

From: Jon Okerstrom <jokerstrom1@me.com>
Sent: May 19, 2019 6:02 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: public hearing agenda items #8-10 (2801 Hickory Ridge Rd)

I want to register my opposition to approval of agenda items #8-10 (2801 Hickory Ridge Rd) scheduled for the meeting of May 20, 2019.

As a decade-long resident of the Ice Age Falls neighborhood, I am concerned about the increase in traffic this project, at its current scale, will cause for this neighborhood with limited access/exit options, particularly during morning and evening commutes. **The congestion now is bad enough that I adjust my schedule to avoid the worst of it. And this project will make it worse.**

Specifically I experience first-hand:

- Left hand turns from Snowmist Trail and/or Stratton Way onto northbound South High Point are already problematic during morning rush.
- Hundreds of additional cars from this complex will certainly increase existing bottleneck at single-lane Raymond Road and single-lane Marty Road. Will the change in the plan to more single-bedroom units result in more cars than the original plan? I fear that it will.
- The increased traffic volume will make the blind intersection at the top of the hill at Raymond and South Gammon Road increasingly dangerous as waits get longer and drivers take more chances.
- And the traffic backlog at the light at Raymond and Whitney Way will get even worse. As it is, the line of stopped eastbound traffic there often extends well beyond the recently extended left turn lane heading north past Toki Middle School.
- In recent years, flooding has temporarily blocked primary routes, raising additional safety concerns. This project adds substantial hardscape and runoff to an area that's already challenged during wet periods.

The eventual extension of four-lane South High Point Road through the Marty farm may be part of the solution, though it will also increase through-traffic. Adding traffic controls at key intersections, widening Raymond from 2 lanes to 4 or taking other steps could be part of the solution. My understanding is that there are no plans for any of this.

Reducing the number of units planned for the development would also help to mitigate traffic and safety concerns.

It would seem to me that the city should proactively study and develop a plan to improve the street system to accommodate the increase in traffic this project and eventual development of the Marty farm property will cause rather than approving it now knowing it will exacerbate existing traffic and safety concerns.

For these reasons, I oppose the rezoning required to allow this project to start as-is.

Respectfully,

Jon Okerstrom
2934 Winter Park PL
Madison