@cityofmadison.com'; 'district17@cityofmadison.com'; 'district18@cityofmadison.com'; 'district19@cityofmadison.com'; 'district20@cityofmadison.com'
Subject: Grandview Commons Future Development

Dear Madison Alder:

We are writing to express our serious concerns about the 62,000 sq. ft. grocery store being considered for my Grandview Commons community.

We are not against commercial development and welcome the addition of the initial plan for a 25,000 square foot market/grocery store in our neighborhood. A 62,000 square foot Copps store is not appropriate for our community.

The issue for us is one of proportionality. The potential negative factors of the proposal are:

- 1) The Plan for Grandview Commons development is being Altered from what was the initial appeal for residents moving into the neighborhood, a sense of community, houses with porches, connectivity, aesthetics and the Dream, Build, Live brand for residents.
- 2) The impact of this proposal on the Safety of our residents especially for our children with quiet streets being turned into busy routes.
- 3) The impact of this proposal on the Environment e.g., increased noise, the altering of streets, loss of green spaces we have become accustomed to and increased auto/truck traffic pollution.

4) The disruption and altering of the Quality of Life in our neighborhood and potential anxiety and angst due to residents worrying about all of the above in addition to the potential for increased crime.

We felt it of critical importance to express our serious concerns to all the Alders who will hear and vote on this proposal. Thank you for your time and consideration.

Peter Anderson and Sarah Herwig
809 Callisto Drive
Madison, WI 53718

Parks, Timothy

Subject: RE: Grandview Commons Rezoning Proposal

-----Original Message-----

From: John Driscoll [mailto:john.driscoll1@me.com]

Sent: Wednesday, April 21, 2010 9:47 PM

To: Cnare, Lauren; Maniaci, Bridget; Sanborn, Jed; Verveer, Mike; Bidar-Sielaff, Shiva; Rummel, Marsha; King, Steve; Eagon, Bryon; Skidmore, Paul; Solomon, Brian; Schmidt, Chris; Rhodes-Conway, Satya; Kerr, Julia; Bruer, Tim; Palm, Larry; Compton, Judy; Clausius, Joe; Schumacher, Michael; Clear, Mark; Pham-Remmele, Thuy

Cc: Murphy, Brad

Subject: Grandview Commons Rezoning Proposal

Dear alders of the city of Madison,

I am writing to appeal to you as leaders in the City of Madison to oppose the 62,000 square foot, big box proposal in Grandview Commons. I have attached my detailed concerns to this email.

Thanks for for taking the time to read through my concerns.

Sincerely,

John Driscoll

608-576-3993

Grandview Commons

Madison, Wisconsin 53718

From: John Driscoll [mailto:john.driscoll1@me.com]
Sent: Friday, April 23, 2010 9:05 AM
To: Cnare, Lauren
Cc: Murphy, Brad; ALL ALDERS; rethington@charter.net
Subject: Re: Grocery Update

Thank you for the update Lauren.

I'm not sure where the idea of "no" grocery store got started. Everybody that I have been speaking to in the Grandview Commons community wants a grocery store and a town square retail area. The opposition is to a big box grocery store that is not appropriately sized or appropriately located in the available space in the Grandview Commons community. I spoke with Alisa Allen, the head of the McClellan Park Neighborhood Association last week and clearly articulated this view with her. Hopefully you have read my letter and understand my view on this.

Maybe all sides are closer than we think. People in opposition have referenced the size and style of the grocery store in the Middleton Hills many times in a positive light. I've heard people say that it should be similar to that. Recurring themes are SMALLER, TWO STORIES, UNDERGROUND PARKING. The primary opposition I hear is against the 62,000 square foot proposal and where they are intending to put it. There may be people in the community in complete opposition but they have not expressed that to me and I have been active on this for a few weeks.

There seems to be misunderstanding all around on this. You state below " These people are feeling offended by a group that wants to shut something down before it even gets to the formal city approval process " . I hope this isn't your opinion as well. That is hyperbole, isn't it? As I understand it, that isn't even possible. What I see is a concerned community that is trying to be active in ways they know how. There is no attempt to my knowledge in shutting anything down but rather residents trying to be active and influence responsible decision making along the way.

You have stated that you are not being invited to hear or speak with the group that opposes the 62,000 square foot proposal. I'm being told that you have been invited but you are not responding. Can I assist in any way in bridging what appears to be yet another misunderstanding?

I hope this helps.

John Driscoll
Grandview Commons

From: John & Gigi Coleman [mailto:coleman@tds.net]
Sent: Thursday, April 22, 2010 6:52 PM
To: Olinger, Mark; Murphy, Brad
Cc: Judy Compton
Subject: Possible Proposal for Copps Grocery Store on Cottage Grove Road

Dear Mr. Murphy and Mr. Olinger,

Please accept this e-mail as confirmation of my great concern over a possible 62,000 square foot Copps grocery store on Madison's east side on Cottage Grove Road. I am not opposed to a grocery store or other retail businesses, but this store **does NOT fit the original plan for the Grandview Commons neighborhood**. And I am opposed to changing that original plan.

I am concerned that this possible facility would diminish the value and enjoyment of the other properties in the neighborhood. It will expose us to heavy traffic, endanger our children playing in adjacent parks and bring noise and fumes from trucks. Our neighbors do NOT want to look onto a giant storefront and parking lot. Additionally, this proposal impedes the normal and orderly development and improvement of the surrounding properties. It could also impede bicycle and pedestrian circulation.

It is simply too large to fit into our neighborhood.

Thank you for your consideration.

Gigi Coleman
1342 Manassas Trail
Madison, WI 53718
608-221-8329

From: Olinger, Mark
Sent: Thursday, April 22, 2010 7:26 PM
To: 'John & Gigi Coleman'; Murphy, Brad
Cc: Judy Compton
Subject: RE: Possible Proposal for Copps Grocery Store on Cottage Grove Road

Ms. Coleman:

Thanks for your note.

We will distribute it to the Plan Commission in advance of Monday's meeting.

Regards,

m.

From: Karen Te Ronde [mailto:trquincy@chorus.net]
Sent: Thursday, April 22, 2010 9:48 PM
To: Murphy, Brad; Olinger, Mark
Subject: Proposed grocery store at Grandview Commons

Please be advised that we **strongly oppose** the construction of the proposed Copp's grocery store at Grandview Commons on Cottage Grove Road. We believe that the Comprehensive Plan should be respected and left as is.

Please include this e-mail in the packet for the Copps proposal for Cottage Grove Road / Grandview Commons.

Thank you.

Mike and Karen Te Ronde
6121 Fredericksburg Lane