

**From:** Mike Knott [mailto:meknott@charter.net]  
**Sent:** Monday, February 20, 2012 9:57 AM  
**To:** Soglin, Paul; ALL ALDERS; Murphy, Brad; Waidelich, Michael  
**Subject:** Grandview Commons big box

Mayor Soglin, Alders, Mr. Murphy & Mr. Waidelich,

Again, I am writing to you on behalf of my family and myself regarding the eminent degradation of our health, safety, welfare and property value as a result of you potentially approving a big box being dropped into our residential neighborhood. This email and registering in opposition at public hearings are the only weapons I have as a City of Madison resident to try and protect my family and myself from what I believe to be a huge threat. I am including all Common Council members in this correspondence because your votes will be required on this matter very soon.

I have carefully read Mr. Waidelich's Planning Division Report to the Plan Commission dated February 16, 2012. This document does a very thorough analysis of the big box proposal and for the most part accepts the applicant's speculations as to why the Town Center Concept that was sold to current surrounding homeowners must now be amended. Although this document is very factual regarding past history of the current GDP Town Center and all of its past amendments, it's quite clear that the fate of everything other than the implementation of a big box is indeed speculative. After reading this document yourselves, you can see there are many aspects to this proposal which are, in fact, unsavory to the existing neighborhood and grossly violate the spirit of the current Sprecher Neighborhood Plan as well as the City of Madison Comprehensive Plan. **In the final recommendations you can see that this report boils down to this: If Plan Commission Members believe that this big box proposal will in fact increase the likelihood of the speculative Town Center being successfully implemented and that you feel that a big box retail store directly adjacent to single family residential homesites is a sacrifice those homeowners should be forced to accept, than adopt this proposal. On the other hand, if you believe that a big box has no place in this, or any residential neighborhood; the whole "anchor" theory is just that, a theory; Veridian has pushed this proposal with no compromise to appease the neighborhood; neighboring property owners are going to be forced to live with a big box and all of its unsavory accompaniments towering over their homes for as long as they can stand to remain living in the neighborhood, than you should vote to deny this insensitive and irresponsible proposal.**

Please share this installment of my ongoing concerns with all Plan Commission Members prior to

the February 20, 2012 Plan Commission Meeting. Thank you. Respectfully, Michael E. Knott, AIA

*And this is where the property I own and live in is located:*

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