

From: [Brian White](#)
To: [Plan Commission Comments](#)
Subject: Mineral Point Road and Herrling Property
Date: Saturday, April 6, 2024 9:18:59 PM

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Hello,

My family and I live at 7369 W Mineral Point Rd (one of the 7 houses on the south side of Mineral Point between South Point and Sugar Maple). I wanted to write to share the perspective of the conditions of Mineral Point so they can be taken into consideration for the development plans, as well as to give some feedback on the proposed development.

Firstly and most important, turning from Mineral Point Rd into our houses. Drivers are not patient and very often pass on the shoulder when we turn left or attempt to pass in the other lane when we turn right. This will likely be worse with more development and traffic. Either a dedicated third turn lane (or expansion to a 4-lane road) would be tremendously helpful. If such expansion does occur, please consider extending the expansion to the first house on Mineral Point (or Black Hawk).

Also, we are generally excited at the proposed amount of greenspace (including the large neighborhood park). This will greatly benefit both the new neighborhood and the existing homes on Sugar Maple. Given the amount of development on both sides of the street, we'd encourage having dedicated pedestrian crossing infrastructure (likely at Sugar Maple Ln), especially if sidewalk/path infrastructure will be only on the North Side of Mineral Point (as proposed).

Thank you for taking the time to consider our feedback. Please don't hesitate to reach out if you have any questions about our comments.

-Brian White

From: docken6@charter.net
To: [Plan Commission Comments](#)
Cc: [Parks, Timothy](#)
Subject: Mineral Point Road Development - Herrling Subdivision
Date: Sunday, April 7, 2024 4:07:11 PM

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Dear City of Madison,

My name is Joyce Docken, and I live at 7403 W. Mineral Point Road with my husband, Dean. I am writing in regard to the development north of MPR called Herrling Subdivision.

We have here since 1979 and have seen a lot of changes to our area. It feels sad to realize that the Herrling Subdivision will consume what seems to be one of the last open fields across from my home. I am not opposed necessarily to the development; however, I am concerned about several aspects that the development will have on the use of MPR. Firstly, traffic volume is already very high. It can be it can be very troublesome to even get out of my driveway with the traffic as it is now. For example, most mornings around 7:45-8:30am, traffic is lined up in a standstill all the way to the light at South Point Road.

Secondly, the speed on MPR is very much a concern. The speed is visibly and audibly very high. Late at night, we can hear cars and trucks racing with very high velocity and rpms. We have experienced cars ending up in our lawn, one car was wrapped around our tree, and our mailbox has been destroyed more than once.

Thirdly, what about the wildlife we get to see across from our home? Where do these animals go as we just keep pushing and pushing them further away? What plans are in place by the developer to protect the wildlife in our area?

What I hope for is that the current South side of MPR "road-to-house proximity" remains the same. I am very concerned about any development to MPR that changes easements on the South side of the road. MPR is already close enough to our home, we don't want it any closer.

Thank you for taking my concerns into consideration. Please feel free to contact me at any time.

Sincerely,
Joyce and Dean Docken
608-516-5267

From: [Leslie Taylor](#)
To: [Plan Commission Comments](#)
Cc: [Parks, Timothy](#)
Subject: Mineral Point Road Redevelopment with 10252-10554 MPR Herrling Subdivision
Date: Sunday, April 7, 2024 5:03:58 PM

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Dear City of Madison,

In response to the “Notice of Public Hearings” postcard I received in mid-March informing me of a hearing about the development “10252-10554 Mineral Point Road for reapproval of the Preliminary Plat of Herrling Property Subdivision”, this is to express my concerns about the impacts on Mineral Point Road related to the Herrling Subdivision.

I live at 7397 W Mineral Point Road, which is directly off Mineral Point Road and across from the planned Herrling Subdivision. I’ve grown very concerned about speed and volume of traffic on Mineral Point Road over the past few years. Weekly, I experience cars heading west at excessive speeds (higher than the posted 45 mph) that makes slowing down to turn into my driveway dangerous. I use blinkers and as I slow my vehicle to turn into my driveway, cars routinely illegally pass my vehicle at breakneck speeds by using the gravel shoulder of the road, spewing rocks onto my vehicle as they narrowly miss my rear bumper. I've experienced being flipped off by impatient drivers annoyed by having to slow down in response to my necessary turn. With this Herrling Subdivision plan and resulting increased traffic, I am concerned that without a thoughtful plan for Mineral Point Road, these already stressful and dangerous situations will worsen. I am not in direct opposition to the Herrling development (although I do like the fact that the open field across from my home will turn into a neighborhood). I am in opposition to any Mineral Point Road development that encroaches upon my property, changes the size of my front yard, or reduces the current distance between MPR and my home.

I read in the Staff's Comment document that the City Engineer plans to construct a 10-foot wide multi-use path along the north side of Mineral Point Road (item #12). I'm curious how that will help manage increased traffic? I'd like to know more about the developer's plans to 'make improvements to MPR and Pioneer Road in order to facilitate ingress and egress to the development' (item #13)? Will there be any easement implications to my property or those of my six other neighbors? There are seven single family homes between Pioneer and South Point Roads that will be affected if any development occurs on the South Side of MPR.

In summary, my concerns are:

1. Safety impacts to homeowners along Mineral Point Road and community members in our area. These safety concerns are directly related to the volume of traffic (already at high levels) and the speed of the traffic (east or west-bound, speed can be reckless).
2. Pollution and noise impacts on homeowners due to increased traffic on MPR between Pioneer Road and South Point Road. Noise pollution can be bad, especially late at night when cars (perhaps racing) barrel up and down MPR at extremely high speeds.
3. Nature and animal impacts. Do you have information on the developers' plans to preserve the forest area habitat, which is home to owls, deer, and wild turkeys? I adore seeing these animals across from my home in the open field. As a community, what is the City requiring of the developer to protect the habitat?

Thank you for taking into account my concerns. Please feel free to contact me for additional information.

Regards,
Leslie Taylor
1.608.686.2672