

## Martin, Al

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**From:** Lisa Maly [lisa@showcaseinvproperties.com]  
**Sent:** Wednesday, December 07, 2011 12:35 PM  
**To:** Martin, Al; gvcnrd@gmail.com  
**Subject:** Veridians Big Box Grocery Proposal at Urban Design Committee Weds December 7.

Dear Mr. Martin,

My husband and I will not be able to attend the meeting this evening regarding the Proposed change to zoning from Veridian at the Urban Design Committee. As such, we would like to express our concerns about this change and about the ramifications of such a change to our neighborhood. There are many in our neighborhood who are very worried about the intent of such a proposal.

We would like to add our 2 votes as a "no" for the proposed change - unable to speak.  
If you would please count our concerns in opposition of the change tonight it would be greatly appreciated.

Some of the items discussed over and over include:

- \*No formal project application has been filed so why is there a request for a zone change and comp plan change
- \*Veridian seems to be changing the course of the neighborhood plan simply to sell it to someone else who then will no longer follow the original plans of the development
- \*Improper use of property designed for 25K sq maximum retail store, violates Sprecher Neighborhood and City of Madison Comprehensive plans.
- \* Increased traffic flows on Cottage Grove Road, Sharpsburg Dr, North Star and MacClean Drives will diminish property values of Grandview and Richmond Hill resident's homes.
- \* Heavy traffic on Cottage Grove Rd will make impede efficient flow of commuter traffic in and out of our community, endanger pedestrians, cyclists and our children by bringing semi-trucks through our streets.
- \* Big-box retail is not compatible with New Urbanist Community design originally planned for Grandview Commons. It is not "walkable retail for local residents daily needs" as outlined in Veridian literature given to homebuyers.
- \*The proposal Veridian is showing is only a drawing. If their request to change zoning to commercial is approved, they intend to sell that parcel of land to a developer, who may or may not build that drawing, as they can build whatever they want within the parameters established. They may or may not even build a Copps, it could be something completely different.
- \*No change to the Grandview neighborhood plan has been submitted, because once Veridian sells the land, it will no longer be a part of Grandview Commons. The rest of the drawing depicting a town square and open space will not exist, because Veridian has no plans to build it at present.

Please look at this proposal very carefully as it has very important changes to what was to be a very nice comprehensive plan for the East side of Madison. If we do this wrong we will clearly change the face of this neighborhood.

Yours Truly,

Dave Jablonski and Lisa Maly  
1305 McLean Drive  
Madison, WI 53718