

Would you like to have an impact on what kind of Town Square shopping we have in Grandview Commons?

We, the GVC neighbors are raising awareness about the happenings in our development. We are currently zoned to allow a 25,000 sq ft. grocery store. The original plans show this allotment to be the appropriate size for our community. There is a proposal to accommodate a 62,000 sq ft grocery store (big box style) and plans to change our zoning to allow its construction. This decision should concern all residents of GVC. In addition to health and safety issues, many of us will face decreasing home values.

Many residents favor adding a grocery and town square to our development. However, a 62,000 sq ft grocery is not appropriate for our community. Please consider the following and join us in demanding **responsible development for Grandview Commons**. Potential negative factors include:

SAFETY & HEALTH ISSUES

- 24/7 traffic on North Star, Sharpsburg, McLean, Gemini, and Dominion Drives.
- Carving out new roads, turning our quiet streets into busy routes.
- Traffic threat to our children playing in public parks, crossing streets, riding bikes, pedestrians and walking dogs.
- Diesel fumes and odors from idling trucks waiting to unload.
- 24/7 Increased noise volume for residents of Gemini, Kilpatrick, McLean, Orion and Sharpsburg residents.
- Possible liquor store directly across from open park space.
- Increased truck and car traffic at both community exits. What will morning/evening commutes look like? Will traffic lights be installed?

WE MUST JOIN TOGETHER AS A COMMUNITY AND ACT NOW

- Communicate our concerns **NOW** through email, phone, letter, petition and in person to **all alderpersons** as they will ultimately be the voting decision makers. For a list of alders, email us at GVCNRD@gmail.com
- **Attend every public meeting** of the Planning Commission and Common Council when this topic is on the agenda.
- **Contact our Alder Lauren Cnare** at district3@cityofmadison.com
- Communicate that we want an appropriately sized market without wiping out our natural landscape, adding undue noise and dangerous traffic patterns.

PLEASE ATTEND THE PLANNING COMMISSION MEETING ON MONDAY APRIL 26th at 5:30 PM IN THE CITY COUNTY BLDG AT 210 MARTIN LUTHER KING DRIVE, 2nd FLOOR.* We can participate at this meeting and voice our concerns directly to the Planning Commission and present Alders. **This meeting is much more important than the "informational update" discussed in the MPNA newsletter.**

We must work tirelessly until they hear our community's voice. Thank you for your serious consideration. The meetings and membership of this committee are open to all residents. A Google Calendar with meetings and events will be posted soon. Please contact us at GVCNRD@gmail.com or Barbara Davis at 284-7716.

Neighbors for the Responsible Retail Development Committee.

*Call 608-266-4635 to check for schedule changes or cancellation of the Planning Committee meeting.

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SPECIAL ITEM
OF BUSINESS

Parks, Timothy

From: Murphy, Brad
Sent: Tuesday, April 20, 2010 4:41 PM
To: Parks, Timothy; Waidelich, Michael
Subject: FW: Grand View Commons

Correspondance for PC and the File.

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Jan Holmes [mailto:jmholmes@wisc.edu]
Sent: Tuesday, April 20, 2010 2:32 PM
To: Murphy, Brad
Subject: Fwd: Grand View Commons

I Hello Mr. Murphy,

I ask that the following letter be forwarded to ALL MEMBERS of the Plan Commission as soon as possible so that it may be considered at the Monday, April 26th Plan Commission meeting.

Thank you in advance for your help.

Jan Holmes
817 McLean Drive
Madison, WI 53718

Hello Alder Cnare,

My name is Jan Holmes, my home is on McLean Drive in Grand View Commons.

I write to you today in regards to the Copps grocery store that is in the developing stages with plans to be deposited in our neighborhood.

When my husband and I bought our home here in GVC, we were excited to be in a neighborhood that would have a library, some small shops and a 23000 sq ft grocery store. How quaint we thought to have a small market and library right in our neighborhood. GVC was perfect for us. It was out of the hustle and bustle of the big city and yet close enough for the benefits of the big city. We moved here for the quiet. We can start our day on our front porch with our coffee and we can end our day sitting on our front porch, listening to the robins chirping while we watch the sun set behind the large grove of trees across the street from us.

It would seem that our happily ever after that comes with a beautiful sunset will be short lived. Imagine our surprise when we learned that a 62000 sq ft supermarket was going to be built almost in our front yard.

A 62000 sq ft supermarket, a 62000 sq ft white elephant so to speak that will not only draw our neighborhood with its size, but will also bring semi trucks into the neighborhood. Semi trucks that will bring noise, diesel exhaust, and frankly safety issues to our community, not to mention the damage that the trucks will cause to our roads. This store will also bring outside traffic. Our streets will become congested, this traffic will cause more safety issues for our children, pedestrians and bike riders. This supermarket will bring traffic in from all areas of the east side of Madison and Cottage Grove. Traffic that I fear will not respect our neighborhood. Traffic that we will have to deal with when winter comes and the roads are icy and slippery. Traffic that will come at all hours of the day and night, past our homes and past our parks. Each of the major roadways in our neighborhood that will be affected by this traffic contains our childrens parks. Play areas that the children should be safe in. But now, they will have difficulty crossing the street, they will be wary of strangers, strangers that may tarry in our parks.

Our quiet isolated little community will now be the home of multiple dumpsters carrying filth, stench, rats and sea gulls. Filth, stench, rats and sea gulls that over time will venture further into our community to affect more than just the few blocks around the supermarket.

Gone will be our grove of trees, our quiet community, our sense of safety and that feeling of pride when we drive down our street after a long day at work.

And it isn't just our neighborhood, this 62000 sq ft supermarket and all of it's traffic will also affect our neighbors in Richmond Hills. McLean Dr. being the major thoroughfare through that neighborhood will also become congested with traffic coming to this supermarket. McLean Dr. in Richmond Hills also contains a very large park that is usually filled with children playing baseball, basketball tennis and soccer.

I understand that a market has always been planned for GVC and I look forward to it, but that market would be the 23000 sq ft market that was sold to us when we purchased the land to build our home. A market in a size that would fit into our neighborhood and be easily contained in a smaller area that wouldn't require hundreds of parking stalls.

I ask you now, as our alder, a leader of our community and all of the alders in Madison, to re-evaluate the purpose of this supermarket, to furnish needed items to our small neighborhood - not feed the entire east side of Madison. We have a Woodmans, Sentry, Piggly Wiggly, and Cubs all within a 7 minute drive from our neighborhood. We also have a large area at the end of Milwaukee street that is already zoned for this type of a venture, that is not in the middle of a neighborhood full of houses, that would be a much better fit for a 62000 sq ft supermarket.

I implore all of you, the alders of Madison, to study this issue with open minds and a conscience for doing right, because I fear that if this can happen to our small neighborhood, this can also happen to any neighborhood in our fair city.

I await any response that you may have.

Jan Holmes

Resident of Grand View Commons and member of Neighbors for the Responsible Retail Development Committee.

Parks, Timothy

Subject: RE: Copps grocery proposal for Grandview Commons

From: barbara davis [mailto:wumpus30@yahoo.com]
Sent: Tuesday, April 20, 2010 2:34 PM
To: Murphy, Brad
Subject: Copps grocery proposal for Grandview Commons

Dear Brad,

I am writing to express my serious concerns about the 62,000 sq ft grocery store being considered for my community Grandview Commons. Currently our community is zoned to accommodate 25,000 sq ft of retail space and the home owners in this community were provided literature at time of purchase by Veridian that states that our mixed use District Locations would offer "limited neighborhood commercial uses, focused as meeting the pedestrian's and local neighborhood resident's daily needs. Many residents bought into this community and its ideals of new-urbanism with that information in mind.

Last month we learned of plans to change up the zoning to accomodate a super box style grocery store complete with liquor store, bank and pharmacy. This is not appropriate for our community for the following reasons.

- 1) The establishment of a store this size will endanger public health, safety and welfare of our residents.**
 - a) endangering our children as their public playgrounds are located alongside North Star/Dominion Drive and Sharpsburg Drive. Both of these streets will become main thoroughfares for traffic coming to the store from other nearby communities. It will also place pedestrians in jeopardy walking dogs in early mornings and evenings when its dark as cars cannot see and respond quickly, especially in icy conditions.
 - b) exposing residents of the condos at Gemini Drive and home owners on Kilpatrick to excessive noise, fumes and odors emitted from semi-trucks unloading and idling while waiting to unload.
 - c) large grocery stores bring large dumpsters of food waste which attract populations of vermin and scavengers in close proximity to residential dwellings.
 - d) increased traffic flow on Cottage Grove Rd will plug our exits out of the community, make the morning and evening commutes difficult and dangerous in winter conditions. The overpass above the interstate just below our community is only two lanes and will have increased semi-truck traffic with commuters in icy weather. Local roads in our community are not always plowed promptly and semi trucks will increase risk of accidents and injuries to our residents in slippery conditions.
- 2) This super box style store is not in keeping with the plan for our community and will impair and diminish the enjoyment and value of homeowners property, adjacent playgrounds, pedestrian paths, and local roads.** Owners will experience decreased property values on Kilpatrick, which will now back up to the loading docks of Copps. Construction and sales of homes on McClean will be difficult with increased traffic, Big Dipper becomes a main thoroughfare and diminishes the value of some of the largest and most expensive homes in our community. Adding additional speed bumps and traffic lights may alleviate some safety issues but are a nuisance factor for the residents and diminish their enjoyment of their own community. Putting a liquor store directly across from our park will invite bad behavior, loitering and drinking in our park space, diminishing its enjoyment for the residents who live there.
- 3) This super box style store and nearly 500 stall parking lot will impede the normal development and improvement of the surrounding property.** People with homes that now back up to a loading dock, that find themselves now located on busy thoroughfares will have increased difficulty in selling their homes and potential new residents will opt to build elsewhere. Condos on Gemini Drive and Orion Trail will be virtually impossible to sell with a view of super box store and parking lot. Attracting new buyers will also be highly unlikely for the remaining condos on Orion as their back yard will be a parking lot.
- 4) Beyond our own neighborhood this proposal will seriously strain the existing social structure of our community.** If the Sentry store at the base of Cottage Grove Rd goes out of business as a result of super box

style Copps, there will be many senior citizens and low income residents who will be left without walking access to their daily food supply. Additionally, since Sentry serves as the anchor store to the already languishing Rolling Meadows strip mall, the potential damage to our community extends far beyond Grandview Commons.

I plan to attend the upcoming planning meeting on April 26, but I felt it of critical importance to express my serious concerns to all the members of the Planning Committee who will hear and vote on this proposal. Thank you for your consideration. Sincerely, Barbara Davis, resident of Grandview Commons.

Parks, Timothy

Subject: RE: Proposed Copps in Grandview Commons

From: Heather Mc Fadden [mailto:alyxnmc@gmail.com]
Sent: Tuesday, April 20, 2010 3:35 PM
To: Murphy, Brad
Subject: Proposed Copps in Grandview Commons

Hi Brad,
Please forward the email below to all members of the Plan Commission prior to the April 26 meeting.

Thank you for your assistance and have a great day.

Thanks,
Heather Mc Fadden

Dear Madison Alders,
Please find below my concerns with the proposed Copps development in Grandview Commons. When this reaches the Common Council, please vote against any of the rezoning requests for this proposal. Honestly ask yourself: "Would I want a 62,000 square foot grocery store located directly within my neighborhood, across the street from me, or abutting my side or backyard?"

I am writing to express my disapproval of the proposal for a big box Copps, which has encompassed three additional properties beyond the initial Grandview Commons development. The proposed size of 62,000 square feet far exceeds the light retail of 25,000 square feet maximum, which was shown on the PUD for the Veridan neighborhood of Grandview Commons. Retail stores of such size and magnitude are not placed in single family residential developments. There are other spaces more suitable for commercial development.

In addition, this will have a tremendous impact on traffic flow which Cottage Grove Road is not designed to accommodate. The proposal indicates a new street will be cut in the neighborhood, which will only benefit of the commercial development. This is against good planning.

Adding a 62,000 square foot grocery store will attract small animals including rats, musk rats, sea gulls, possums, and other types to the neighborhood. The new attracted populations of animals will expand over time reaching beyond Copps and into the neighborhood. This will create a population animals which would not normally and should never be present in a residential neighborhood.

The addition of Copps on Cottage Grove Road will impact the Sentry farther down the street. Copps would most likely force Sentry to close, greatly impacting the citizens in the neighboring community. This is against the principle of responsible citizenship. Many of the citizens in the neighboring community are elderly and walk to Sentry and would not be able to access Copps up the road. This would have a negative impact on both finances and health.

Sincerely,
Heather Mc Fadden
617 North Star Drive

Parks, Timothy

Subject: RE: Copps Grocery Store

From: Rona Carr [mailto:ronaleecarr@gmail.com]

Sent: Tuesday, April 20, 2010 5:36 PM

To: Murphy, Brad

Subject: Re: Copps Grocery Store

Mr. Murphy:

As you are aware, there has been much activity and communication between the neighbors of Grandview Commons about the proposed construction of the 62,000 sf Copps within our community. Feelings are very strong about the detrimental effect a store of this size would have on the quality of life of the residents.

Please forward the original email I sent to you on April 6 to the Plan Commission members prior to their meeting on April 26. Thank you.

Rona Carr

5932 Gemini Drive

On Wed, Apr 7, 2010 at 8:57 AM, Murphy, Brad <BMurphy@cityofmadison.com> wrote:

Rona,

Thank you for sharing your comments and concerns. This is far from a done deal and neighborhood concerns will definitely be taken into consideration by the Plan Commission and Council in considering this proposal.

Brad Murphy

Planning Division Director

Dept. of Planning & Community & Economic Development

P.O. Box 2985

215 Martin Luther King Jr. Blvd

Madison, WI 53701

608 266 4635

From: Rona Carr [mailto:ronaleecarr@gmail.com]

Sent: Tuesday, April 06, 2010 5:20 PM

To: Murphy, Brad

Subject: Fwd: Copps Grocery Store

Dear Mr. Murphy:

I sent the following email to Ms. Cnare and wish to share it with you. Thank you for considering all views related to this proposed project.

Rona Carr

5932 Gemini Drive

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

From: **Rona Carr** <ronaleecarr@gmail.com>

Date: Tue, Apr 6, 2010 at 5:15 PM

Subject: Copps Grocery Store

To: district3@cityofmadison.com

Dear Ms. Cnare:

My townhouse is on the corner of Sharpsburg and Gemini Drives. As I came home this evening, I saw a group of people gathered on the vacant land directly across from my townhouse. It appears that they are reviewing plans and I surmise this may relate to the possibility of Copps building on the site. I ask two things of you: please send email updates to me regarding the proposed building and please note that I am vehemently opposed to this construction.

The neighborhood is quiet, family friendly and a joy in which to live. A Copps grocery store built near the ~~corner of North Star and Sharpsburg Drives would destroy that.~~ There is a lovely park directly across from that site that families and individuals enjoy immensely. Whether it is strolling with children or dogs, many enjoy the beautiful setting and view of the Capitol. A grocery store and its noise and traffic would jeopardize the serenity of the neighborhood and create not only an eyesore, but potential danger.

I know that you voted to uphold the Landmarks Commission ruling on The Edgewater and for that I applaud you. It appears that you recognize that neighborhoods and their residents are more important than commercial interests.

I look forward to receiving the updates and attending public meetings on this matter. I also look forward to meeting you.

Sincerely,

Parks, Timothy

Subject: RE: Questions for the Planning Commission to ask at 4/26 meeting

From: jvardallas@aol.com [mailto:jvardallas@aol.com]
Sent: Wednesday, April 21, 2010 9:56 AM
To: Murphy, Brad
Subject: Fwd: Questions for the Planning Commission to ask at 4/26 meeting

Hello Brad, fyi
on these questions for next Mondays meeting from our Grandview Commons Neighborhood Group.
Thanks for sharing them your peers.
Best Regards,
John Vardallas

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

From: barbara davis <wumpus30@yahoo.com>
To: bmurphy@cityofmadison.com
Cc: john driscoll <john.driscoll1@me.com>; john vardallas <jvardallas@aol.com>; mark daugherty <daughertym@asme.org>; Casey Moen <casey.moen@gmail.com>; heather mcfadden <alyxnm@gmail.com>; nicole jenkel <njenkel@gmail.com>; rona carr <ronaleecarr@gmail.com>; jan holmes <jmholmes@wisc.edu>
Sent: Wed, Apr 21, 2010 8:27 am
Subject: Questions for the Planning Commission to ask at 4/26 meeting

Dear Brad,

I am part of the Grandview Commons Neighbours for Responsible Development Committee. We met last night to draft a preliminary list of questions and points of clarification for the 4/26 Planning Commission Meeting. Would you mind sharing them with the rest of the Planning Commission members?

1. Where is there another Copps store of this size in Madison?
2. Where is there another store of this size located within a residential neighborhood in Madison?
3. What are the proposed unloading schedule hours/rules/regulations for trucks dropping off merchandise? What measures will be in place to enforce this schedule?
4. What will be the trash collection schedule for this store?
5. Will the Fire Dept in this district be affected in order to be properly equipped to service an establishment of this size?
6. Has there been an environmental impact study completed on the area? Does it include forecasted vermin populations?
7. The "rain garden" drainage pond.... does it contribute to greater mosquito populations?
8. Why is 62K sq ft considered to be the acceptable size for this store?
9. How many customers are anticipated?
10. How will a store this size handle car/truck traffic without access to a main highway?
11. Please explain the vision of what the proposed retaining wall will look like.
12. Why are extra side roads into Copps necessary?
13. What is the likelihood of additional speed bumps, and traffic lights into our community?
14. How will the two lane overpass on Cottage Grove Rd be able to handle the additional traffic and trucks?
15. How do this proposed store's traffic patterns affect the safety of the bike path?
16. Will this community be added to the bus line in order to serve the store? Where will the bus stop (if yes) be placed? Will this lead to bus traffic within our community?
17. Why are 476 parking stalls necessary for Copps and the supporting prospective retailers?
18. Does this store plan conflict with the original "green plan" for our community? (width of streets, on street

parking for residents etc)

19. What kind of lighting is planned for the store and parking lot? How will this affect residents living in close proximity to the store?

Thank you Brad, for sharing this information with the rest of the Commission. We plan to attend the meeting on Monday and look forward to learning more.

Sincerely,

Barbara Davis and GVCNRD

Parks, Timothy

Subject: RE: Proposed Grandview Commons Rezoning

From: Mike Knott [mailto:meknott@charter.net]
Sent: Wednesday, April 21, 2010 6:17 AM
To: Murphy, Brad
Subject: FW: Proposed Grandview Commons Rezoning

Mr. Murphy,

I have been asked to forward this letter to you by my neighbors who are courageously leading an opposition stop the placement of a big box grocery store in the Grandview Commons Neighborhood. Please share this with all of your fellow Planning Commission members.

Thank you very much!

Mike Knott

----- Forwarded Message

From: Mike Knott <meknott@charter.net>
Date: Tue, 20 Apr 2010 18:09:43 -0500
To: <district3@cityofmadison.com>
Cc: <district2@cityofmadison.com>, <district1@cityofmadison.com>, <district4@cityofmadison.com>, <district5@cityofmadison.com>, <district6@cityofmadison.com>, <district7@cityofmadison.com>, <district8@cityofmadison.com>, <district9@cityofmadison.com>, <district10@cityofmadison.com>, <district11@cityofmadison.com>, <district12@cityofmadison.com>, <district13@cityofmadison.com>, <district14@cityofmadison.com>, <district15@cityofmadison.com>, <district16@cityofmadison.com>, <district17@cityofmadison.com>, <district18@cityofmadison.com>, <district19@cityofmadison.com>, <district20@cityofmadison.com>, <GVCNRD@gmail.com>
Conversation: Proposed Grandview Commons Rezoning
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
----- End of Forwarded Message

Parks, Timothy

Subject: RE: Concerned Citizens of Grandview Commons

From: Casey Moen [mailto:casey.moen@gmail.com]
Sent: Tuesday, April 20, 2010 11:21 PM
To: Murphy, Brad
Subject: Concerned Citizens of Grandview Commons

Hi Brad,

I am writing to you in regards to the proposed Copps Grocery store in the Grandview Commons area on the East Side of Madison. My husband and I are residents of the community and I've been told that you may be able to forward on the following information to the members of the Plan Commission so that they may review our concerns for this proposal prior to the April 26th meeting.

The current proposal calls for a Copps Grocery store of 62k square feet (plus a very large parking lot and additional retail stores). My husband and I are incredibly concerned by this as well as the configuration of the roads that are being proposed. We are concerned for the following reasons:

1. This extremely large store size will ruin the look and feel of our neighborhood, which was designed to support a "town square" type of retail development with an anchor store of no more than 25k square feet.
2. Safety! Our neighborhood was built with large green spaces for children to play in rather than large individual lawn space. These parks and green areas are on roads that are proposed to be direct thoroughfares to the new Copps. This is a big concern not only for the safety of our children, but also for all of our residents who daily walk dogs, ride bikes and rollerblade in our neighborhood.
3. This Copps grocery/liquor/bank/pharmacy store of 62k square feet will attract a HUGE amount of semi-truck traffic and noise to our small neighborhood.

I want to stress that we are not at all opposed to retail (or even a Copps!) in our neighborhood, however, we want it to be appropriately sized to accommodate the surrounding neighborhoods and not the entire East Side of Madison. We feel an appropriate size would be no larger than 30k square feet.

In addition, we would like no direct access to the retail from Sharpsburg Drive, Gemini Drive or any other of our neighborhood streets. This will prevent residents of Door Creek and other developments from using our neighborhood streets as shortcuts to future retail. Ultimately, this will help to keep our residents safe and the additional noise and traffic to a minimum.

Thank you for listening!

Concerned Citizens,

Casey and Larry Moen
6006 Sharpsburg Drive