

From: [TDS](#)
To: [All Alders](#)
Subject: Proposed Hill Valley development
Date: Thursday, December 12, 2024 8:50:14 AM

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Greetings

Based on the information I have, there is a significant concern about the impact of this development.

I do not think that having a multistory apartment building on High Point Road so the best layout of the development. That is obviously the highest point in Madison and having an apartment building there would adversely affect the western view. It makes more sense for it to be set back from the road. The High point Estates houses back up to High Point.

Traffic will be considerably increased. It is already difficult to make a right hand turn from Welton onto High Point, let alone a left hand turn. I am not aware of bus routes from this area other than the stop further north. Is traffic going to be routed toward Pleasant view? That would make more sense since it is a major road and does not have housing on the street itself.

I am against extending Welton. This will lead to a marked increase in traffic cutting through the neighborhood, which has already been a problem.

Please let me know if there will be another hearing, as I was unable to attend the last one.

Lynn Broderick
7710 Welton Dr

Sent from my iPad

From: [Becky Diemer](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Friday, December 13, 2024 8:05:21 AM

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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,
Rebecca Diemer
High Point Estates Resident