

From: Heather Mc Fadden [mailto:alyxnmc@gmail.com]

Sent: Wednesday, January 18, 2012 12:14 PM

To: Martin, Al

Cc: Soglin, Paul

Subject: Resident Response to Grandview Commons Proposal - Please Share with Members of the Urban Design Commission

Dear Members of the Urban Design Commission,

I am greatly concerned about the Roundy's/Veridan proposal to build a mega grocery directly in single family residential housing. The developer has stated on numerous occasions that we need to have this as an anchor for the town center. Why approve a design for a "what if" town center. The town center will occur only if the economy improves. There is no guarantee that this will come. What is before you is approval of a grocery and nothing more. The remaining section of the drawings is a dream- a concept drawing. If it has taken 12 years for Veridan to find one interested party to build a grocery after approaching 130 others who were not interested, imagine how long it may take to fill the proposed town center.

First, this proposal violates the current City of Madison Big-box ordinance which is 40,000 square feet. At 58,000 square feet, this mega mart is well beyond this ordinance. The proposal includes a parking lot for 400 stalls. This, in itself, will prevent pedestrians and bikers from utilizing this grocery.

In addition due to the grade changes of at least 14 feet in height which are needed for the current proposal, the subdivision will be living in the giant shadow of a mega mart towering over adjacent homes. Gone will be the beauty and the promises of the neighborhood into which we bought.

Please vote against the current proposal. This is against what the City of Madison has historically stood for. No amount of glass or durable building materials will be able to camouflage what this really is- big business trying to mute the voices of the residents who will live day in and day out with the consequences of this proposal. Ask yourself this question: Would I want my house to immediately abut such a development?

Sincerely,

Heather Mc Fadden

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