

December 5, 2011

Dear Mr. Martin,

I am writing to you regarding the proposed Grandview Commons Town Center Amendment Request submitted by Vandewalle & Associates, Inc., on October 19, 2011. This request proposes zoning changes, neighborhood plan changes and a Comprehensive Plan amendment to allow for a big box structure to be embedded within a residential neighborhood.

I would like to disclose that I am a member of the board of directors of the McClellan Park Neighborhood Association of which Grandview Commons is a part of. I want to be clear that I am writing on my own behalf as a resident and home owner in the area. I am not representing the board or the association in any way by means of this letter. As resident of the City of Madison and Grandview Commons **I request the Commission deny the Vandewalle & Associates, Inc amendment proposal.**

I am dismayed by what I perceive as an utter disregard on behalf of the developers and Alder Lauren Cnare regarding the concerned members of this community. There has been an ongoing outcry from a significant portion of this community since this threat began in Spring of 2010. These concerns have been shared over and over again with Alder Cnare and the developers. Nothing significant has changed. And although they have already met with other neighborhoods, they still have not offered the Grandview Commons residents a meeting regarding their current proposal.

Forcing a big box structure into this New Urbanist development, within a few hundred feet of low density, single family homes is absolutely inappropriate. Vandewalle gave this presentation to Madison's Pedestrian/Bicycle Committee on Tuesday, November 22, 2011 and it was overwhelmingly denied in a 6 to 1 vote. Rightfully so.

The UDC mission statement includes:

- * encourage the protection of economic values and proper use of properties
- * maintain and improve the established standards of property values within the city;
- * assure a functionally efficient and visually attractive city in the future.

On these guiding principles alone, the UDC should find adequate and fair justification in denying Vandewalle's proposal. Some have tried to dismiss the concerns of the Grandview Commons and Richmond Hills neighborhoods with the "Not in my backyard" argument. This is a false, unfair spin of the facts. The concerns raised about this are regarding lowering the quality of life, safety and value of the entire community. This isn't about a few people having to take a hit on their property values for a greater good. This is about lowering the quality and value of entire neighborhoods. A big box structure in the location being proposed by Vandewalle will immediately affect the surrounding properties which will create a ripple effect lowering the quality of life for the area. This proposal doesn't protect economic value and proper property use. It reverses existing value and causes damage and unmanageable safety risks to the existing, established property uses.

A development of this size belongs at the corner of Milwaukee Street and Sprecher Road.

Please do not open the gates for this kind of thing to happen in our neighborhoods. Please stop this now before it's too late. **I urge you to deny this proposal.**

Please distribute this to all members of UDC prior to the Wednesday, December 7 meeting.

Respectfully submitted,

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