

From: Robert Montgomery [mailto:rmonty1953@gmail.com]
Sent: Sunday, February 12, 2012 8:22 PM
To: Waidelich, Michael
Subject: Grandview Commons zoning changes (Copp's Food Store)

February 12, 2012

Dear City of Madison

I would like the following to be shared with members of the Plan Commission.

As residents of Richmond Hill, my wife and I are opposed to changes in zoning and codes to allow a big box store in the Grandview Commons development. We are not opposed to plans as originally agreed upon by the developers.

A building of that size is not a good fit for the neighborhood, the 'build it and they will come' mantra is not always correct. There are many abandoned storefronts in Madison (and several years ago Copp's contributed to several of them) and if one was to happen in this neighborhood it would be an eye sore. If Copp's is eager to expand, there's an empty Cubs on Nekoosa.

And if it's built...and they come...the effect on the neighborhood would be devastating. Cars, noise, traffic on Cottage Grove Road and McLean would increase. Shoppers would use McLean Drive as an easy access to Buckeye Road.

A store that size does not fit what was originally envisioned; something smaller; within walking distance for shopping. Something like Jacobson's, or Ken's Meat Market on Monona Drive would be a fine anchor.

We don't doubt Viridian hasn't tried to find something smaller; but that doesn't mean we need something bigger.

Thank you.

Mr. and Mrs. Robert Montgomery 1205 McLean Dr Madison, WI