

**From:** Mike Knott <mailto:meknott@charter.net>  
**Sent:** Wednesday, May 11, 2011 7:39 PM  
**To:** Murphy, Brad; Waidelich, Michael  
**Cc:** Monks, Anne; Soglin, Paul  
**Subject:** Grandview Commons big box proposal

Mr. Murphy and Mr. Waidelich,

I have sent you virtually the same email at least 5 times over the past year and a half, and at the risk of embarrassing myself, I find that I must do it again. As badly as the big box applicant wants to wear me down, that's just not going to happen. The health, safety and welfare of my family living in the Grandview Commons neighborhood as well as preserving what is left of my property value is much too important not to fight for.

The Sprecher Neighborhood Plan, as well as the City of Madison Comprehensive Plan has approved low-density residential home sites at the Doric Lodge location. The current proposal to place a big box, now for ANY use that is juxtaposed directly to low-density residential home sites (with homes and families already in them) is a fundamentally bad, self-serving plan. I believe that you and your staff know this. This proposal is clearly about something other than fulfilling the New Urbanism concept for Grandview Commons. The applicant has totally abandoned that original planning concept by even suggesting that a big box belongs anywhere near the current Neighborhood Mixed-Use District at it's current scale.

The impact of this drastic change in density and use will destroy this Madison neighborhood. The properties directly adjacent to the big box will become blighted, then the neighboring properties will become blighted, and so on and so on. There are proper locations for big box development, but no matter how you look at it, directly adjacent to existing low-density residential home sites is NOT it. Developments such as this, using proper planning technique, buffer residential areas with layer upon layer of transect elements like lower-density retail, mixed-use retail residential, then higher-density residential, than medium-density residential and finally low-density residential development. These are fundamental planning techniques that the applicant is choosing to ignore.

The Sprecher Neighborhood Plan has been revised several times over the years at the owners request increasing the density of the NMU. Even at the currently approved maximum 25,000 sf it still shows a more proper planning concept that is IN SCALE WITH ITS SURROUNDINGS. A big box has absolutely no place in this neighborhood plan no matter what the use, IT'S JUST TOO BIG, it's that simple.

The developer has decided that an anchor is needed to spark more attraction to the Grandview Commons NMU – I understand this notion. The area has “languished”(?) according to our Alder.

Maybe the Doric Lodge area wouldn't be languishing if the developer would just develop the home sites and market them as they are currently shown on the approved Sprecher Neighborhood Plan that everyone who lives adjacent to originally bought into.

For the size, scale and context of the existing area, the new Great Dane has already provided an "anchor" at a proper scale. The clear increased traffic and activity in the area is proof of that. There are times of the day that this new business alone has overwhelmed the infrastructure at Cottage Grove Road and North Star Drive, including the new 2 lane bridge over I-90/39. I'm aware that a traffic light is to be installed at this intersection, but the benefits of this does NOT include a decrease in traffic. The increased traffic and associated danger on the Grandview Commons collector streets of Sharpsburg Drive and North Star Drive have also increased due to the Great Dane. Traffic and its dangers in my neighborhood will increase exponentially with a big box.

Please, stop being forced to waste valuable City of Madison time and resources by rejecting this preposterous request once and for all by not considering it as a potential Track 2 Amendment to Madison's delicate Comprehensive Plan.

Please share this installment of my ongoing concerns with all Plan Commission Members prior to the May 16th Plan Commission Meeting.

Thank you.

Respectfully,

Michael E. Knott, AIA  
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