

**From:** Heather Mc Fadden alyxnmc@gmail.com

**Sent:** Sunday, May 15, 2011 2:37 PM

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

**Subject:** Proposed Change to Comprehensive Plan for Grandview Commons

Dear Planning Commission Staffers and Members: I am writing to oppose the proposed change to the comprehensive plan for Grandview Commons that would open the door for big box development located directly within a residential community. I oppose this the proposed change for several reasons:

- 1) This is a major deviation from the original Sprecher Neighborhood plan. We would not have bought our home if we knew the long range plan would have changed so drastically. This is a bait-and-switch maneuver on the part of Veridan - if this was there long range goal they should have been upfront about it!
- 2) This is unprecedented and inappropriate planning. Big box developments have not been historically located directly in residential neighborhoods because the combined use is inappropriate for single family and duplex residential development. This would set a dangerous precedent for all neighborhoods in the City of Madison. This will open the door for spot use approval which is inconsistent with the original comprehensive plan approved for any neighborhood. All neighborhoods should fear this development.
- 3) The original planning to have access roads into the development will pose major traffic congestion and safety issues for the neighborhood's residents.
- 4) The current economy plus the rumors that Copps may be sold are indicative that no changes should be made to the comprehensive plan until such a proposal received and a zoning request is made. This opens the way with indirectly giving approval to all of these changes.
- 5) Why was an initial proposal of a different parcel proposed by the developers rejected by Alder Cnare? It is my understanding that she has dictated the use of the Grandview Commons area for this development. Why this has occurred when many of her constituents are against this plan?
- 6) We have access to 6 grocery stores within 6 miles of the development. Currently, there is no plan to extend bus service to the neighborhood. This will eliminate access for many residents of the surrounding community that rely only on mass transportation. This will negatively impact the traffic patterns and congestion over a two-lane bridge.
- 7) There is a plan to extend the bicycle trail along Cottage Grove Road - this will be nearly impossible due to curb cuts and will pose a great danger to cyclists.

For all of the above reasons, the proposed amendment should be deleted from consideration for any proposed changes at any future Plan Commission and City Council meetings. I hope the city planners, Plan Commission members, and City Council stand for the original neighborhood visions and will strong and reject this proposal which will forever change the City of Madison. Sincerely, Heather Mc Fadden Grandview Commons resident