

From: BRET DOUGHERTY [mailto:bddougherty@sbcglobal.net]
Sent: Thursday, January 12, 2012 5:46 PM
To: Murphy, Brad; Waidelich, Michael
Cc: Cnare, Lauren
Subject: Grandview Commons Development

Good Evening

My name is Bret Dougherty. I live at 5928 Gemini Drive. I fully intended on attending the neighborhood meeting at Messiah Church tonight but the weather has made it pretty tough for me to get there so I wanted to share some thoughts on the proposed grocery store with both of you, and Ms. Cnare, and please forward it to the other members of the planning commissions. A lot of it you've probably already heard and I apologize for that but I feel it's important and wanted to have my voice heard since I can't attend the meeting.

I want to first convey that I feel very strongly that a store of this size is inappropriate for the overall design of our neighborhood, for a host of reasons. -The first being that I purchased in this area because of the feel of it as well as the future plans for the neighborhood, which didn't include a large grocery store.

-The addition of this store will adversely affect the pedestrian feel of the area. My street will become one of the rear entrances, about 100 feet from my front door, of the store. That will make my little street a high traffic area for people coming into the neighborhood with the intention of going to the store. There's a park right across the street and a school bus stop at the corner of North Star and Sharpsburg. Definitely not a good mix.

-The Roundy's corporation is in very poor financial condition and I don't like the thought of a half built, empty store being on the property because they ran out of money.

-Veridian is also in a bad way financially and they seem to be pushing for this for the sole reason of getting themselves out of financial difficulty. Not necessarily making the best decision for the people in the neighborhood.

-One of the reasons Veridian gave for the restaurant failing (where the Great Dane is now) was because there wasn't an anchor business to draw people out here. That reason seems to have gone by the wayside because it appears the site just needed a good business there. The previous owner/manager of other restaurants was the real cause of them failing.

-If a store has to be built, there are several other sites within the area that seem to be a better site, Milwaukee and Sprecher, Cottage Grove and Sprecher, to name a couple.

-Based on the plans I've seen for the store, that is the only business that has made any sort of commitment to building there. Not a good use of resources if the only business is the grocery store.

There are quite a few more reasons, that I'm pretty sure you've heard. My main reason for sending this was to register my feelings with the commission because I am not able to attend the meeting tonight. Please give this your very careful consideration and DO NOT approve this project as it is.

Thanks you for hearing me out and best of luck to you during this process.

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