

December 14, 2011

Dear Mr. Trowbridge,

I am writing to you regarding the proposed Grandview Commons Town Center Amendment Request submitted by Vandewalle & Associates, Inc., on October 19, 2011. Although I am enthusiastically in favor of developing a town center in this area, I am vehemently opposed to the current plan.

I would like to disclose that I am a member of the board of directors of the McClellan Park Neighborhood Association of which Grandview Commons is a part. I want to be clear that I am writing on my own behalf as a resident and home owner in the area. I am not representing the board or the association in any way by means of this letter. As a resident of the City of Madison and home owner in Grandview Commons **I request the Committee not allow the Vandewalle & Associates, Inc amendment proposal to proceed as proposed.**

As an avid hiker and cyclist that chooses vehicle transportation as a last resort, I am alarmed by Vandewalle's current plan. I do not see the safe accommodation of pedestrian and bicycle traffic in this plan. In fact, I don't even see safe planning for the high volume, regional vehicular traffic a big box of this size will surely draw through this small, new urbanist community. Further, they have routed semi-truck and other vehicular traffic past the front of the big box and past the proposed library where our families and children will congregate. This plan is unsafe for the community.

When I study this plan and see numerous additional curb cuts on Cottage Grove Road, a lack of non-vehicular access points to the neighborhood and the narrow bike lanes on the 90/94 over pass, I find this a challenging gauntlet for a pedestrian or cyclist. I am a former Criterium bicycle racer and to this day have excellent bike handling skills. Even with this advantage, I would feel compelled to use a vehicle if I have to navigate through a development like this.

I am also very concerned about the negative impact this will have on connecting the Glacial Drumlin trail to the City of Madison's bicycle path. There have been years of dedication to this goal at City, County and State levels. This proposal would place a regional traffic center in the midst of that connection.

I would like to call the committee's attention to the significant opposition this plan is receiving from area neighborhoods. I believe there is an attempt to down play or silence the level of opposition this plan is receiving. As people in the community learn how unsafe and destructive this is, more and more people are opposing this plan. There has not been a neighborhood meeting in almost TWO YEARS regarding this. If you review the developer's original time line you will see that the meetings were planned within days of the Thanksgiving, Christmas and the New Year holiday. Why would the developers do this? Why would the alder support it? Why doesn't there appear to be an interest in community involvement in this controversial proposal?

This proposal is littered with negative impacts to the surrounding neighborhoods. Why haven't the developers come forward with a specific plan? Instead what we see are water color drawings of something that may never be. Where are the traffic studies for the surrounding neighborhoods? And they want the city to approve zoning changes, neighborhood plan changes and even comprehensive plan changes- based on what exactly? If ever there were a situation where the phrase "the cart is before the horse" were true, this is it.

Please forward this letter to all members of the Long Range Transportation Planning Committee on Thursday, December 15, 2011.

Thank you,
John Driscoll
801 McLean Drive
Madison, WI 53718