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Sent: Thursday, February 09, 2012 2:00 PM
To: Monks, Anne; Murphy, Brad; Johnson, Jill; Cnare, Lauren; Waidelich, Michael; Soglin, Paul
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Subject: City of Madison Grandview Commons Town Center

Although there appear to many proposals to build additional grocery stores and retail on the far north east side of Madison besides one at Grandview Commons, the grocery store at Grandview Commons Town Center is clearly the poorest conceived of all of the plans circulating to date. The new plans for the Grandview Commons Town Center fail in significant ways to deal with issues relating to vehicular and pedestrian traffic, noise, and air and site pollution. The Veridian Homes sales website at

<http://www.veridianhomes.com/find/neighborhoods?neighborhood=grandviewcommons>

clearly shows a different and less impactful Grandview Commons Town Center than that proposed by the "Neighbors For The Grandview Commons Town Center". The Veridian Homes version of the Town Center currently depicted on their website is that which was originally approved by the City Planning Commission. New proposals address a plan to inappropriately accommodate a 58,000 sq. ft. grocery store.

Major differences and issues with respect to the different design proposals include the following:

1. In new proposals for the Town Center with a 58,000 sq. ft. grocery, a massive surfaced parking lot is the most prominent feature in the design. There is no provision for a parking lot larger than any one building structure in the approved current proposal for the Town Center.
2. Cottage Grove Road is a residential street with housing that was built before the Grand View Commons development was begun. The proposed designs for the 58,000 sq. ft. grocery store are proximal to pre-existing housing in the Richmond Hill development and other properties.
3. The original plan for the Town Center places a 25,000 sq. ft. grocery store further west from existing homes across from Cottage Grove road and not directly opposing preexisting housing along Cottage Grove Road as do new plans.
4. Under the new Town Center development plans, dedicated vehicular access only from Cottage Grove Road is provided. Under the original development plan, access to the Town Center is provided from Big Dipper Drive within Grandview Commons and only two access routes to different areas of the town center are provided off of Cottage Grove road. New plans for the Town Center show three access routes off of Cottage Grove road and none from Grandview Commons Big Dripper Drive. The new plans unfairly place the entire burden of coping with additional traffic congestion, noise, air pollution and site pollution from the presence of a 58,000 sq. ft. grocery store squarely on the far north east side neighborhoods and streets outside of Grandview Commons

proper.

5. New proposals provide for walking access to the proposed 58,000 sq. ft. grocery store from Grandview Commons. It is unlikely that anyone will be shopping at this store that has walked to it due to congestion caused by the person and vehicular traffic in the area as a result of the presence of 58,000 sq. ft. grocery store and the general inconvenience of shopping at a store of such size.
6. In order to make access safe and convenient to the proposed new Grandview Commons Town Center and 58,000 sq. ft. grocery store, Cottage Grove Road would likely need to be upgraded to six lanes (four lanes for vehicular traffic and two lanes for bicycle and pedestrian traffic) with controlled intersections. The nearby Cottage Grove Road bridge crossing I35/I90 would have to be upgraded and it is doubtful that the Federal or State Governments would assist with such funding at this time. In addition, property owners living adjacent to Cottage Grove Road would lose a buffer between their residence and the Town Center as a result of constructing the 58,000 sq. ft. grocery store as a result of the necessary road modifications.
7. Rezoning Grandview Commons to allow for larger retail could result in unanticipated and unforeseen consequences to the entire far north east side neighborhood.

I request that zoning for the Grandview Commons Town Center not be changed to accommodate a 58,000 sq. ft. grocery store or other retail store of such size.

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