

From: Terry Maloney [\[mailto:t54k55@att.net\]](mailto:t54k55@att.net)

Sent: Sunday, February 05, 2012 7:25 PM

To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne; Cnare, Lauren; Johnson, Jill

Subject: Grandview Commons Town Center Development

Dear Mr. Mayor, City Planners and Alder-persons. This email is in regards to the plans for the development of the property known as Grandview Commons Town Center. I as a home owner in the Door Creek subdivision I am opposed to the plans for a large grocery store and other retail development in this area. I am opposed for the reasons of loss of property value that it may cause in the near subdivisions because of the for sure loss of property values of the homes directly impacted by this plan. I am concerned for the increase in the amount of traffic that will for sure happen. I am concerned for the increase of the the large truck and 24/7 delivery truck traffic that will result. I am concerned for the safety of our children because of the undesirable elements that often use these types of spaces as a hang out. Having been raised in downtown Madison I can speak from experience on this issue. When I bought my home six years ago in the Door Creek Subdivision area I bought it with the understanding that this area was to be for single family and some multi-family housing. Currently the families that live in these neighborhoods have very neat, clean and desirable homes. Most of the multifamily units are town house or condos which attract responsible owners. But again speaking from experience when city planners allow for the implementation and changes to be made in family neighborhoods to allow large box stores and multi-business use facilities to be built amongst these homes the town houses and condos are reduced to cheap rental properties owned by absentee landlords. Which in turn will create just another troubled island. Ask yourself, would you own a home that has a grocery store parking lot and loading dock as your backyard neighbor. I don't think so. As alternatives to this why not build apartments or more single family homes or a smaller mom and pop style Town Center if you think this area needs businesses.

I would also suggest that if a large box store is looking to build and you want the tax revenue from such a project that you annex some of the town of Blooming Grove or Town of Cottage Grove that is well east of the Sprecher Rd and Cottage Grove intersection down near the cemetery. This area is currently empty farmland. Or the area of farmland that is for sale east of the intersection Buckeye Rd and Sprecher. Or the area north of the intersection of Hwy T and Reiner Rd which is all farmland. Why create a business site in the middle of a residential area? Put it in open undeveloped land and then create what you want around it. What you are doing is like the people who move next to the railroad tracks and then complain about the train whistle. Our homes where here first. Thank you for taking the time to read my letter. I hope that common sense will prevail.
Your fellow Madisonian, Terry Maloney 710 Notting Hill Way