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From: Larry Eriksson erikres@execpc.com  
Sent: Monday, May 09, 2011 11:34 AM To: Murphy, Brad; Waidelich, Michael  
Cc: Soglin, Paul; Monks, Anne; Larry Eriksson  
Subject: Grandview Commons zoning change proposal

To members of the Madison Plan Commission:

We are strongly opposed to the proposed amendment to change the zoning of the Grandview commons town center sites and former Doric Lodge site to Community Mixed Use. My wife and I have lived on the east side of Madison for 37 years including 22 years in Heritage Heights and 15 years in Richmond Hill. Our two children graduated from LaFollette High School and the University of Wisconsin-Madison. They remain Madison residents and our daughter's family currently resides in Grandview Commons.

When we purchased our homes in these neighborhoods, we presumed that they would remain essentially residential in character with limited commercial development. The value of our current residence on Fairfax Lane in Richmond Hill would be severely damaged by the proposed zoning change. Community Mixed Use zoning would lead to commercial development that would serve a much larger area than the immediate neighborhood. It would increase traffic, congestion, noise, and disturbances in the Richmond Hill neighborhood.

We have always presumed that the former Doric Lodge site would ultimately be used for residential purposes as specified by the current Low Density Residential zoning. We also understood that the town center area would have commercial development appropriately scaled for the surrounding neighborhood. This is particularly necessary for Grandview Commons developed with New Urbanism concept that is designed to actively diminish automobile traffic, not to attract it with large scale commercial development.

Big box and other large scale developments belong in areas like East Towne where the roads are designed to handle high volumes of city-wide traffic, something that Cottage Grove Road will never be able to do. In fact, rapid development in Cottage Grove has already led to very high traffic levels and congestion on Cottage Grove Road.

For all of these reasons, we ask that the proposed amendment to change the zoning of the Grandview Commons town center sites and former Doric Lodge site be removed from further consideration.

We further request that our comments be printed and shared with all Plan Commission members before the meeting.

Thank you,

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