

From: [Mary Beth Growney-Selene](#)
To: [Plan Commission Comments](#)
Cc: ["Jesse Dettmer"](#); ["Linda Wanker"](#); ["Craig Thompson"](#); ["Melissa Norton"](#); Kelsey.jordan@nm.com; ["Cindy Zanesco"](#)
Subject: Hill Valley Neighborhood Development Plan Commission Approval of December 2, 2024
Date: Wednesday, December 4, 2024 5:28:43 AM

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Dear Plan Commission members;

At your December 2, 2024 meeting, you unanimously approved the initial development (not certain of the exact term) for the Hill Valley Neighborhood.

No fewer than three HOA Presidents, as well as multiple other speakers, addressed the commission with regard to traffic concerns and the request to refer this item back to the Transportation Committee, for further review and deliberation. Yet, when the public hearing was closed, not one member of the Plan Commission spoke to these concerns; asked staff about the neighborhood concerns; or expressed any sort of reaction to what is clearly an issue within the existing neighborhoods.

Nearly every public comment opened with, "not opposed to the development". The issue is not the development, it is the traffic concerns.

To me, it begs the question, how many of you are familiar with the traffic and associated issues on S. High Point Road and have thought about the impact of 1700+ additional residential units (not cars) to the area? "20 is Plenty", and any similar such city programs are not going to stop or solve the issues that we residents deal with on a daily basis.

As our High Point Estates HOA President, Jesse Dettmer, expressed to our Alderpersons, Barbara Harrington-McKinney and John Duncan, "As a resident and community member, I took time away from my family and other responsibilities to participate in this process, believing public input would be valued. To have reasonable concerns ignored entirely was both disheartening and discouraging. Why provide a forum for public comment if those comments are not given due consideration?"

Since the motion was approved on unanimous consent, any of you are able to request that the item be brought back for reconsideration. As a resident and member of the High Point Estates Homeowners Association Board of Directors, I am asking you to do just that. And when you do get reconsideration, I would ask that you refer this item back to the Transportation Committee for further discussion, before you approve it. In doing so, I would also ask that this item be pulled from the Common Council agenda for December 10 (or whenever the item would be placed on the Common Council agenda).

The concerns of the residents of the neighborhoods surrounding the Hill Valley development deserve more attention and discussion than we received on Monday night.

Sincerely,

Mary Beth Growney Selene
High Point Estates Homeowners Association Vice-President
1 Ondossagon Court
Madison, WI 53719