

CITY OF MADISON  
**INTER-DEPARTMENTAL**  
CORRESPONDENCE

DATE: February 9, 2009  
TO: Plan Commission  
FROM: Thomas J. Maglio, Parks Landscape Architect  
SUBJECT: **160 Westgate Mall**

- 1. The developer will be required to submit a detailed planting plan for the landscape screening shown on the site plan adjacent to Odana School Park to the Parks Division, for internal approval, prior to issuing a building permit.**

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Tom Maglio at 266-6518 or [tmaglio@cityofmadison.com](mailto:tmaglio@cityofmadison.com) if you have questions regarding the above item.



Meadowood Neighborhood Association  
Lisa Veldran, President  
PO Box 45528  
Madison WI 53744-5528  
<http://www.meadowoodneighbors.org>

February 8, 2009

To: Plan Commission Members

Re: **Agenda Item #7 – Legislative File No. 13534 – Conditional Use Permit: 160  
Westgate Mall (Hy-Vee)**

The Meadowood Neighborhood Association would like to be on record as supporting the conditional use application for Hy-Vee, Inc.'s proposed grocery store at Westgate Mall. We do not have any comment on the design of the store but strongly support the location and the job opportunities it would provide for our neighborhood residents.

We highly encourage Hy-Vee to recruit employees from our Meadowood neighborhood and would be happy to assist in any way with that effort.

We look forward to welcoming Hy-Vee to the west side of Madison.

Lisa Veldran, President  
Meadowood Neighborhood Association  
(608) 271-0722  
[lveldran@yahoo.com](mailto:lveldran@yahoo.com)

cc: Pete Hosch, Hy-Vee, Inc., [phosch@hy-vee.com](mailto:phosch@hy-vee.com)  
Attorney Hank Gempeler, [hgempeler@foley.com](mailto:hgempeler@foley.com)  
Denise Lamb, President, Midvale Heights Neighborhood Association, [deniselamb@sbcglobal.net](mailto:deniselamb@sbcglobal.net)  
Ald. Thuy Pham-Remmele, District 20  
Meadowood Neighborhood Association Board Members

**Parks, Timothy**

---

**From:** David Pellitteri [davidp@pellitteri.com]  
**Sent:** Friday, February 06, 2009 10:17 AM  
**To:** Parks, Timothy  
**Cc:** Deniselamb@sbcglobal.net  
**Subject:** Hy-Vee Public Hearing

The purpose of my email is to show my support for the application for a conditional use at Westgate Mall for the Hy-Vee grocery store. I've been informed that there is some opposition to this project and that there is a public hearing on Monday the 9<sup>th</sup>. I would like you to know that, as both a resident and a businessman in this community, this is a good addition to Westgate. I have gone to Westgate throughout my whole life, whether it was going to the baseball card shop as a little kid, the movie theater as a teen, or the sporting goods store as a young man. With the current economy we are in tough times and tough times are still coming. The addition of Hy-Vee will provide much needed jobs. The construction will be a big boost to a hurting industry and the long term jobs is an absolute necessity to keeping this area/city the best place to live. The addition of this grocery store to the mall will bring people to the mall and this will mean that the other stores in the area will see more business. I want to see this area thrive and I believe this is an unusual, considering the economy, but great opportunity to revitalize an area that could see much harder times. Thank you for taking the time to read this and consider supporting this great opportunity.

2/6/2009

7

## Parks, Timothy

---

**From:** John Carey [johncarey@tds.net]  
**Sent:** Friday, February 06, 2009 4:01 PM  
**To:** Parks, Timothy  
**Subject:** Westgate Hy-Vee

I am the owner of Westgate Pet Clinic. I have been the owner of the clinic for 3 years. The Clinic was one of the original businesses at Westgate Mall and has been here for forty years. I strongly support the proposed Hy-Vee store.

The mall has been lacking a strong larger store, and I believe Hy-Vee would fill that role very well. Look at what the presence of Sentry has done to draw traffic to the Hilldale Mall.

A grocery store would be an extremely good use of that end of the mall. I really can't think of something that could be better. The space is already there and aside from some minor traffic adjustments should be a breeze to get built.

The Hy-Vee would benefit other businesses in the mall by increasing customer visits. The small businesses are suffering because of a lack of traffic. Other benefits would include sharing in the expense of infrastructure and increasing security.

Apparently there has been some discussion of requiring the mall to build condo space in other areas of the property. I question whether there is a demand for that housing at this time. I would suspect that if there is a need, the mall would not hesitate to get involved in further development. I think it would be unwise to place demands on the use of these surrounding areas at this time.

Sincerely,

Dr. John Carey

Page 1 of 1

## Parks, Timothy

---

**From:** duc le [legduc@sbcglobal.net]  
**Sent:** Saturday, February 07, 2009 10:42 AM  
**To:** Parks, Timothy  
**Subject:** Supporting "160 Westgate Mall/Hy-Vee Project."

Supporting "160 Westgate Mall/ Hy-Vee project"

Bao Tran Oriental Gift Shop  
425 Westgate Mall  
Madison, WI. 53711

**Parks, Timothy**

---

**From:** David Remmele [davidremmele@gmail.com]  
**Sent:** Sunday, February 08, 2009 6:20 PM  
**To:** Parks, Timothy  
**Subject:** Hy-Vee at Westgate

Dear Sir or Madam,

I wish to express my strong support for the Proposed Hy-Vee store at Westgate Mall. I live 6 blocks south of the Mall. We need the 400 jobs this high quality store would bring to the area. We have a growing population without college degrees who need the beginner jobs that would be offered. We need a high quality store to keep this mall viable for the many local stores in the mall. Hy-Vee has made many changes to meet neighborhood demands, worked with city traffic to solve traffic congestion on Odana and S. Whitney Way. In the worst economy in 50 years, it would be immoral to delay jobs for those who otherwise could lose their home, not be able to go to college, have to choose between paying heating bills or buying food.....

David Remmele  
5406 Denton Place  
Madison WI 53711

160 Westgate Mall/Hy-Vee Project comments

Page 1 of 1

**Parks, Timothy**

---

**From:** Minh H. Pham [minh@madisonemail.com]  
**Sent:** Sunday, February 08, 2009 8:16 PM  
**To:** Parks, Timothy  
**Subject:** 160 Westgate Mall/Hy-Vee Project comments

Dear commissioners:

As a tenant at Westgate Mall, I wish to submit to you my comments regarding the Hy-Vee project. The empty space in Westgate Mall need to fill up and I support the Hy-Vee Project.

Mrs. Nhan Pham  
Owner of Nhan Alterations Specialists  
142 Westgate Mall  
Phone: 274-1165

7

2/9/2009

**Parks, Timothy**

---

**From:** Kevyn Radcliffe [kcradcliffe@gmail.com]  
**Sent:** Monday, February 09, 2009 11:34 AM  
**To:** Parks, Timothy  
**Subject:** Hy Vee Grocery and Restaurant

Dear Friends-

I'm writing to express my support for the Hy Vee Grocery/Restaurant proposed for West Gate Mall. In my opinion, it would enhance the neighborhood by providing a worker owned option for purchasing groceries. In addition, it would increase traffic to West Gate Mall benefiting many local businesses in these hard economic times.

Thank you for your kind consideration.

Kevyn Radcliffe  
1814 Kropf Ave.  
Madison, WI 53704

--  
Kevyn Radcliffe, J.D., GRI  
Restaino & Associates Realtors  
(608) 345-3896

**Parks, Timothy**

---

**From:** jnbsigns@charter.net  
**Sent:** Monday, February 09, 2009 1:17 PM  
**To:** Parks, Timothy  
**Subject:** Westgate Public Hearing

I am writing to wish the approval of the proposed plan for Westgate Mall/HyVee Foods at tonight's public hearing. I have prior obligations tonight or would be present to support the project. As a vendor and a resident of Madison that has personally worked with the Mall management and tenants for over 9 years I have found that there is a great deal of pride in this shopping center. I think this type of project is an excellent way to revitalize the mall. I would strongly recommend that this project gets approval at tonight's hearing.

Thank you,  
Ryan Coffey  
JNB Signs, Inc.  
608.921.9689

**Parks, Timothy**

---

**From:** Caroline Werner [carolw@terracom.net]  
**Sent:** Monday, February 09, 2009 12:41 AM  
**To:** Parks, Timothy  
**Subject:** Hy Vee grocery/restaurant

Please permit the Hy Vee grocery/restaurant to open in Westgate Mall. This worker owned company would likely create a renewed interest in the Mall. The Mall needs new activity to revitalize it and bring potential customers to other businesses in the Mall.

I shop at Westgate Mall occasionally and would enjoy being able to purchase something other than pizza or a sandwich or pretzels for lunch. People who come for movies in the theatre can have a convenient place for a meal before or after a movie. A grocery store in the Mall could be helpful for the neighborhood if/when the grocery on Verona Road closes.

I favor the Hy Vee grocery/restaurant for Westgate Mall. Although I live outside of Madison, I work in a large office building behind the West Transfer Point bus stop. Even people who live outside madison come into town and bring their business.

Thank you

Caroline Werner  
4712 Roosevelt Street  
Oregon, WI 53575

Page 1 of 1

**Parks, Timothy**

---

**From:** Sjaderiver@aol.com  
**Sent:** Sunday, February 08, 2009 9:55 PM  
**To:** Parks, Timothy  
**Subject:** Hy Vee

Greeting,

I am writing to support the Hy Vee grocery proposed for West Gate Mall. This mall provides a valuable function for the people of Madison and the inclusion of Hy Vee will be a positive step.

Thank for your attention.

Samantha River  
4322 Buckeye Rd  
Madison, WI 5316

2/9/2009

7