

Murphy, Brad

From: ssturdevant@charter.net
Sent: Monday, April 26, 2010 3:38 PM
To: Sanborn, Jed; Maniaci, Bridget; Cnare, Lauren; Verveer, Mike; Schmidt, Chris; Rhodes-Conway, Satya; Clear, Mark; Schumacher, Michael; Clausius, Joe; Compton, Judy; Palm, Larry; Bruer, Tim; Kerr, Julia; Solomon, Brian; Bidar-Sielaff, Shiva
Cc: Rummel, Marsha; King, Steve; Eagon, Bryon; Skidmore, Paul; Pham-Remmele, Thuy; Murphy, Brad
Subject: Re: tonight's Planning Commission meeting

To all the Alderpersons & the Planning Commission:

I wanted to let you know that I am completely against the 62,000 sq ft grocery store proposed for the Grandview area off of Cottage Grove Rd.

- 1) This proposal endangers the health, safety & general welfare of our Grandview pedestrians & residents which includes children, adults, pets, & an entire development devoted specifically to the elderly. This will cause an increase in traffic flow, a change in type of traffic/people coming to the neighborhood, & an increase in unwanted truck noise plus fumes which has been known to cause cancer.
- 2) The use, values, & enjoyment of our neighborhood will be substantially impaired & diminished if this is approved. This is NOT keeping with the original zoning plan that was told to me when I extensively researched & decided to built my home specifically in this Veridian neighborhood 5 years ago. My home has already decreased in value substantially & with the addition of this proposed gigantic grocery store it will decrease even further. I would have NEVER built here had this been something that was proposed then. I feel this grocery store is being considered only due to the selfishness of Veridian & other developers wanting to make themselves even more money at my expense.
- 3) The establishment of this store will impede the normal & orderly development & improvement to the surrounding property. New home development here has decreased substantially over the last 1 to 2 years but I feel this is only related to the entire country's economic issues, our area is no different than any other currently. Eventually in time our neighborhood's development & economy will turn around just as it will in all other places in the country. With this gigantic grocery store proposal, the development & sale of homes here will either stop altogether, or if there are sales it will be a much lower price point which will change the dynamics of the neighborhood forever. If the country's economy is restored, ours will continue to suffer if this grocery store is built.

Again I want you all to know that I am completely opposed to this gigantic grocery store development in my neighborhood & beg you all to not allow it to happen.

Sincerely,

Sarah Sturdevant
625 Orion Trl
Madison, WI 53718

Parks, Timothy

Subject: RE: Proposed Development at Grandview Commons

From: Matt Beckwith [mailto:beckwith.matt@yahoo.com]

Sent: Monday, April 26, 2010 12:14 PM

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

Subject: Proposed Development at Grandview Commons

Dear Alders and Mr. Murphy:

I am writing today asking you not support the development of a 62,000 square foot Copps grocery store in the Grandview Commons Neighborhood. While preferring to shop at Copps and have been shopping at the Hwy's C and 19 location since moving into Grandview Commons in September of 2009, I do not support a store this size at the proposed location.

The reasons are: 1) size – 62,000 square feet is too large for the proposed location; 2) traffic – with the proposed entrance being the “private drive” of the Gemini Drive extension, the volume of vehicle traffic will greatly increase; 3) safety – with the increased vehicle traffic pedestrian safety is a great concern not only to adults but to children who walk and ride their bikes. There is the potential of drivers not paying attention to those in crosswalks. [I often walk to Jovian Taphaus and have difficulties crossing North Star as cars are speeding and not yielding to pedestrians.]; 4) aesthetics – the proposed development planned shown at the All Neighborhood Meeting on February 25 shows a large parking lot and several commercial buildings. Based on that aerial view, ones eye is drawn to the center which is the parking lot and it looks like an eyesore; and 5) not keeping with the original zoning and development plan for the Grandview Commons Neighborhood.

Possible solutions: 1) reduce the size of the store; 2) reduce the number of buildings at this location; 3) reduce the number of parking stalls and the size of the parking lot; 4) have the main entrance of the grocery store on Cottage Grove Road; 5) install marked and painted crosswalks at the intersection of North Star and Sharpsburg; and 6) relocate the 62,000 square foot store further north on Sprecher Road – either at the intersection of Milwaukee Street and Sprecher, or Hwy TT and Sprecher.

I recently purchased my first home and since moving into the Grandview Commons neighborhood, I really enjoy how quiet and peaceful it is along with the being able to safely walk around the neighborhood without needing to be overly concerned with vehicle traffic on any of the streets and speaking with neighbors who take pride in their home and the neighborhood. I feel that rezoning the area of Cottage Grove Road/North Star Drive/Sharpsburg Road, will change all this and not make Grandview Commons a highly desired place to live.

While I support having a grocery store within walking distance of my home, I do not support a store of this size at the proposed area and I ask for your support in not approving a development of this size.

Feel free to share my message with members of the Planning Commission.

Thank you for your time and consideration.

Matt Beckwith
709 Copernicus Wav
Madison, WI 53718
608-628-0241 (cell)
608-233-9113 (home)

Parks, Timothy

Subject: RE: East side Copps-Why?

From: Robert King [mailto:Robert_King@mtf.org]

Sent: Monday, April 26, 2010 2:15 PM

To: Sanborn, Jed; Maniaci, Bridget; Cnare, Lauren; 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; Bob & Bridgett King

Subject: East side Copps-Why?

I am writing to all Alderpersons regarding the proposal to build a Copps Grocery Store on Madison's east side in the Grandview Commons neighborhood. My wife and I feel there is truly no reason for this store to be built in this area. All this store will bring to our community is more traffic, more light, noise and added dangers to our children from the added traffic and exhaust. The traffic on Cottage Grove road is already terrible and this will only compound the issue. There currently are 2 stores within 5 minutes from this area, one of them; Sentry is a locally owned family business and the other in Cottage Grove-Piggy Wiggly. Both of these stores are suitable to meet the purchasing needs for all residents of this neighborhood and if not there is always Woodman's. To build another store like the one proposed would hurt the local established stores, and only bring down the look of our neighborhood as it is now. I am actually curious why this has been proposed, and what would be the benefits to having this store here. It also seems there is a push from those in local politics to have this store built, so what is in it for you? Sorry but it just seems a bit suspicious especially in this day and age of corruption, schemes and under the table deals. I have spoken to many people in our neighborhood and they all agree that this is a waste of beautiful space and will only be an eyesore in our community.

The park near this area was a beautiful setting for watching sunsets, city fireworks, and to look at the city skyline. It has become so bright and built up around this area it is difficult to enjoy the park anymore. If this store is added to the equation, it would destroy any beauty left in this area. I understand a library will be built in this general vicinity also, is this to replace the Pinney branch? This is just another senseless expense by our city when it would be much cheaper to fix what we have only 3 miles away. For those of you, who do not live in this neighborhood, consider please if someone was to tell you that they were going to build a huge store in your backyard, especially when it is unnecessary and will create such terrible results.

A better approach would be to have several neighborhood planning meetings, with advanced notice and convenient times so that a majority of us can come, and get our input as to what we would like to have there, not just addressing the interests of only a given few who will benefit (most likely financially) to this proposal.

Robert King
MTF Tissue Services-WI
250 Corporate Drive
Madison, WI 53714
Office: 608-241-1677
Fax: 608-241-5653

"What you leave behind is not what is carved in stone monuments, but what is woven into the lives of others." Pericles

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Parks, Timothy

Subject: RE: Vote against the grocery store

From: TMCattaneo@aol.com [mailto:TMCattaneo@aol.com]
Sent: Monday, April 26, 2010 2:37 PM
To: Maniaci, Bridget; Murphy, Brad
Subject: Vote against the grocery store

Dear Bridget,

I am writing to you today to express my concerns about the proposed Grocery Store on Cottage Grove Road. I am a resident of the Grandview Commons Condominiums and am very close to the proposed location of this store. I am concerned for the safety of myself and others who frequently walk the neighborhood as the traffic, truck noise fumes and carcinogens emitted will negatively effect our health and safety. I moved into this neighborhood because it is beautiful to walk and I appreciate that retails will benefit from that however the size of this proposal is well beyond zoning and will negatively impact me and my family. This proposed Copps store will forever change the character of the neighborhood and I am terrified of the thought of increased traffic, noise, lights that will come with it. Please vote to turn down this proposal!

Thank you for your time,
Teresa Riley
755 North Star Drive
Madison, WI 53718

Parks, Timothy

Subject: RE: 'Yes' to Copps Development near Grandview Commons

From: heathmoore [mailto:heathmoore@yahoo.com]
Sent: Monday, April 26, 2010 2:47 PM
To: Cnare, Lauren
Cc: Murphy, Brad
Subject: 'Yes' to Copps Development near Grandview Commons

Lauren,

Today I received a flyer asking me to voice my opposition to the proposed Copps development adjacent to the Grandview Commons neighborhood. As a resident, I would actually LOVE to see the proposed development move forward for the simple reason that any negative impact the development might cause (i.e. traffic, noise, etc.) are reasonably addressed in the plan and would be certainly offset by the convenience of retailers such as Copps located within walking distance of my home. I believe this to be within the "Vision" of the Grandview development.

I would also like to state that the group "Grandview Commons Neighbors for Responsible Development Committee" do not speak for me and my family.

If you have any questions, please feel free to contact me.

Sincerely,

Heath Moore
725 McLean Drive
Madison, WI 53718
608 332 5140

Parks, Timothy

From: Christopher Laurent [doogiehowser2009@gmail.com]
Sent: Monday, April 26, 2010 12:58 PM
To: Cnare, Lauren; Parks, Timothy; Murphy, Brad
Subject: Copps on Cottage Grove Road
Attachments: Screen shot 2010-04-26 at 8.40.04 AM.png; Screen shot 2010-04-26 at 8.40.53 AM.png; Screen shot 2010-04-26 at 8.37.48 AM.png; Screen shot 2010-04-26 at 8.39.22 AM.png; Pano_STB_0459.jpeg

Lauren et. al.,

I wanted to register my support for the grocery store proposed in Grandview Commons. I know many of my neighbors don't share this support, but I don't agree that this development will contribute to an overt degradation of the neighborhood as some suggest. On the contrary, I think this development - well planned and well executed - could be the catalyst toward truly making Grandview Commons a true new urban community.

As you may know, I've been involved in and around affordable residential development for over a decade. My expertise is therefore not in grocery store development, though I've been involved in a number of developments that have involved these uses. My comments are therefore related to my preferences and observations from a peripheral perspective.

Viability.

I've come to learn that a 55,000 - 65,000 footprint is truly the a strong objective of grocers - it's the prototype that's worked for them. Grocery stores, like many industries, have had to adapt their plans to best fit markets. You may recall that Ken Kopp quietly begrudged the fact that many of the folks off Monroe Street who cried for his departure had no qualms about driving by his store on their way out to Woodmans. Like it or not, we like variety; we like a well-stocked liquor department, florist, bank, market-feel produce section, and maybe even a coffee shop. 25,000 feet doesn't work unless you're in a very urban area - Brooklyn, Chicago, etc. The rest is romanticism. My largest concern is that we collectively ignore market realities, half execute a plan, and sit with a vacant building. I'd argue that the infeasibility of really anything in the area beyond a dental clinic is due in large part to a lack of an anchor. A strong destination will make the area work better - the restaurant, potential coffee shop, senior housing, and assisted living. The area lacks any basic services. We need those and they've got to work on their own.

Ditto my observations on mixed use. Planners love the idea; it doesn't work without a draw.

Nodes.

I've come to strongly support the concept of nodes in development - where are natural intersections for commerce. The proposed location fits that well. We've had other strong examples of grocery stores serving this role in our area - Highway 19 and Ironwood Drive in Sun Prairie; Highway PD and Maple Grove Drive, Madison; University Avenue and Midvale Boulevard, Shorewood Hills; Fish Hatchery Road in Fitchburg; and Century Avenue in Middleton Hills. I personally love the idea of being able to walk to a grocery store to do my shopping.

Parking.

I think the development team has a good start on parking, but I'd encourage it to work a bit harder on shared parking, calculating needs that reflect a more pedestrian neighborhood, folks making more frequent shorter trips (perhaps reducing parking needs). More pervious surfaces, interesting, non-prescribed landscaping, etc. could go a long way in design.

Traffic.

I don't see traffic levels increasing through the neighborhood. People will go in the path of least resistance. I've not observed, for example, folks joyriding through the neighborhood in Sun Prairie adjacent to the new Target. It just doesn't happen, particularly in an area riddled with speed bumps and traffic circles. Cottage Grove Road is also a major arterial, our only real link to Monona and Madison. This is only going to grow as the housing increases. I seriously doubt that commercial development will have a noticeable effect on the neighborhood.

Health Concerns.

Can't weigh in on this. Having a neighborhood grocery store would certainly save me money and reduce my carbon footprint. I like to shop at grocery stores, particularly for fresh produce with my kids - thus I'd envision more frequent, shorter trips. I can only speak for myself, but am sure my health will improve with exercise and alternatives to Chinese and pizza. I'm not too concerned about increased levels of carcinogens in the parking lot - probably not much higher than anywhere else.

Community.

Let's face it, we have limited opportunities to interact these days. Church, schools, libraries, events, and grocery stores are the primary places we connect. A grocery store could enhance the connectivity of the neighborhood.

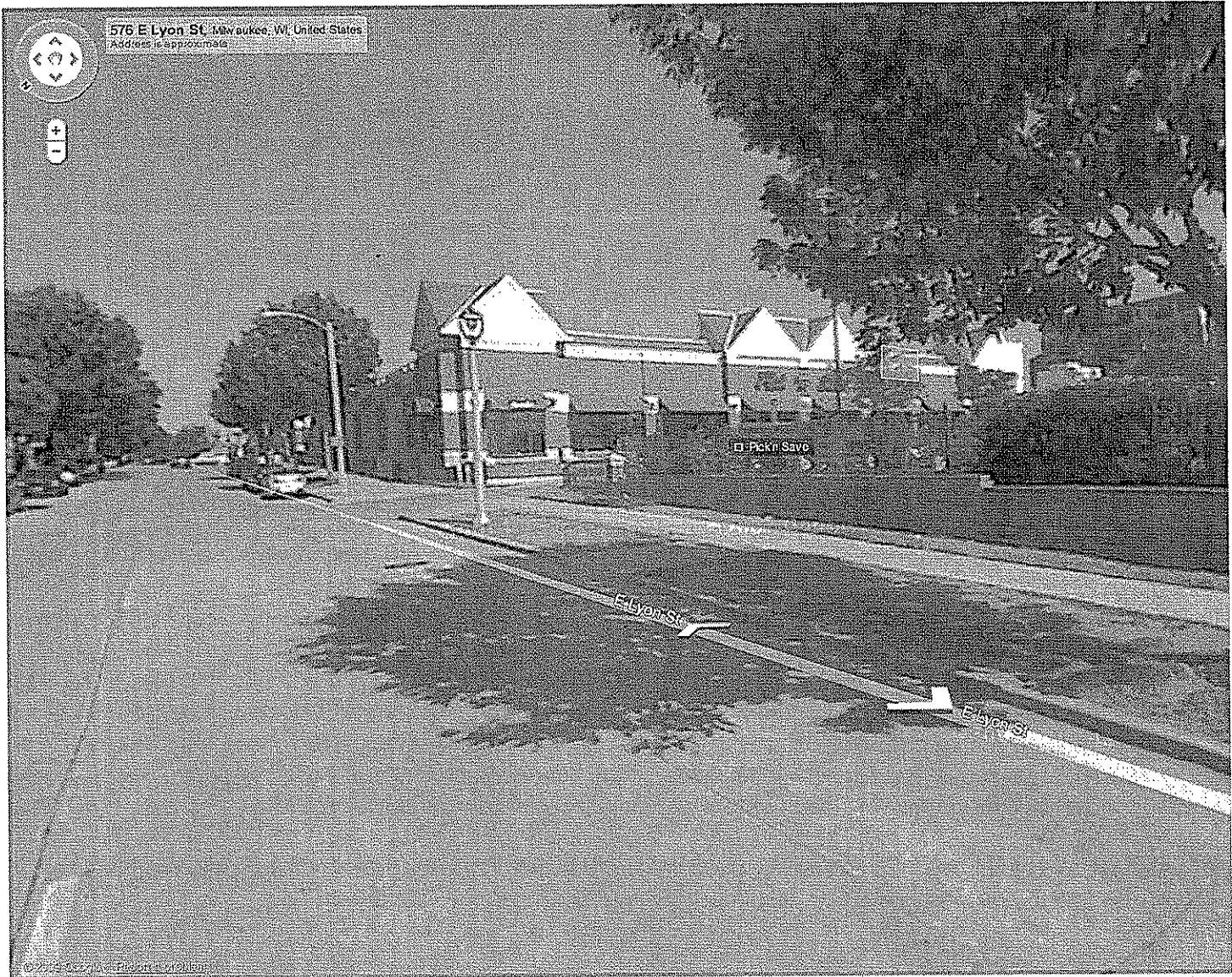
Design.

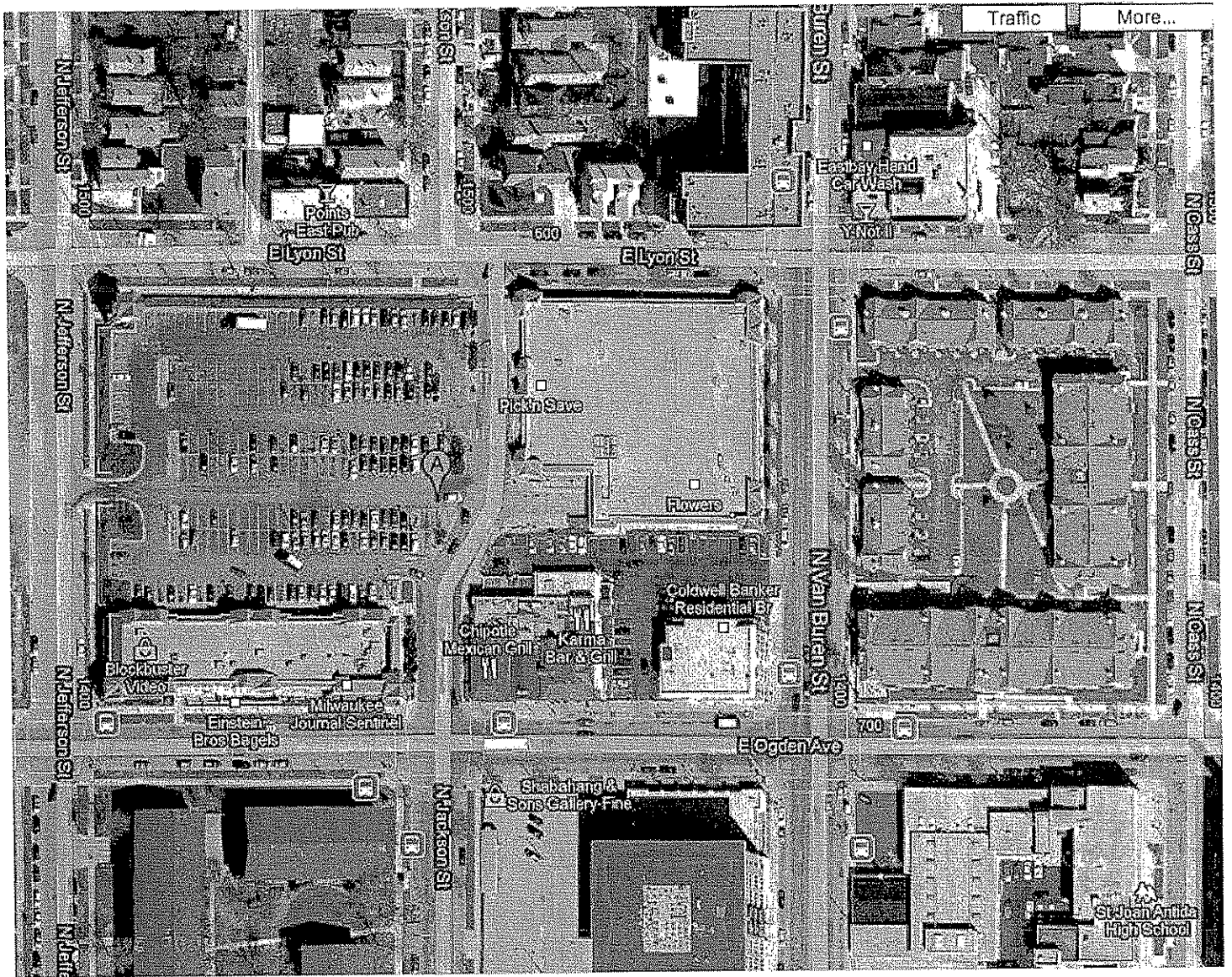
I think the development team stopped short here and needs to refine the plan. I'm not concerned with a 62,000 foot footprint, but it needs some work with more four-sided architecture, more details, and more pedestrian focus (lower signage, better linkages to neighborhood, etc.). Please refer to the images I've attached of Eastpointe's Pick N Save development in Milwaukee. The architecture's dated (about 15 years old), but the developer, Barry Mandel, did a great job of working with Roundy's to cut the building into the hill on the backside, reducing the elevation to a more pedestrian scale, less than two stories. This development spurred the development of an Einstein's Bagels, Starbucks, UPS Store, etc. It was pivotal in catalyzing an abandoned area north of downtown and is immediately adjacent to a strong and vibrant residential area. For what it's worth, Roundy's also has a prototype urban model that's been well-received, called MetroMarket.

I've also attached a \photos of a recently completed Cops in Sun Prairie, developed by General Capital. I personally like the architecture better than that suggested in Grandview Commons.

C-

5819 Gemini Drive, Madison
Christopher Laurent









Parks, Timothy

Subject: RE: Pro-Copps

From: Sarah Buhl [mailto:sarahmattisonbuhl@sbcglobal.net]

Sent: Monday, April 26, 2010 12:00 AM

To: Buhl, Mickey; Corey and Katy Finkelmeyer; Mark and Sherri Cyra; Cnare, Lauren; Murphy, Brad; olsontm tds.net

Subject: Pro-Copps

We support positive growth in Grandview Commons and feel that working with Copps is a step in the right direction.

Our ideas:

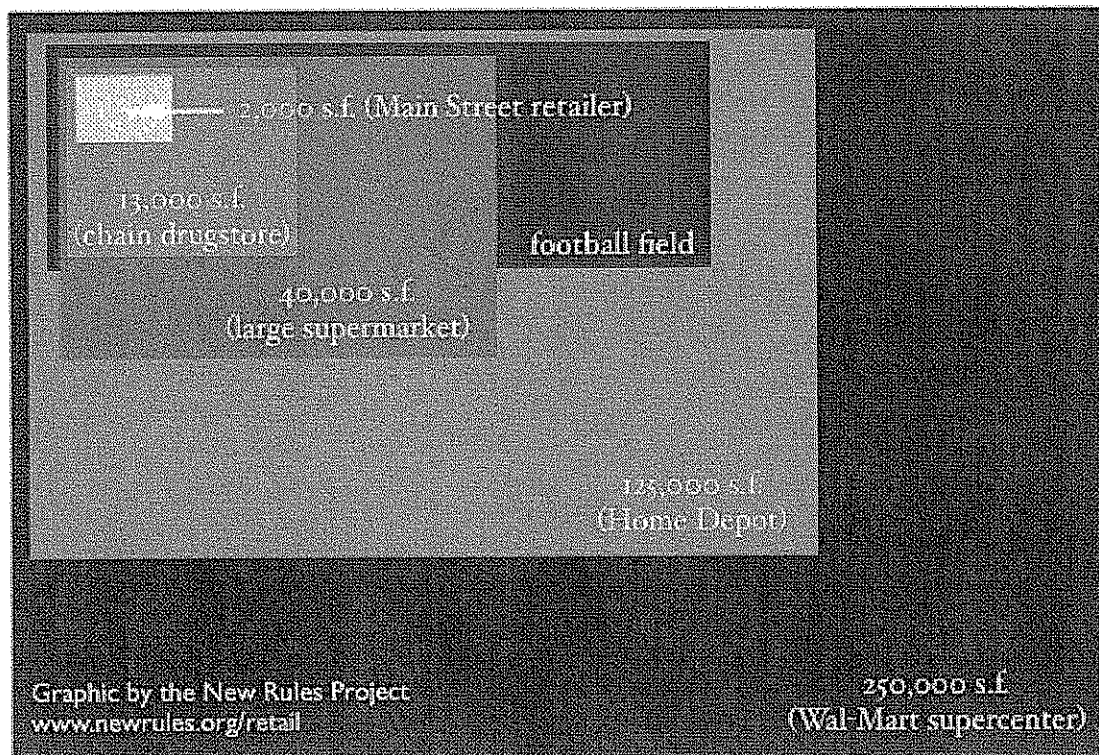
1. Less big (a "large" grocery store is roughly 45,000 sq feet. -about the size of a Barnes and Noble)

The Food Marketing Institute Industry Overview stated :

Median Average Grocery Store Size in Square Feet-200846,755

http://www.fmi.org/facts_figs/keyfacts/?fuseaction=storesize

2. Less box -interesting architecture fitting the neighborhood, more windows, fewer parking spaces
3. Local products (Sassy Cow Creamery, Slack's Jam, Batch Bread, RP's Pasta etc.)
4. Leave opportunities for small stores (like a coffee shop)
5. Build Green wherever possible



Sarah Mattison Buhl
EXHIBITstory
www.exhibitstory.com

Parks, Timothy

From: Geoffrey Hoffman [geoffrey.hoffman@hoffmanmc.com]
Sent: Friday, April 23, 2010 9:16 AM
To: Murphy, Brad; Cnare, Lauren
Cc: Parks, Timothy
Subject: Grocery @ Grandview Commons

Dear Alder Lauren Cnare,

My family and I just moved from Monona to Madison. We specifically chose Grandview Commons because of the style and layout of the area. We've been here almost two months and love everything about it so far. We were pleased to learn about the planning of a neighborhood market and library. What a great way to complete a wonderful Madison neighborhood!

Unfortunately we have more recently heard that a large super market with a 500 space parking lot is instead being considered. A development like this seems to be against the spirit of the original neighborhood. Like many of our neighbors, this gives us concern for safety, social structure, and property values.

Grandview Commons is a model neighborhood design. A modest market plan is an essential part of that. We respectfully ask that you consider the damage a misplaced, oversized big box store would do to our neighborhood. We believe strongly that honoring the original plan would be in the best interest of everyone in our vicinity.

Sincerely,

Geoffrey Hoffman
630 Copernicus Way
Madison, WI 53718

Parks, Timothy

Subject: RE: Plan Commission Meeting

From: Tim Gruber [mailto:timothy_gruber@yahoo.com]
Sent: Wednesday, April 21, 2010 3:44 PM
To: John Driscoll
Cc: Murphy, Brad
Subject: Re: Plan Commission Meeting

John:

Nice to hear from you. I haven't seen plans for the big box in Grandview Commons yet (we will get packet of material on Friday), and in any case I need to look at the plans, read the staff report, read any other materials, and listen to testimony at the meeting before deciding how to vote. If you send your comments to Brad Murphy, he will make sure that they get included in our packets so that we can read them ahead of time. Brad is on cc to this email.

Tim

From: John Driscoll <john.driscoll1@me.com>
To: timothy_gruber@yahoo.com
Sent: Tue, April 20, 2010 10:33:32 PM
Subject: Plan Commission Meeting

Hello Tim,

I hope this message finds you and your family well. I would love to catch up with you on music stuff sometime however, I'm actually writing to you in regards to your role on the Plan Commission. I along with many of my neighbors and community members will be attending the April 26 meeting to speak against the 62,000 square foot big box proposal in Grandview Commons on Madison's east side. Attached you'll find a letter that I am sending to all alders and to all Planning Commission members. I can't find all members emails however so I may just ask Brad Murphy at the city to forward this to all Plan Commission members. I hope the Grandview Commons community and the greater Madison community will have your support in preventing this proposal from going forward.

I hope to see you on the 26th.

Warm regards,
John Driscoll
608-576-3993

Parks, Timothy

Subject: RE: Mistruth in Lauren Cnare's latest Grandview Grocery update

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

Sent: Friday, April 23, 2010 11:45 AM

To: Sanborn, Jed; Maniaci, Bridget; Cnare, Lauren; 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; Murphy, Brad; gvcnrd@gmail.com

Subject: Mistruth in Lauren Cnare's latest Grandview Grocery update

Dear Alders,

I am very concerned that my Alder Lauren Cnare cited in her last email update to numerous people that our group Grandview Commons Neighbors for Responsible Development was not interested in meeting with her to discuss our concerns.

I am forwarding to you a copy of my last email with Lauren on 4/14 where I specifically invited her for a second time to send me dates and times that she was available to discuss the Copp's grocery proposal with myself and members of the Grandview Commons Neighbors for Responsible Development Committee. Lauren never responded to either of my requests to coordinate a discussion with our group, yet she is audacious enough to put the comment that we were not interested in meeting with her in a printed publication that she sent out to all the Alders and numerous residents of my community and other officials. I have no idea how many people have received this mis-information and now have jaded perceptions of our group, as Lauren is insistent on maintaining the anonymity of her mailing list.

Therefore, I feel I have no choice but to forward you this last correspondence in hopes of correcting the record and putting an end to damaging misinformation. If you are aware of any other members of the Planning Commission who may have received her last update, I respectfully request that you forward this email to them correcting the record so they don't think we are unwilling to listen and dialogue about this very important issue in our community. Thank you for your consideration.

Sincerely, Barbara Davis GVCNRD member

--- On Wed, 4/14/10, barbara davis <wumpus30@yahoo.com> wrote:

From: barbara davis <wumpus30@yahoo.com>

Subject: Re: Grandview Grocery Background E-mails

To: district3@uscellular.blackberry.com

Date: Wednesday, April 14, 2010, 7:27 PM

In my last email I asked you if you had evenings that worked for you to discuss these issues with the resistance group. You responded that you preferred to correspond via email and at public meetings. I took that to mean that you weren't interested in meeting with these neighbors. I offered to communicate your available dates to them and you didn't address that point. I will reiterate, if you would like to come speak to these residents to clarify, listen, collect, respond you are more than welcome to meet with us and I am happy to host you too. Maybe you could consider a few times that work before the upcoming planning meeting and I will put the word out.

Thanks, Barbara

--- On Wed, 4/14/10, district3@uscellular.blackberry.com <district3@uscellular.blackberry.com> wrote:

From: district3@uscellular.blackberry.com <district3@uscellular.blackberry.com>

Subject: Re: Grandview Grocery Background E-mails

To: "barbara davis" <wumpus30@yahoo.com>, "Lauren Cnare" <district3@cityofmadison.com>

Date: Wednesday, April 14, 2010, 4:22 PM

Barbara: I am glad you appreciated this and found it useful. As you may know, I took the route of reading and responding to individual emails rather than offering the old, but it certainly can't hurt for those who are hungry for facts and context. I continue to be baffled by your veiled accusations that I am trying to hide something. How could I possibly know to send you and others emails if I don't have an email address? Thank goodness some belong to the NAs.

I noted that the April emails will be collected and sent. Yours and others are from April. Most people prefer an occasional and complete email rather than many small ones without context.

The site plan from UDC is not current. I don't think outdated documents help anyone make decisions and prefer to keep people up to date. May I repeat this is a piece in motion?

The list for mailing comes right from the city-all property owners and residents. So many got the cards that I certainly cannot account for why some don't recall them. Certainly things are easily lost by us (home owners) and the PO. The issue was also discussed at the home owners association meeting and in the Wisconsin State Journal. This has not been a secret.

If all my correspondence where I have told everyone about milestones and encouraged participation haven't been adequate for you that's a shame but it seems to work for most everyone else. In addition, the info was distributed by email to people who did not ask to be on this but who I knew lived in the area and for whom I have an email address.

You seem to have chosen your own route for this issue: I continue to shake my head at a "neighborhood" meeting and not inviting a person who can answer questions right on the spot. While the Isthmus reporter attended the first meeting at my invitation, and we spoke yesterday, I doubt he has the most current information. As for the plan commission meeting, there is no pattern. It's a presentation and q n a from the commissioners. It is not a decision making point. Everyone will receive the link to the agenda. I hope this is sufficiently clear and you can count on me to be sure everyone on the list will know of that development and any others that occur.

Lauren Cnare

Sent from my BlackBerry® wireless device from U.S. Cellular

From: barbara davis <wumpus30@yahoo.com>

Date: Wed, 14 Apr 2010 15:32:21 -0500

To: district3@uscellular.blackberry.com<district3@uscellular.blackberry.com>

Subject: Re: Grandview Grocery Background E-mails

Thank you Lauren, for what I think is a step in the right direction of complete and honest communication with the members of our neighborhood who have written you to express their feelings and concerns on this project. I read both your letter and the supporting document of the letters/comments you have collected in their entirety, however I could not find any that resembled my correspondence to you over the last few weeks, although many of the same factors that I mentioned are included in other residents comments.

This is the kind of communication we needed to have from the beginning, and while its nice to see the PDF of the plan proposal attached to your letter, I was wondering why you couldnt have sent it to me last week when I wrote asking you for contact information for zoning and a plan-a-gram? If you really want to collect feedback and have residents be informed, perhaps you could mention in your next collective communication to us what will be taking place at the April 26th meeting, who will be discussing what, what the next step after that will be

and re-iterate to the residents of Grandview your encouragement that they attend. If you truly wish to arrive at a reasonable solution and advocate for ALL of our best interests, its only fair that people understand in very clear terms what choices they have to be involved in the process.

Many of the people in attendance at a meeting we held last night indicated that they had never seen the yellow postcard that was supposedly sent out informing us of the last meeting, so I was not the only person who could not recall receiving it. It might be worth a second check with Veridian and DSI to make sure your mailing list is up to date and complete.

I look forward to getting more information from you in the future. Thank you. Sincerely, Barbara Davis

--- On Wed, 4/14/10, Cnare, Lauren <district3@cityofmadison.com> wrote:

From: Cnare, Lauren <district3@cityofmadison.com>
Subject: Grandview Grocery Background E-mails
To: "Cnare, Lauren" <district3@cityofmadison.com>
Date: Wednesday, April 14, 2010, 1:28 PM

Good afternoon, all:

Over the last couple weeks, several of you have contacted me about the grocery store proposal and some of us have had the chance to talk or e-mail, others not. I thought it might be helpful to bring you up to speed since none of you were able to make the first neighborhood meeting last month, but have received information in your neighborhood newsletters (hurray members!) or been contacted by other means. I do hope you are interested in continuing to engage in the discussion and offering your thoughts as ways to help make this proposal better. Many citizen comments have already been excellent and now implemented guiding points. Not all, of course, because there are different opinions about the proposal.

In the e-mail thread below, which are in date order, I am hopeful that even though it's long, you'll read through for background and decide to join this e-mail group. You are blind copied so anonymity is preserved and your replies go only to me. However, you should be aware that all city e-mails are indeed public property and subject to open records requests so I urge you to be judicious in your comments. Unfortunately, some emails have actually been threatening and I do forward those to the police.

I will also be compiling your comments and others for the month of April (again - no names!) that are germane and routing them to everyone. It's such an efficient way to build communication avenues and learn what each other thinks. I will try to remove unkind comments in the interest of not perpetrating unproductive meanness that does not improve, but can only harm, this process.

These emails and ones coming in the future, will share milestones and developments, like meetings you should attend, background on the city of Madison's process, published plans and meeting minutes, etc. I include the developers, land owners, NA boards and city staff on these so we have a current "conversation."

Let me know if you think any other tools would be helpful as you participate. And,, let me leave you with one thought, please. Stay engaged, seek facts and remember that this is a proposal in the throes of a process so information changes quickly, listen carefully and openly to everyone and pat yourself on the back for paying attention. This is not easy stuff and emotions can run high as we work for ourselves in this era and the others who will come after us in this great part of a great city.

Please let me know if you want to be removed from the list, and I promise - no others will be this long!

NUMBER 1

Hi, all:

You are now part of this e-mail group because you signed in at last week's meeting or you e-mailed me

separately or I just think you might be interested based on past interest in city life. (If you are not interested, please let me know and I will remove your name.)

First, thanks for attending the meeting and/or offering feedback. I can't overestimate how important it is to hear your reactions to proposals for development. And, it's most useful at the "first offering" stage like last week.

I think the developer/owner/operator heard some essential things:

- 1 – A grocery store is fine, understand the need for an anchor catalyst for town center development
- 2 – Concerns about size, design, traffic, lights, noise and how well the concept presented fits with the Grandview design and dream. These concerns ranged from precise and strong opposition to it's fine, not an issue as long as you address it.

They have decided, based on an e-mail I received over the weekend, to go to the Urban Design Commission (UDC) informational meeting tomorrow night. There, they will do very much what they did for you: throw it at the wall and see if it sticks. I think that Urban Design members, almost all from the design professions, will have similar comments and concerns.

For some of you, it seemed like this project was "unfixable," for others there's room to grow into something better. I want to share with you that I see projects all the time as a Plan Commissioner that undergo a fair amount of metamorphosis in response to neighbor, staff and commission comment. I think this one has a nugget of good – I've told many of you that I indeed support a grocery store and this company has the stuff to be a good neighbor and successful entity. I also agree we have some work to do. But, work gets done all the time, all for the better.

Part of the purpose of this e-mail list is to share milestones and news about this project with you. If you want to attend ANY meeting, you are most welcome to do so. The one on Wed., again will be much like what was presented, but it might be interesting to hear the commission members' thoughts and comments. I don't consider this a milestone meeting since no decisions will be made, so if you only have so many nights to give to this, you might want to wait until the next round to UDC. (As an aside, UDC will compare the project to the "big box" ordinance, and it's a pretty strict design standard!)

Here is the link to the agenda, time and place:

http://legistar.cityofmadison.com/meetings/2010/3/8157_A_URBAN_DESIGN_COMMISSION_10-03-03_Agenda.pdf

I will be attending a Farmer's Market meeting – my life is all about food these days – so will not be able to attend UDC. I will be at the next ones, and, as a Plan Commissioner, will be at those in two roles.

Would you please confirm you got this e-mail? I am normally a Mac user but was "forced" by the city's e-mail program to use a PC and want to be sure it all worked out!

NUMBER 2

I met with the developers on Thursday to check out next steps and continue to provide input on the project. After the neighborhood meeting, I crafted an email list to keep folks updated in developments. That has been crafted but if you're not yet on it, and would like to be, please let me know via e-mail and I will add you. The project did go before the Urban Design Commission for an informational meeting. At these meetings, project give the members an overview and the members provide feedback. It's informal in that no decisions are made and no approvals or rejections given, but it gives applicants a sense of how they might fare with the actual decision-making process. The feedback was fairly low key. Depending on whom you talk to, either the members were pretty much okay with the project as presented, or they were too tired after "beating up" Target over a sign to spend much time on the grocery store. The "truth" lies somewhere in between.

In its latest incarnation, some minor changes have been made to the site plan's other buildings, closing the gap between the grocery store and the other planned buildings. One of the concerns was that the parking lot was too great a separation to really create a town square or commons feel.

The developer has decided to proceed to the process of approval and hopes to have a store in the ground next year. He has notified the city with the required 30-day notice that they intend to file a formal application, which really kicks things into motion formally. The first stop is another information meeting to the Plan Commission on Monday, April 26. Much like the UDC meeting, it's not a decision point, but a place to get feedback. I expect the Plan Commission members will bring up many of the same ideas and concerns that were heard at the neighborhood meeting. You are most welcome to attend this meeting to see the process or you can watch it on City Cable. I think it will be an important indicator of how things will go, even though no decisions will be made. Following that meeting, developers typically revise plans based on feedback, or convince neighbors and the approving bodies of why things can't change, and the project then goes back to UDC for initial approval, the Plan Commission for land use approval, UDC for final approval and the Common Council for all those approvals. Some projects take a few loops through the process.

I have asked the developers to provide us with these data:

- 1 - a chart comparing this store's square footage and parking lot size/no. of stalls to others in the area. Why? Because few of us are planners or designers and it's hard to look at those bird's eye plans and really translate what we see into what it feels like on the ground. I think giving us examples that we have experienced will help clarify what those colored boxes on paper look like.
- 2 - Years ago, a traffic study was done before things were built to help plan the road design, intersections, street parking, capacity, etc. Those plans assumed a commercial area that was actually square footage size, larger than what is proposed in this current plan. Traffic is always a concern with any development and I heard many neighbors say that with this project. I think we should know what the studies found to determine what the capacity is what we can expect. I am also reviewing the original traffic calming suggestions because this might be the perfect time to execute all those ideas.
- 3 - To provide specific feedback to the developer, I am aggregating all the substantive e-mail comments I have received (THANK YOU!) without the authors' names and sending them to the developer. I am also scheduling another meeting with Planning Staff, myself, and the neighboring alder to really get specific with what's not yet right with the plan, find out what can or cannot be done based on topography, cost, plan dictates or million dollar phone equipment huts . . .
- 4 - I have also told them that this site deserves outstanding architecture and design that fully support the look and feel of new urbanism and, frankly, just exudes a cool factor that grabs people and draws them in. That is a key element for my support.
- 5 - We will have another neighborhood meeting and continue on the road to the development process.

Many of you heard that this project does not comport with the neighborhood plan and therefore, the city-wide Comprehensive Plan. While this does complicate matters, it is not unusual and not necessarily a departure from usual process. The weird snag with the Comprehensive Plan is simply because the state law changed this year, stating that if you change a neighborhood plan, you must change the Comprehensive Plan, too. Madison has never done this because we didn't have to. Now, we do, so our Planning Staff are in the throes of figuring out the best way to to this not only for this proposal, but for others. Normally, a project's land use approval will occur with a simultaneous neighborhood plan change - meaning they get approved together. Gotta have both to pass! Now, it requires a third approval, that being the Comprehensive Plan change, too.

Speaking of plans, I wanted to share some of my experiences on them and how they are used. Plans mean different things to different people. For some, the plan has "hard" lines, is tightly prescriptive and should not be changed. For others, plans are good conceptual ideas, are guiding not prescribing and the lines between different land uses are blurry and more general. Certainly, "right" is in the eyes of the beholder and plans can be fabulous double-edged swords. For this proposal, you may know that Roundy's was more interested in the farm

property on the northeast corner of Sprecher Rd. and Cottage Grove Rd. That land is designated residential. It was very easy for me to stand firm and say no to that proposal. It was too big a change, disrupted other elements of the entire area plan and violated the city's sense that we will not longer create these mega-corners loaded up with strip malls and other retail. We want our services and good more embedded into the neighborhoods for variety, convenience. The current proposal still does not fit into the plan like that last puzzle piece, but it generally fits which gives us all a good place to start to balance the plan and the proposal. I think in the end, both will have to change to accommodate each other for the benefit of the residents now and in the future. As you review the plan and the proposal, I encourage you to be creative and think about the trade-offs this projects might need to come to fruition and if those trade-offs violate or block full execution of the plan. Don't let the fact that yes, the Comprehensive Plan must be changed become a huge roadblock. We will be changing our Comprehensive Plan many times in the coming years to respond to good ideas, changing economic and social situations and even new planing tenets.

Most importantly, keep sending me your thoughts, positive and negative. I continue to support the establishment of a grocery store in the area, as it part of the plan. I also concur that the likelihood of a 25,000 square feet of a store happening is extremely low, and we need to look at making a bigger store extra-special. It's through your comments that improvement and a reasonable solution will be found. I fully expect this developer to be forthright about why some things can be done and why some things cannot be done.

Update 3: Sorry - I meant to attach these items to the Update 2, but my fingers hit send, so here are the remainder items:

1 - The first document is a compilation of comments from those who have contacted me. I have removed identification here, although if you e-mail me, it is indeed part of the public record, so don't tell me any secrets because I can't protect them! I am also sharing these with the development team and land owner so they can get info. as you meant it. Thanks for all these comments - some of you have done incredible research and work - showing your interest and dedication to your neighborhood.

2 - I have included a drawing one neighbor submitted and an article on grocery stores. Please note that one of the e-mail comments above has a link to a newspaper story about a grocery in Wisconsin.

3 - Here is the link to the Urban Design Commission's report on the informational presentation. Pretty neutral!
<http://legistar.cityofmadison.com/attachments/7d17340d-9ac5-45a0-a855-1ae6578541d4.pdf>

Lauren Cnare
Alder, District 3
608-226-0987 (cell)
district3@cityofmadison.com (e-mail)

Parks, Timothy

Subject: RE: Grocery Update

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

From: Cnare, Lauren
Sent: Thursday, April 22, 2010 11:17 PM
To: Cnare, Lauren
Cc: Murphy, Brad; ALL ALDERS; rethington@charter.net
Subject: Grocery Update

Good evening, everyone:

The Plan Commission Meeting agenda for April 26 has been posted (it is attached here) and the grocery store proposal is number one on the agenda. Here are a few tips for the meeting: The meeting is held at the City County Building at 210 Martin Luther King Jr Blvd. It is on the second floor. It starts at 5:30 pm, so best to arrive about 5:20 to register to speak. There is a simple form to complete that includes name, address, a box to check "in support" or "in opposition", and a box to check whether you want to speak or not. You may register your opinion, and not speak. It will simply be recorded into the meeting minutes. The allotted time to speak is 3 minutes, so it's helpful to rehearse a bit to make your most important point in that time, and it's also useful for Plan Commissioners to hear unique comments. For example, if one person talks about traffic, and that was your point, but you also have a concern about noise, note ditto on the traffic and focus on the noise instead of what's been said. It adds to the body of knowledge then, instead of just repeating points. Speakers get to speak once, but not engage in dialogue or debate, or question the presenters or plan commissioners. But, if you have a question, a good way to frame it is: "I would really like to know how the developer will determine the landscaping placement, or approach the front door design, or mitigate noise, etc." As Plan Commissioners, we take the hint on reasonable questions and ask on behalf of speakers. Inflammatory things, like "how can the developer justify this atrocity" and the like are typically taken as rhetorical questions and left to stand on their own.

The meeting begins with a few housekeeping details and then presentation, which I do not know the length of, will begin after that. I would guess about 5:40. After the presentation, you all will speak, then the Plan Commission will will ask questions and make comments to the developer. Plan Commissioners may ask questions of the speakers, too.

If you can't come to the meeting, please e-mail your comments to me and the Mr. Brad Murphy, (bmurphy@cityofmadison.com) and they will be distributed to Plan Commissioners. Try to get at them by Monday a.m. to assist staff in collecting and producing, and assure they are included. I have also asked (Ruth?) that this e-mail be forwarded to all the Plan Commissioners so that they are aware that we will have good interest in this agenda item.

I encourage everyone who has any interest in the project to attend this meeting for these reasons:

- 1 - get a peek at the current design proposal;
- 2 - hear directly from the developer and each other about ideas and concerns;
- 3 - take the opportunity to have some of your questions answered (again, it's sort of indirect, but it works!); and
- 4 - get a glimpse of how Plan Commissioners think and inquire.

On a final note for this e-mail:

In order to make sure all voices are heard, I have been asked to assist in alerting people to the formation of an "opposition to the opposition" group vis a vis the grocery store. I have heard dismay and frustration with the opposition group and some of the bold assertions about a grocery store, or this grocery store. These people are feeling offended by a group that wants to shut something down before it even gets to the formal city approval process and while they may not support a 62,000 sf store, they (like me) believe that a grocery store is a critical piece of this area and want to be sure the dialogue continues and we can work toward something with positive, reasoned comments, collect whatever data are needed and make a sound decision. Please give me a call or email and I will connect you.

One of the things I am personally and aldermanically devoted to is making sure everyone is heard. Misinformation and statements made about dire consequences without substantiation tend to drive unfounded fear and destroy what should be a pretty simple discussion and issue. It is far too "tea party-ish" to have one side shouted down. Both sides have the right to shout! :-) I will be available to meet with both groups, and while the opposition group hasn't taken me up on that yet, the door is open for everyone.

See you Monday!

Lauren Cnare
Alder, District 3
608-226-0987 (cell)
district3@cityofmadison.com (e-mail)

Parks, Timothy

Subject: RE: Grocery Update

From: TLittel344@aol.com [TLittel344@aol.com]

Sent: Friday, April 23, 2010 9:19 PM

To: Cnare, Lauren; Murphy, Brad

Subject: Re: Grocery Update

Hi Lauren and Brad. Thanks for the info. Lauren. I won't be attending the mtg. but wanted to express my opposition to a grocery store as proposed. I'm not against sensibly developing the property, I just personally don't have a need for another grocery store when there are numerous ones in very close proximity. I think I'd have more use for a "strip mall" (there's that dirty word) with a collection of useful smaller businesses, like dry cleaners, restaurants, credit unions, etc.

Parks, Timothy

Subject: RE: Grocery Update

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

Sent: Friday, April 23, 2010 6:22 PM

To: Cnare, Lauren

Cc: 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; Murphy, Brad

Subject: Re: Grocery Update

Alder Cnare,

I am not responsible for everything you've received. I'm telling you what my experience has been with the people I'm communicating with.

Honestly Lauren, I find your email to be mean spirited. There is a true desire to work together to ensure the most responsible outcome for Grandview Commons. The tone of your emails are not helping this community to come together.

Your conduct as an alder leaves something to be desired.

John Driscoll

On Apr 23, 2010, at 5:17 PM, Cnare, Lauren wrote:

> Hmmm. Flyer copies that people send to me? E-mails saying no store, a mini-mart instead? A park instead? If your message is let's work together to get the right store, that's not what everyone is understanding. BTW: I have e-mailed Barbara to arrange a meeting by the leader of your group - can't tell whose group it is and who's in charge. Barb preferred a written record of her communication so I have stood by that. I am sure she will broadcast our latest e-mail. If you are in charge, please feel free to run with it. Otherwise, maybe someone wants to let me know who is.

> Lauren Cnare
> Alder, District 3
> 608-226-0987 (cell)
> district3@cityofmadison.com (e-mail)

> **From:** John Driscoll [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

>

>

> On Apr 22, 2010, at 11:17 PM, Cnare, Lauren wrote:

>

>> Good evening, everyone:

>> The Plan Commission Meeting agenda for April 26 has been posted (it is attached here) and the grocery store proposal is number one on the agenda. Here are a few tips for the meeting:
>> The meeting is held at the City County Building at 210 Martin Luther King Jr Blvd. It is on the second floor. It starts at 5:30 pm, so best to arrive about 5:20 to register to speak. There is a simple form to complete that includes name, address, a box to check "in support" or "in opposition", and a box to check whether you want to speak or not. You may register your opinion, and not speak. It will simply be recorded into the meeting minutes. The allotted time to speak is 3 minutes, so it's helpful to rehearse a bit to make your most important point in that time, and it's also useful for Plan Commissioners to hear unique comments. For example, if one person talks about traffic, and that was your point, but you also have a concern about noise, note ditto on the traffic and focus on the noise instead of what's been said. It adds to the body of knowledge then, instead of just repeating points. Speakers get to speak once, but not engage in dialogue or debate, or question the presenters or plan commissioners. But, if you have a question, a good way to frame it is: "I would really like to know how the developer will determine the landscaping placement, or approach the front door design, or mitigate noise, etc." As Plan Commissioners, we take the hint on reasonable questions and ask on behalf of speakers. Inflammatory things, like "how can the developer justify this atrocity" and the like are typically taken as rhetorical questions and left to stand on their own.

>>

>> The meeting begins with a few housekeeping details and then presentation, which I do not know the length of, will begin after that. I would guess about 5:40. After the presentation, you all will speak, then the Plan Commission will will ask questions and make comments to the developer. Plan Commissioners may ask questions of the speakers, too.

>>
>> If you can't come to the meeting, please e-mail your comments to me and the Mr. Brad Murphy, (bmurphy@cityofmadison.com) and they will be distributed to Plan Commissioners. Try to get at them by Monday a.m. to assist staff in collecting and producing, and assure they are included. I have also asked (Ruth?) that this e-mail be forwarded to all the Plan Commissioners so that they are aware that we will have good interest in this agenda item.
>>
>> I encourage everyone who has any interest in the project to attend this meeting for these reasons:
>> 1 - get a peek at the current design proposal;
>> 2 - hear directly from the developer and each other about ideas and concerns;
>> 3 - take the opportunity to have some of your questions answered (again, it's sort of indirect, but it works!); and
>> 4 - get a glimpse of how Plan Commissioners think and inquire.
>>
>>
>> On a final note for this e-mail:
>> In order to make sure all voices are heard, I have been asked to assist in alerting people to the formation of an "opposition to the opposition" group vis a vis the grocery store. I have heard dismay and frustration with the opposition group and some of the bold assertions about a grocery store, or this grocery store. These people are feeling offended by a group that wants to shut something down before it even gets to the formal city approval process and while they may not support a 62,000 sf store, they (like me) believe that a grocery store is a critical piece of this area and want to be sure the dialogue continues and we can work toward something with positive, reasoned comments, collect whatever data are needed and make a sound decision. Please give me a call or email and I will connect you.
>>
>> One of the things I am personally and aldermanically devoted to is making sure everyone is heard. Misinformation and statements made about dire consequences without substantiation tend to drive unfounded fear and destroy what should be a pretty simple discussion and issue. It is far too "tea party-ish" to have one side shouted down. Both sides have the right to shout! :-) I will be available to meet with both groups, and while the opposition group hasn't taken me up on that yet, the door is open for everyone.
>>
>> See you Monday!
>>
>>
>>
>>
>> Lauren Cnare
>> Alder, District 3
>> 608-226-0987 (cell)
>> district3@cityofmadison.com (e-mail)<042610Agenda.pdf>
>

Parks, Timothy

Subject: RE: Grand View Commons Copps

From: Rick Fatke [fatkemedial@gmail.com]
Sent: Saturday, April 24, 2010 11:15 AM
To: Murphy, Brad
Subject: Grand View Commons Copps

Dear Mr. Murphy,

My wife and I live at 602 Apollo Way in Grandview Commons. I am writing in support of the grocery store plan for Grandview Commons, but would not mind seeing a smaller version. I believe something along the lines of the Middleton Hills Copps would be in order. I do understand that the developer will push for as big of a store as possible, but I believe that a slightly smaller store would be both very viable and easier for close by neighbors to tolerate. I also believe that adding more traffic calming structures on Sharpsburg would deter drivers from using it as a main entry way to the commercial development.

My wife is on the board of the MPNA and plans to remain neutral.

Thank you,

RF

Rick Fatke
Fatke Media LLC
608-219-6234
fatkemedial@gmail.com

Parks, Timothy

Subject: RE: Proposed Grandview Commons Rezoning

From: Mike Knott [meknott@charter.net]

Sent: Friday, April 23, 2010 4:58 PM

To: Cnare, Lauren

Cc: 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; Murphy, Brad

Subject: Re: Proposed Grandview Commons Rezoning

Ms. Cnare

Thank you for your response.

I appreciate all your hard work for our community and I understand your position, but please don't label me as someone who wants to ³shut something down before it gets to the formal city approval process², I'm actually a good team player.

I never stated that I am opposed to a market or grocery store that fits into the current zoning. I am opposed to a 62,000 sf big box supermarket being shoehorned into an area ³ blocks from my home that was set aside for small businesses in a ³town square² setting.

I am opposed to this big box because of how it will affect the lives and safety of my family and neighbors. These are issues that I can be quite passionate about.

I would love to walk ³ blocks to get a loaf of bread, but you know what?

Even if I lived across the street, I would still need my car to bring 12 bags of groceries home - this is our lifestyle. We have plenty of big box supermarkets within a short driving distance of Grandview Commons. There are also empty parcels of land even closer to Grandview Commons that are currently zoned for big box developments.

I actually understand the concept and the principles of New Urbanism on which Grandview Commons was envisioned by its developers and accepted by your commission. This vision, and these principles are what the developer marketed and sold to hundreds of Grandview Commons homeowners.

The applicant is now asking that those principles be changed. The first principle to be broken that comes to mind is Transect Planning - the principle that big, high densities at Town Center become progressively less dense towards the edge. The applicant's proposed plan actually shows the loading dock area of this big box less than 200 feet from Veridian ³Estate² sized home sites. This just isn't right no matter how you want to look at it.

How many homes do you believe would currently be built around the Grandview Commons Town Center if back in 2001 a 62,000 sf big box supermarket was approved and shown on the developer's master plan where they are proposing it now?

I don't believe that anyone can disagree with the fact that somewhere along the line, the developer's business plan associated with their vision of this ³New Urbanism² neighborhood has failed. They have clearly discovered that the small ³town square² retail zonings are unsuccessful because of the lack of an anchor, like a big box supermarket.

I believe the only question that now lays before you and your colleagues is who should pay the price for the failed business plan associated with the developers vision?

On 4/22/10 11:08 PM, "Cnare, Lauren" <district3@cityofmadison.com> wrote:

> Mike: While I do not live in your neighborhood (I am about a mile
> away), I am actively involved with your neighborhood association and
> we all share the area and District 3's trials and triumphs. My
> motives are to represent all viewpoints of the district, and craft
> together with you and others the best city we can for our present
> neighbors and our future neighbors. I assure you my thoughts and
> action are focused to achieve the best for everyone, acknowledging that we may disagree
with each other at times.
>
> First, it sounds like we have a traffic control problem to address.
> Happily, I am meeting with traffic engineering about your area
> tomorrow and will share this with them. We are reviewing the current
> state and updating plans for the area. This one needs attention after your recitation here!
>
> Second: I don't think we've had the pleasure of corresponding yet, and
> perhaps you weren't able to attend the first large neighborhood
> meeting, but I hope you learned more about this in your neighborhood
> newsletter, which presented a factual representation of the project
> and the process all projects undergo before they receive approval or denial.
>
> For clarification directly from me: I support a grocery store at this
> location to complement the library coming in 2013 and to serve as a
> catalyst for this now 10-year moribund, planned commercial node. One
> of the most wonderful tenets of your area is embedding services right
> in the neighborhood - no more driving! Or, at least a chance to walk
> if you chose. You are well aware that you have nothing but a dentist
> and the restaurant now. A store would contribute positively to the
> area. I agree with many that 62ksf is probably too big. But, 25ksf is
> too small to fully serve a family's needs. Somewhere in between is the
> right answer Will you work with us to find that number and fulfill
> this part of the plan? I hope so! To encourage you, I will include you in an email about an
upcoming meeting on Monday.
>
> Please call at the number below if you'd like to talk further.
>
> Lauren Cnare
> Alder, District 3
> 608-226-0987 (cell)
> district3@cityofmadison.com (e-mail)
>
>

From: Mike Knott [meknott@charter.net]
> Sent: Tuesday, April 20, 2010 6:09 PM
> To: Cnare, Lauren
> Cc: 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; GVCNRD@gmail.com
> Subject: Proposed Grandview Commons Rezoning
>
> Ms. Cnare,

>
> My Wife and I own a property in Grandview Commons at the corner of
> Sharpsburg Drive and Callisto Drive in your Aldermanic District.
> In the 3 1/2 years we have lived at this property, we have become
> increasingly aware of the volume and speed of the traffic along Sharpsburg Drive.
> On more than one occasion I have come close to my demise merely trying
> to cross the intersection at my home with my dog while on a walk.
> Traffic travels so fast, it's dangerous to cross day or night. Two of
> the other 3 homes at our corner have small children in their families.
> My wife and I were nearly wrecked in our car while in the process of
> making a left hand turn off of Sharpsburg Drive to go North on
> Callisto Drive to access our home. While slowing and signaling for the
> left hand turn, a speeding car raced-up behind us and passed us on the
> left while we were in the process of making the left hand turn.
> These are only a couple of examples of the fast and aggressive driving
> we have actually witnessed, we have heard of many others from our
> neighbors. I have reported our concerns about the excessive speeds on
> Sharpsburg to the Madison East District Police via their online surveys.

>
> It's come to our attention that a request is to come before the
> Madison Planning Commission to amend the zoning of a retail area
> located 3 blocks from our property to allow a 62,000 sf big box
> grocery store in place of the current zoning that allows a 25,000 sf grocery store.
> The retail zonings approved for the original Grand View Commons were
> established by the developer as an attractive marketing feature for
> myself as well as the hundreds of people who bought lots to build
> homes and bought condominiums in this proposed quiet neighborhood with
> a small neighborhood retail "Town Square". You probably wouldn't know
> this, but this retail site is located across Sharpsburg Drive from a
> park that is considered by many, to be the most beautiful spot in our neighborhood.
> Now, for the developer to request this amendment to place a huge big
> box grocery store in the place of what was once an attractive feature
> to live near is not only appalling, but I would consider it criminal.
> It's hard to imagine that this was not the "behind the scenes" plan from the start.
> Our already fast and dangerous relationship with Sharpsburg Drive will
> increase exponentially along with all the additionally unsavory appeal
> that comes with such a development. It's difficult to believe that
> the developer of our neighborhood would care so little about the
> wellbeing of it's inhabitants.

>
> As our Alderperson, an elected representative of the wishes and
> wellbeing of your constituents (and I understand that you don't even
> live in our neighborhood), I cannot believe that you would be in
> support of this amended zoning to allow this big box grocery store be plopped into our
neighborhood.

>
> I don't know what your motives are, but they are not in the best
> interest of the Grandview Commons neighborhood.

>
> I vehemently oppose this proposed rezoning and all the damage it will
> do to the Grandview Commons Neighborhood.

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

Parks, Timothy

Subject: RE: Opposition to Copps Grocery Store in Grandview Commons

From: ryan bender [mailto:rabender@gmail.com]
Sent: Sunday, April 25, 2010 3:59 PM
To: Sanborn, Jed
Subject: Opposition to Copps Grocery Store in Grandview Commons

Hello,

My name is Ryan Bender and I am a resident of Grandview Commons, Madison, and I am writing to urge you to oppose the zoning change that would allow a large Copps grocery store in our neighborhood. A 62,000 sq ft grocery store is not the small retail outlets we were promised by Veridian when we purchased our home, and the lights and extra traffic brought on by such a large store will adversely affect the neighborhood and its residents. Copps and the developers do not live in this neighborhood, but I do. For them to lobby the city council to change the way the area was zoned seems a little like pulling the rug out from under those of us who already purchased homes in this neighborhood. I am all for development and progress, but the area is zoned for a 25,000 space and it should stay that way. There are other places suitable for a grocery store nearby that would not have it shoehorned into an otherwise quiet neighborhood. As a resident of Grandview Commons, I urge you to oppose the zoning change and keep it the way it was when we bought our houses.

Thank you,
Ryan Bender

--
Ryan A. Bender, R.Ph
(608)206-5866
649 Orion Trail
Madison, WI 53718
rabender@gmail.com

Parks, Timothy

Subject: RE: Opposition to Copps Grocery Store in Grandview Commons

From: Kindra Goehler [mailto:kindra.goehler@gmail.com]

Sent: Sunday, April 25, 2010 4:30 PM

To: Cnare, Lauren

Cc: Sanborn, Jed; Maniaci, Bridget; 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; Murphy, Brad

Subject: Re: Opposition to Copps Grocery Store in Grandview Commons

Hello,

My name is Kindra Goehler. I live in Grandview Commons, Madison, and I am writing to urge you to oppose the zoning change that would allow a large Copps grocery store in our neighborhood. A 62,000 sq ft grocery store is not part of the "town square" we were promised by Veridian when we purchased our home. The lights and extra traffic brought on by such a large store will adversely affect the neighborhood and its residents. Copps and the developers do not live in this neighborhood, but I do. For them to lobby the city council to change the way the area was zoned seems a little like pulling the rug out from under those of us who already purchased homes in this neighborhood. I am all for development and progress, but the area is zoned for a 25,000 space and it should stay that way. There are other places suitable for a grocery store nearby that would not have it shoehorned into an otherwise quiet neighborhood. As a resident of Grandview Commons, I urge you to oppose the zoning change and keep it the way it was when we bought our houses.

Thank you,
Kindra Goehler

Kindra Goehler
Web Designer Extraordinaire
email: kindra@kindragoehler.com
website: <http://kindragoehler.com>
phone: 608.206.0454

Parks, Timothy

Subject: RE: Copps Store in Grandview Commons

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

From: Cheryl Kiefer [mailto:cakiefer@charter.net]

Sent: Sunday, April 25, 2010 4:48 PM

To: Cnare, Lauren; Sanborn, Jed; Maniaci, Bridget; 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; Murphy, Brad

Cc: Cheryl Kiefer

Subject: Copps Store in Grandview Commons

We live in the Grandview Commons neighborhood and want to voice our dissatisfaction with the 62,000 sq. ft. Copps Grocery store in our neighborhood.

When we bought our home we were led to believe there would be small businesses coming to the neighborhood, but nothing of this size in the location so close to the residential homes. The traffic, noise and fumes, carcinogenic PIH's near our homes is disturbing.

Our neighborhood will be impaired by the eyesore views, bright parking lot lights, heavy traffic. This will deter new homes adjacent to this structure, it will change the character the we were led to believe this neighborhood to be.

Please vote NO for a store this size in the location on Cottage Grove Road in Grandview Commons.

Thank you.

Parks, Timothy

Subject: RE: Proposed changes to Grandview Commons

From: Mary Nelson-Meicher [mailto:mnelsonm@charter.net]

Sent: Sunday, April 25, 2010 5:13 PM

To: Murphy, Brad

Subject: Proposed changes to Grandview Commons

Please share these commons with other members of the planning commission.

My husband and I are residents of Grandview Commons and we are asking you to vote against the change in the size of buildings for commercial building in Grandview.

When we purchased our home it was with the understanding that the commercial area would not be big box size, but small businesses. The size of the proposed Copps store is way to large and will cause too much traffic within our neighborhood.

We feel allowing the building of a 62,000 sq ft store would cause the following problems:

1. Endanger the safety of all residents of Grandview, due to more traffic driving in the neighborhood. It would increase noise from Semi's delivering, fumes and other problems related to increase traffic.
2. Changing the original zoning plan, will diminish the look of the neighbor. Add bright lights, cause traffic congestion on Cottage Grove Road, especially with the change from a divided four lane road to a two lane road. Crossing Cottage Grove Road can be problematic during rush hour, adding a large store will only increase the traffic.
3. Adding a large store will take parking away from the future library.
4. It will increase problem in the neighborhood. We have problems now, with tagging, kids skateboarding around the water fountain.

I cannot see the need for a store this size when you only have to drive 15 to 20 minutes to 4 other Copps stores. In the same amount of time, you can go to over 5 other grocery stores. It doesn't make sense to have another huge grocery store in this area. A smaller specialty grocery would be much more welcome and fitting for the neighborhood.

Please do not vote for new proposal, keep the vision as it was originally developed.

Concerned Grandview Commons Resident

Parks, Timothy

Subject: RE: Grandview Neighborhood Development

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

From: Christopher Krause [mailto:christopher.krause@me.com]

Sent: Sunday, April 25, 2010 9:04 PM

To: Cnare, Lauren; Compton, Judy

Cc: Sanborn, Jed; Maniaci, Bridget; 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; Clausius, Joe; Schumacher, Michael; Clear, Mark; Pham-Remmele, Thuy; Murphy, Brad; Kavita

Subject: Grandview Neighborhood Development

Hello Lauren, Judy, et al. - thank you for your time.

We will not be able to make it to the meeting tomorrow so we ask that you, as our representatives, be our voice regarding the development discussion.

As you probably know, there is a Grandview Neighbors flyer in circulation that cites 3 reasons to try and block the proposed Copps development:

- 1) Health, safety, & general welfare concerns
- 2) Use, values, enjoyment of neighborhood will be impaired
- 3) A 62,000 sq ft store will impede the orderly development & character of adjacent lots

We agree with these points and would like to add two supply vs demand points for consideration:

4) There is a decidedly ghetto feel to adding a super store to a neighborhood with: many unoccupied homes/apartments, one gigantic abandoned building covered in tyvek, a 2 year old abandoned foundation that is reverting to prairie, and a large broken sign that swings around in the wind.

5) Current grocery stores w/in 20 minutes of Grandview per google:

- Sentry, 3 min
- Piggly Wiggly, 8 min
- Woodmans, 9 min
- Cub Foods, 10 min
- Copps Shopko Drive, 11 min
- Willy St Coop, 14 min
- Copps Ironwood Dr, 19 min
- Copps E Main St, 20 min

It is our feeling that, given the excess & variety of stores w/in close proximity, a grocery store of any size is imprudent for the near term; a 62,000 sq ft store my never be prudent for this site.

We kindly ask that Alderpersons consider tabling the grocery store anchor idea and analyze public sentiment & funding capabilities for a library and neighborhood garden anchor that would reside on a smaller plot.

Respectfully,

Christopher Krause
Kavita Sachdeva
5839 Gemini Drive
Madison, WI 53718
(608) 628-6282

.....

TheAmericanBoomer Group

John A. Vardallas CAE, CUDE

Founder/CEO

Speaker/Business Strategist

TALKING POINTS FOR MONDAYS PLANNING COMMISSION MEETING

- I am proud to live in an award winning planned new urbanism community and our developer Veridian and the City of Madison are to be commended for bringing this concept of Dream, Build, Live to a reality for the residents of Grandview Commons.
- I am not against Development, I am against irresponsible development.
- I am against the rezoning proposal because of ITS SIZE. The currently approved plan for a 25k sq ft grocery is a welcome retail addition for our community.
- A 62k sq ft grocery store is too much of a structure. Bigger is not better.
- The New Urbanism is based on proportionality planning including a blend of retail and residential development done in harmony and in keeping with a focus on community quality of life, aesthetics and green spaces, not random out of sync sized structures.

Also I have more daunting concerns of the potential impact of this change to my community:

- a) Safety concerns since the neighborhood will have to be reconfigured which would change walking and vehicle traffic patterns and impact children, the elderly and persons with special needs in addition to the potential of increased crime.
- b) Environmental Impact of more Noise, Lights and Pollution for our citizens, pets and green space lands.
- c) The Hypocrisy of the Plan to current and potential future residents of planned communities in Madison... One of "What is Planned, Branded and Marketed to the public is not the reality and can be changed.

As responsible citizens, we should all be concerned with being good stewards of our property and communities and approving a 62,000 ft grocery store in "Grandview Commons" would not be in keeping within the guidelines of those best practice intentions for current and future communities in Madison.

Key Question for the Group:

Is there another example of a 62k sq ft Grocery Store in any Residential Neighborhood in the City of Madison?

Who determined that a 62k sq ft Grocery store would fit into our neighborhood plan? Why Here? Why Now?

John Vardallas, Resident Grandview Commons

"Providing Strategies For Success"

769 North Star Drive (Suite 207) Madison, WI 53718

www.theamericanboomer.com

Phone (608) 577-8707

Parks, Timothy

Subject: RE: Proposed Copps store in Grandview Commons

From: cviets tds.net [mailto:cviets@tds.net]
Sent: Sunday, April 25, 2010 9:48 PM
To: Murphy, Brad
Subject: Proposed Copps store in Grandview Commons

Mr. Murphy.

I would like to voice my opposition to the proposed Copps store in Grandview Commons. I would like to see the property developed, but not with a grocery store. The area does not need another grocery store and could not support it. The Sentry store would, most likely, be greatly impacted. Losing the Sentry store would be very detrimental to the surrounding neighborhood. There are many elderly people living nearby that shop there. There are many low income residents in the surrounding apartment buildings that do not have transportation. Unfortunately, some of these residents feed their families by stealing from Sentry. This is something that needs intervention from the Police Department and the City. Although this should not be tolerated and Sentry should not have to be a target, I am very concerned what would happen if Sentry was gone and there was no source of food for these people. Cottage Grove Road has the Royster Clark eyesore, it does not need another vacant property. The Grandview Commons area has been nicely designed to this point. The Copps store would greatly damage the look of the area, it is not a good fit aesthetically. I live off of South Thompson Drive. At certain times of the day it is very difficult to turn onto Cottage Grove Road because of the traffic volume. A stop light would be necessary on the corner of South Thompson and Cottage Grove Road, in front of the Police Station. Other changes would most likely have to be made to handle the increased traffic. These changes will adversely impact the nearby residents. I have lived in my home since 1995. The area has changed so much, most of the changes have not been for the better. South Thompson just south of Cottage Grove Road is an area that has seen great decline, in recent years. The increased traffic along South Thompson will cause greater decline. The Cottage Grove Road area east of Stoughton Road has been declining, also. These negative changes became very noticeable when the City shut down some of the apartment buildings on the west side. Many of the displaced people moved to the Cottage Grove Road area. Our area is losing its neighborhood feel. Many of our residents no longer feel safe. Our elementary school is suffering because of the area's decline. The Sentry store is the anchor of our neighborhood. The Copps store could cause great harm to our neighborhood. Harm that its residents and the City of Madison can not afford. Thank you and I urge you to vote no!

Parks, Timothy

Subject: RE: Opposition to Copps...

From: Juline Kleinheinz [mailto:jewelbug1221@yahoo.com]
Sent: Sunday, April 25, 2010 10:30 PM
To: distric3@cityofmadison.com
Cc: Murphy, Brad; distric16@cityofmadison.com
Subject: Opposition to Copps...

To whom it may concern,

My family and I are in strict opposition to Copps building such a large store in our quiet neighborhood! A huge, or I should say, the main reason why my husband and I chose the MPN to start our family was due to the feeling of a quiet "country like" setting. If we wanted all of the hustle and bussel we would have chosen a different neighborhood. Why is there a need to place such a large store in an already established neighborhood? Why not build a store where there is not and build around that! How about the area of the Sprecher/Reiner and T intersection?

As if the current traffic on Cottage Gr Road isn't enough, I can't even imagine what a "big box" store would do to that flow of traffic.

As a person with a long list of allergies, the thought of one more pollutant horrifies me. Our daughter does not need to be subjected to the addition of chemicals in "her" air!

Do "we" really need this kind of "attention?" Don't get me wrong, I love shopping at Copps but why is there such a need to build such a large store in a quiet, quaint part of town? We already have Senty, Woodmans, Piggly Wiggly and Cub in our "back yard." The Copps Monona is 10-15min away, the Copps Sun Prairie is 10-15min away, and dont forget Copps Aberg which is 10-15min away. Do you get where Im going with this?!

Thank you for your time.

Sincerely,
Juline Kleinheinz

From: David Moore [mailto:davidmoorepd@gmail.com]

Sent: Monday, April 26, 2010 7:59 PM

To: Sanborn, Jed; Maniaci, Bridget; Cnare, Lauren; 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; Murphy, Brad

Subject: Proposed Copps on Cottage Grove near Grandview Commons

Not everyone is against this proposed development. The Moore family at 817 Carina Lane is for this development and will welcome commerce to this area. It will be great to walk or ride bikes to the grocery store and have access to other retailers.

David and Heather Moore
817 Carina Lane
Madison WI 53718

From: Cerro, Michael [mailto:Michael.Cerro@uscellular.com]

Sent: Monday, April 26, 2010 4:56 PM

To: Murphy, Brad

Subject: 18201 Grandview Copps Grocery Store

Dear Mr. Murphy,

I am writing in reference to the Plan Commission meeting regarding 18201 Informational presentation regarding the development of a grocery store on Cottage Grove Road in Grandview Commons.

I am opposed to the original proposal for the planned 62,000 sq.ft. grocery store by Copps at this location.

Attached to this email please find a revised plan showing what a smaller grocery store might look like on the Doric Lodge property (~37k to 40k sq.ft.) incorporating some of the points made during a meeting with the Copps representatives to the neighborhood associations. I further rotated the reduced building size in the attached sketch and slid it slightly further west thereby providing more "walk ability" to the other potential retail stores. The attached sketched proposal also clearly avoids the Telco box and any access impediments to it.

Further I included spill over parking to the east of the store, frankly unless its a day before a holiday most people park within about 15 stalls of the store on any given day of the week.

Additionally, this revision to Roundy's first submittal would not encroach quite as much onto the existing housing in Kirkpatrick Lane and puts the potential for more trees to buffer the retail between them.

With some minor revisions to the design, and a little creativity on Roundy's part, they could place a store with a smaller land footprint on this parcel yet

maintain adequate sales floor space for nearly all of their intended products. By more effectively utilizing the space; elevated office on the second floor, product storage over the loading dock, some underground storage, and underground mechanicals, Roundy's could reduce the ground footprint.

Roundy's should go further and limit this site to groceries, and not include a full service pharmacy and full size banking facilities, since multiples of these services already exist within a mile or two of this site.

The decision by the State DOT to disallow including on and off ramps at Milwaukee Street and Sprecher has diminished the value of that area for use as a large retail and arguably pushed these retailers to look at the next most profitable area, that being the Cottage Grove Road corridor from the interstate to Sprecher intersections. Based on this, expanding the current size restriction on a grocery store in this area from 25,000 sq.ft. could be somewhat justified within a reasonable limit.

Finally, Roundy's proposal should ultimately incorporate the use of sky lighting in the store, as their proposal includes none that I am aware of. And Roundy's should include a greater number of evergreen trees that are more mature at the time of planting: 4" to 6" for deciduous trees and 6" to 8" for evergreens. This would provide more immediate screening and value as shade trees. Installing 1" to 2" diameter trees will take a decade for them to reach any reasonable screening of a building of this size.

With such changes to Roundy's original proposal I believe more support to the grocery store on this site could be obtained.

Thank you for your time and consideration in this matter, I look forward to your comments.

-Mike

Mike Cerro
6217 Vicksburg Road
Madison, WI 53718

Grandview Commons
Town Center/Doric Lodge
Concept Plan

Orion Trail

DRAFT



VANDERWALLE & ASSOCIATES

From: Mark and Sherri Cyra [mailto:mscyra@sbcglobal.net]

Sent: Monday, April 26, 2010 8:51 PM

To: Buhl, Mickey; Corey and Katy Finkelmeyer; Cnare, Lauren; Murphy, Brad; olsonm tds.net; Sarah Buhl

Subject: Re: Pro-Copps

I am sorry that we were unable to attend this evening's Planning Commission Meeting. Although these comments are late, we hope they can still be shared in some format.

While we respect the right of everyone to express their opinion, we hope that the Planning Commission recognizes that not all Grandview Commons residents oppose the development of the Copp's grocery store. It has always been our hope that Grandview Commons truly becomes a walkable, urban neighborhood. The establishment of a grocery store as a retail anchor supports that neighborhood vision. While the store may be larger than we expected, we do want a grocery store that could provide our regular weekly shopping, and believe that a Copp's store comparable to the Sun Prairie store would serve that role. As the planning and development process moves forward, we hope that the following could be considered:

- 1) allow access to parking directly from Cottage Grove Road; this would alleviate some of the traffic concerns of the GVC residents (we can't remember if this exists in the plan);
- 2) continue to refine the front elevation of the store, to better reflect the architecture of the neighborhood, and to give the store a unique appearance;
- 3) make a concerted effort to carry locally sourced products whenever possible (e.g., Sassy Cow, local cheeses, Sugar River, Fountain Prairie Farm, RP's pasta, local produce, Batch or Madison Sourdough baked goods, local coffee);
- 4) carry organic options for produce, dairy, meats, and canned goods; and
- 5) in an effort to get a coffee shop or bakery back in the neighborhood, please don't incorporate a coffee counter into the grocery store plan.

As the process moves forward, we hope there will be an opportunity for the developer to share information directly with residents. Perhaps some of us who support this project could help with dissemination. We believe that proactive and accurate information could help to inform the opinions of open-minded residents who are only hearing from the opposition right now.

Thank you for taking the time to consider varying viewpoints.

Sincerely,

Sherri and Mark Cyra

726 Copernicus Way

From: Michael Biksacky [mailto:biksacky@gmail.com]

Sent: Monday, April 26, 2010 9:02 PM

To: Cnare, Lauren; Sanborn, Jed; Maniaci, Bridget; 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; Murphy, Brad

Cc: wumpus30@yahoo.com

Subject: Proposed Copps Food Store on Cottage Grove Rd

Dear Alder person Lauren Cnare,

We live at 825 McLean Dr in Grandveiw Commons. I would like to express to you our extreme opposition to the proposed location for the Copps Food store on Cottage Grove Rd.

When we purchases our home in Grandview it was based on a vision of a quiet traditional neighborhood that was presented to us by Veridian (builders). This vision they presented to us did depict various retail and commercial establishments but nothing on the scale of Copps Foods. It is not far to us and our neighbors to now come in and change this vision they presented to us. The noise, heavy traffic, and lights from the proposed Copps Foods will destroy the entire feel and atmosphere of our neighborhood. The proposal will create a great deal of noise and congestion that will affect the well being of my family and neighbors. We will be exposed to noise and fumes from the delivery truck and traffic.

The proposed food store should be placed in a location where it will not affect the quality of life of our neighbors but still be a convenient location. I would suggest that they look at the intersection of Milwaukee Street and Sprecher Rd. This location seems to me to be a much more suited site for the Copps Food Store.

Unfortunately we will not be able to attend the meeting with the planning commission, but hope that you will share our concerns with your colleagues. Thank you for your time.

Sincerely,

Michael Biksacky
825 McLean Drive
Madison, WI 53718
Tel: (608)-251-6066