

From: [Harrington-McKinney, Barbara](#)
To: [Transportation](#); [Tao, Yang](#); [Plan Commission Comments](#)
Cc: [Jesse Dettmer](#); [Parks, Timothy](#); [Duncan, John](#); [Cindy Zanesco](#); [Harrington-McKinney, Barbara](#)
Subject: Re: Hill Valley Development
Date: Friday, December 6, 2024 2:33:14 PM

Tim

I and ALL ALDERS, are receiving emails from residents from High Point Estates expressing concerns related to future traffic impact of South High Point Road and specifically High Point Estates (New Washburn Way). I was unable to attend the Planning Commission meeting of Monday, December 2, but as planned I did review the Virtual Planning Commission meeting. After a lengthy discussion, the Planning Commission voted at their meeting of 12/2/24 - Lot 218. , 250 Marty Road was approved: the 237 units - Mid Point Meadows was consistent with TRP Housing Plan, staff recommendations for approval, with referral back to UDC (Urban Design Commission) for additional review related to connectivity.

This development is primarily in District 1 and while the Alder and developers have kept me well informed along the process there still remains the questions around Traffic Mitigation Plans and an expression from the surrounding community of “feeling not being heard”. I am reaching out to staff: What do you suggest as options/information sharing to address these community concerns.

(Jesse Dettmer, President High Point Estates HOA, Please forward this response on to Panle Jia Barwich, Long Jin, Cindy Zanesco, and members of the High Point Estates neighborhood association).

Alder Harrington-McKinney

From: Cindy Zanesco <cjessogne@hotmail.com>

Sent: Friday, December 6, 2024 11:08 AM

To: All Alders <allalders@cityofmadison.com>

Subject: Hill Valley Development

Some people who received this message don't often get email from cjessogne@hotmail.com. [Learn why this is important](#)

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Dear Alders,

I am writing to share significant concerns about the traffic impact of the proposed Hill Valley development, which includes 1,700 new dwellings. The additional vehicles will severely affect South High Point Road and surrounding residential streets, including Welton Drive and New Washburn Road.

South High Point Road is already a busy corridor serving multiple neighborhoods. The influx of traffic from Hill Valley will lead to greater congestion, longer commute times, and increased risks for pedestrians, cyclists, and drivers. Additionally, the development will funnel more vehicles through Welton Drive and New Washburn Road as cut-through routes to shopping and services near Watts and Gammon, disrupting the character of these quiet residential streets.

Despite these clear and foreseeable impacts, the Plan Commission has not presented any strategies or plans to address the increased traffic volume or ensure safety. This lack of consideration is deeply concerning for those of us who live in High Point Estates and surrounding areas.

I respectfully urge you to vote “no” on the Hill Valley development as currently proposed and remand it to the Plan Commission and the Transportation Committee. A thorough and actionable traffic management plan is essential to address these issues and mitigate the impact on South High Point Road and nearby neighborhoods.

Thank you for your attention to this pressing matter.

Sincerely,
Cindy & David Zanesco
High Point Estates Residents