

November 16, 2012

To: City of Madison Plan Commission  
CC: Brad Murphy, Mayor Paul Soglin

Re: Grandview Commons SIP for Copps Grocery Store

We the members of the Richmond Hill Homeowners Association Board are writing to share some concerns that we believe should be addressed prior to final approval of the SIP for the Copps Grocery Store development in Grandview Commons.

Although the store is located in Grandview Commons, it will impact Richmond Hill, which has many homeowners located within 200 feet. While Richmond Hill residents have raised a number of issues concerning the development, the two that follow have the most potential to adversely impact the value and enjoyment of Richmond Hill homeowners' properties.

**1) A traffic remediation plan by the Developer for McLean Drive**

The Developer's own traffic study has stated an expected increase of 8,000 daily vehicles along Cottage Grove Road, which will have a substantial impact on McLean Drive in Richmond Hill. The south side of McLean Drive intersects Cottage Grove Road and will serve as the main entrance and thoroughfare through Richmond Hill for coming and going to the grocery store.

We ask that any approval of the SIP be contingent on the Developer producing and completing, in conjunction with our neighborhood, an acceptable street design, which may include reconstruction on McLean Drive and/or treatments paid for by the Developer.

Residents on McLean and others are willing to meet with the Developer and the city's Traffic/Engineering Department to come up with a viable solution for all parties. *We ask for funding and a Developer agreement as a condition of SIP approval.*

**2) Visual variance along the south side of the store**

The 200-foot south side of the store faces many homes in Richmond Hill. The city's big box retail ordinance calls for visual variance on walls and rooflines of such size. While the Developer improved upon earlier versions of its design, it is still far from meeting ordinance requirements. Specifically, the depths of the protrusions along the south side of the store are only about one-third of what's required by ordinance, according to Tim Parks of the city's Planning Division, as stated at the November 7 Urban Design Commission meeting. Parks also said the variations in the roofline are less than optimal and should be improved.

We ask that the Plan Commission work with the Developer on improving the design of the store's South Side with respect to city ordinance and Richmond Hill neighbors.

**Other areas of concern for Richmond Hill residents**

Under the current plan design, HVAC systems will be open and located on the roof of the store, adding to the already present road noise. The open-air HVAC is contrary to the city's large box retail ordinance that says the acoustic impact of HVAC systems, along with trash compactors and loading docks, be fully contained. We urge the Plan Commission to work with the Developer on fully enclosing the HVAC systems, loading docks, and trash compactors.

Thank you for taking the concerns of our neighborhood seriously. We all share the goal of making the final design and implementation of this grocery store plan work in the best interests of everyone in the area.

Respectfully,

Richmond Hill Homeowners Association Board of Directors  
(Tiffany Taha, president; Christopher Iglar, secretary; Craig Thompson, Greg Cieslewicz, Denise DeMarb)