

December 5, 2011

Re: December 7, 2011 Urban Design Committee Meeting – **857 Jupiter Drive**

Dear Mr. Martin and members of the Urban Design Commission,

I am writing today to voice my opposition of the proposal by Veridan Homes to amend the PUD-GDP for Grandview Commons Town Center. Brian Munson of Vandewalle & Associates will present this concept to you Wednesday night.

Amending the General Development Plan is the first step of a three-step process the applicant is using to propose the creation of an anchor, big box grocery store. They will say this is essential to proceed with the town center concept plan twelve years in the making for the Grandview Commons neighborhood.

While I am NOT in opposition of an appropriately scaled (25,000 S.F. or less) neighborhood grocery store as part of a town center, I AM OPPOSED to their over size concept that is sited next to low density single family homes. I live on an “estate lot” only two blocks away from this proposed big box. If this becomes reality my property value will plummet not to mention our streets will no longer be safe for our families to walk and bike with the increased semi and auto traffic going to and from the big box. The smells, noises, trash and light pollution will lower our quality of life in the quiet, quaint neighborhood we know as Grandview Commons. The main commuter streets and artery streets adjacent to and through our neighborhood cannot handle increased traffic and congestion. The concept proposed is not compatible functionally or visually with our neighborhood.

I am also concerned that the applicant has not filed a formal project application, but instead is requesting the zone and City Comprehensive plan changes accompanied by some drawings of what it might look like. Isn't this putting the cart before the horse? Why would changes to zoning be made without knowing all the details of a real proposed project? I am also concerned that if zoning changes are made without defining the project and Veridian sells the land, then a development of any kind could be proposed including no development of a town center. I would rather forego a town center concept all together to make sure a big box of any kind is not built on this land.

Finally, the applicant, their developer and our alder have yet to meet with our neighborhood to discuss this revised proposal. I understand that neighborhood feedback and involvement is important and essential to this process if it is going to work. Because that has not happened yet, it seems the process the applicant is using is trying to work around us to avoid our opposition. Again, cart before the horse.

I would be at your meeting on Wednesday night in person if my schedule would allow, but I hope this brief letter of my opposition will speak for me. I know my husband and many neighbors will be there who share the same concerns. I trust that the members of the UDC will understand that the process being used and proposal being presented is not appropriate for Grandview Commons and the adjacent Richmond Hills neighborhood.

Once this comes to a vote, please **DENY** the request for amending the PUD:GDP/R2T, the Sprecher Neighborhood Plan, and the Comprehensive Plan, which would allow this land to be used for a large anchor commercial big-box development.

Respectfully submitted,

Cindy Glaeden-Knott
802 Callisto Dr.
Madison, WI 53718