

## Martin, Al

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**From:** BNorem1066@aol.com  
**Sent:** Wednesday, December 07, 2011 9:55 AM  
**To:** Martin, Al  
**Cc:** posoglin@cityofmadison.com  
**Subject:** Rezoning of Grandview Commons

Mr. Martin,

We are strongly opposed to the proposed rezoning of Grandview Commons, which would give a new developer almost unlimited ability to build whatever suits his financial goals. The area was originally approved with an "Urbanist" design that allowed for a 25,000 square foot retail space, ostensibly for a grocery store. Why is the UDC being asked to change the approved plan now? It seems that in order for the owner to get the highest sale price for the property, the rezoning is necessary.

We find it highly offensive that the developer got the original plan approved so that he could build houses on the land surrounding the property, and now wants to change the plan so that he can make even more money, without regard to the conditions that would be forced upon the residents of the area. Residents invested their money and their future in this area because of the conditions that existed at the time. To change those conditions now decreases the value of their investment and dims their dreams of the future.

Construction and operation of a "big box" store in the Grandview Commons/Richmond Hill neighborhoods would create an exponential increase in traffic levels, already problematic at times on Cottage Grove Road. The end effects are 1. decreased safety for everyone, 2. increased noise and congestion, 3. decreased property values, and 4. probable closure of other, smaller businesses in the area.

Please share our letter with other members of the commission.

Sincerely,  
Barry and Karen Norem  
6113 Fairfax Lane  
Madison, WI 53718  
608-221-9354