

From: Tony Peterangelo [mailto: tpeterangelo@gmai.com]
Sent: Monday, May 09, 2011 6:06 PM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne
Subject: Grandview Commons grocery

Hello,

I am writing you today to ask that you remove the Grandview Commons rezoning amendment from further review. I have contacted most of you in the past regarding this issue and while I do not wish to waste your time, I would like to make it clear that many people who live in the neighborhood are opposed to any changes that will impact our quality of life.

Many of us feel like Veridian gave us a "bait & switch". We were lured into the neighborhood with promises of a small, walkable commercial area. Now that we have all made a commitment to our neighborhood (with the largest financial investment most of us will ever make) they pull the curtain back to reveal the real plan which is not what is best for the neighborhood but what will make them the most money as quickly as possible. When I wanted to build a deck onto my house, I was required to go through an approval process with Veridian to make sure that what I wanted to build would conform with the neighborhood plan. What is hard to understand is how the reverse is not true. Why am I required to conform while they are allowed to do whatever they like?

The best course of action seems to be that the two sides of this issue come together to compromise on a plan that works for everyone. It may not be exactly what either side wants but something that will work and we can all live with.

A problem with this compromise option is that it appeared to many of us at the November planning meeting that Copp's seems unwilling to be a part of that process. With each counter-statement from Copp's at the meeting they continued to stand firm on the need for 62,000 sq ft. (and now, after hearing our concerns with the size, it has actually INCREASED to 65000 sq ft!). In order for this compromise to happen, we will need to get Copp's to join in the discussion.

At this point it really comes down to two issues: size and location. We want 25,000 and they want 62,000. The average of these two numbers is 43,500. To me, it would be nice if we could walk away from this uncomfortable issue with a store that is not classified as a "big box" which would mean creating a plan for a store slightly smaller than 40,000 sq ft.

The other big issue seems to be the actual placement of the store on the land. I feel as though our neighborhood would be better served with the store closer to the new Great Dane side rather than where it is now and I believe most if not all of our group would agree with that. Without some kind of compromise our neighborhood will not support what has forced upon us and in the end, the store will be more likely to fail. If we want to shop at a "big box" we will continue to drive to Woodman's for our food needs. With compromise, many of us will probably end up becoming frequent customers and with time the store will likely thrive.

I do not support any amendments to change the comprehensive plan that would accomodate big box retail in our neighborhood. Please forward and share my comments with the Plan Comission when they meet this Monday.

Again, I appreciate your time and efforts and look forward to being part of this process towards a compromise,

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