

From: [Panle Jia Barwick](#)
To: [All Alders](#)
Subject: Hill Valley development
Date: Friday, December 6, 2024 1:13:02 PM

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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,

Panle Barwick
High Point Estates Resident

From: ebecker12@charter.net
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 7:08:10 PM

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Hello.

I live on Welton Drive, a half block from the proposed Hill Valley development.

I am quite concerned that the new Hill Valley development by Veridian will cause the homes on Welton Drive (and throughout the High Point Estates neighborhood), zoned R1, to be across the street from 400 high density apartments zoned R4.

There are very good reasons why the city's planning department requires a gradual change from R1 areas to R2, then R3, then R4. The gradual change in density ensures existing homeowners that new development will not negate the R1 zoning that was in effect when they bought their property.

We have about 265 homes in our entire neighborhood. You are being asked to approve 400 apartment homes across the street from us. We ask that you require Veridian to move the apartments away from the R1, and follow the plan to change the density gradually.

There is no good argument for placing the R4 across from R1.

D'Arcy Becker
7517 Welton Drive
Madison, WI 53719

From: [Peter Bloch](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 8:21:04 AM

You don't often get email from peter.t.bloch@gmail.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, one more developing at the very S. point of High Point Road. At times it can be very difficult to leave the High Point Estates neighborhood onto Gammon or High Point roads due to the lack of visibility (hills and curves on the roads) and the speed at which travelers drive above the speed limit. 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 that have become "short cuts". The influx of traffic from Hill Valley will lead to greater congestion, longer commute times, and increased risks for pedestrians, cyclists, and drivers. Even when neighborhood speed limits are decreased, police enforcement is limited due to resources available. The intersections of both Gammon and New Washburn and Welton and High Point need stop lights to help alleviate accidents and allow safe entrance and exit to our neighborhood.

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,

Peter Bloch
High Point Estates Resident

Peter Bloch
Cell: +1 608 335-4744
peter.t.bloch@gmail.com

From: tlbrod@tds.net
To: [All Alders](#)
Subject: High point estates
Date: Saturday, December 7, 2024 4:30:07 PM

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Dear Alders,

The hill valley development, as it stands, will have a negative impact on the residents of high point estates. One of many concerns is the building of two large apartment buildings at Welton Drive and High point directly across from single family homes obscuring not only the open space but will cast a shadow upon these homes during the afternoon hours. Of course a second concern would be the traffic impact to the High point neighborhood. we already have to contend with individuals putting our safety at stake by cutting through the neighborhood, and if approved, would increase by many fold. We need you to put more thought into the safety of our children over the development and increased tax revenue of uncontrolled development.

I respectfully ask you to vote no on the hill valley development as currently proposed and remand it to the Plan Commission and the Transportation Committee.

Sincerely
Dr Thomas Broderick MD
High Point Estate Resident

From: [Larry Chester](#)
To: [All Alders](#)
Subject: Dear Alders
Date: Monday, December 9, 2024 3:52:10 PM

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I live at 7718 Welton Dr. right on the corner of High Point Rd and Welton Dr. I have lived in this home for 31 years. 25 years ago I expressed my concern to the city that High Point Rd needed to be a center boulevard roadway. If you look at the history of High Point Rd both North and South sections, there has been many bandage approach changes to improve the poor traffic controls due to bad planning or lack of planning with a vision for the future.

Now if we factor in the Hill Valley development traffic, when there already is a traffic problem. The question I have is, is there any awareness of the traffic and noise issues that already exist. Let's do the right thing with High Point Rd.

Welton Dr homes are valued on the LOW side at 2X the average selling price of a home in Madison. Yet apartments will be built directly across from these same LUXURY homes. Why apartments beside luxury high priced homes. That is not normal in any neighborhood. Because the High Point Rd is between the two, that is not good reasoning or any justification. No developer would build apartments beside luxury homes in their own development. They would not do such knowing full well it would not be in their own best interest.

The view of Madison from those apartments will be unrivaled. I can see downtown and the airport from my second floor. That is very valuable land and luxury apartments only should be built there. What is the set back distance from High Point Rd? Are there turning lanes proposed exiting High Point Rd.? Are there round about instead of traffic lights. More traffic lights in this day and age should be forbidden. Why aren't the apartment blocks backing into woodlands with a resort like setting.

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. The original plan for the property had the entrance to the neighborhood adjacent to the water tower. Why did it change. Putting Welton through was not an option then, why is it now?

Thank for looking after your constituents.

Sincerely
Larry and Kenna Chester
High Point Estate, long term resident.

From: [Adam Darbonne](#)
To: [All Alders](#)
Subject: Concern re: Hill Valley Development traffic plan
Date: Sunday, December 8, 2024 12:14:28 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,
Adam Darbonne
High Point Estates Resident

From: [Jesse Dettmer](#)
To: [All Alders](#)
Subject: Common Council Agenda Item 84814 - Public Comment
Date: Sunday, December 8, 2024 6:40:13 AM

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Members of the Common Council,

Unfortunately I will be unable to attend the Common Council Meeting on 12/10 due to time sensitive personal commitments. But I ask you to take the time to read my comment below.

Imagine driving down a four-lane road—the main path to your home. Although not a highway, traffic exceeds 40 mph, and the terrain both encourages speed and limits visibility in certain areas. In the car with you are those you love—your spouse, children, or family. To get home, you must turn left from the left-hand lane, unprotected from the traffic behind you. As you wait for a break in oncoming traffic, your heart rate rises. You nervously glance at the rear view mirror every few seconds, fearing a speeding car or distracted driver might smash into your vehicle.

This fear is a daily reality for me and many of my neighbors. It's something we've come to accept and just one of the I have previously raised.

The approved and proposed changes around South High Point Road will significantly increase traffic on this road, exacerbating these dangers. Over the past several months, I have engaged through Alders Harrington-McKinney and Duncan with Traffic and Planning officials—as both a resident and President of the High Point Estates Homeowners Association—raising personal concerns and those of my neighbors. Despite my efforts to follow the defined process, our concerns have gone unaddressed.

Responses have been vague, indirect, or dismissive.

At the 11/20 Transportation Committee meeting, it became clear that:

- Traffic studies contained significant flaws, failing to account for other new developments while confirming existing concerns.
- South High Point Road is "overbuilt" for its "intended purpose."
- No review or planning has been done to address existing safety issues—no traffic signals, no roundabouts.

Instead, after an hour of discussion, the committee voted only to allow street-front parking—a feature absent elsewhere on South High Point Road—with the vague "hope" that activating the street front might slow traffic coming down a steep hill.

At the 12/2 Planning Commission meeting on the Hill Valley Neighborhood, I and others from surrounding communities raised these concerns again. There was no discussion and the plan was unanimously approved.

To be clear, we recognize the city's need for housing and fully support the development of the Hill Valley Neighborhood.* But ignoring or delaying action on these traffic concerns is akin to waiting to see how much snow a winter storm will drop before buying equipment—too

little, too late, with limited options. Even imperfect action now would put us in a better position when the storm hits.

I urge you to oppose the current plan and send it back to the Planning and Transportation Commissions to address the broader impact on surrounding areas as part of the project.

Sincerely,
Jesse Dettmer

*P.S. To be honest, the name could use some work.

From: [Wendy Kuo](#)
To: [All Alders](#)
Subject: Oppose #85814 - Hill Point Hill Valley Rezone
Date: Sunday, December 8, 2024 8:16:36 PM

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Dear Alders,

I am writing to express my 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 of High Point Estates. I live at 7717 Welton Dr which is right on the corner of High Point Rd and Welton Dr and it is already a problem turning onto High Point from Welton and turning on Welton from High Point Rd due to vehicles speeding up and down the road. Drivers are currently going above 50 MPH on High Point Rd in both directions so it has been very difficult and takes a long time to turn on and off High Point Rd in the mornings and evenings. I find myself having to speed up at the intersection to be able to turn onto High Point or turn onto Welton. The additional traffic would make it nearly impossible to make these turns safely and promptly without any changes made (add a traffic light, stop sign?). Many cars use both Welton Dr and New Washburn as a conduit/shortcut to get to S Gammon Rd and are often traveling through our residential neighborhood at high speeds. With this development, it will be another safety concern for not just the areas bordering the new proposed development as traffic will increase from others using this route but also all the homes within the entire High Point Estate neighborhood where children are playing in front of their houses and riding bikes on our quiet streets.

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 safety risks for pedestrians, cyclists, children, and drivers. The development will funnel many more vehicles through Welton Drive and New Washburn Road as cut-through routes to shopping and services near Watts and Gammon, disrupting the character and safety 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 for further review and hopefully revisions. 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,
Michael Ding

High Point Estates Resident

From: [Mike D](#)
To: [All Alders](#)
Subject: Oppose #85814 - Hill Point Hill Valley Rezone
Date: Sunday, December 8, 2024 12:20:14 PM
Importance: High

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Dear Alders,

I am writing to share my worries 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. I live at 7717 Welton Dr which is on the corner of High Point Rd and Welton Dr and it is already a problem to turn out of and into my home since there is already so much traffic traveling at very high speeds. Drivers are routinely going above 50 MPH on High Point Rd in both directions that in the morning and evenings it takes a long time to be able to turn in and turn out of my intersection. I often need to take a risk and go really fast just to be able to turn out or turn in. The additional traffic would make it nearly impossible to make these turns safely and in a timely manner. Cars also use both Welton Dr and New Washburn as a conduit/shortcut to get to S Gammon Rd often traveling through our residential neighborhood at high speeds. With the additional development I see that becoming another safety concern for not just the areas bordering the new proposed development as traffic will increase from others using this route but also all homes within the entire High Point Estate neighborhood where children are playing in front of their houses and riding bikes on our quiet streets.

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 safety risks for pedestrians, cyclists, children, and drivers. The development will funnel many more vehicles through Welton Drive and New Washburn Road as cut-through routes to shopping and services near Watts and Gammon, disrupting the character and safety 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 for further review and hopefully revisions. 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,
Michael Ding
High Point Estates Resident

From: [Thanh Do](#)
To: [All Alders](#)
Subject: Urgent Concerns Regarding Traffic Impact of Hill Valley Development
Date: Monday, December 9, 2024 8:21:12 AM

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Dear Alders,

I am writing to express serious concerns about the traffic impact of the proposed Hill Valley development, which includes 1,700 new dwellings. This will significantly impact surrounding residential streets, including Welton Drive and New Washburn Road.

South High Point Road is already a busy corridor serving multiple neighborhoods and schools. This influx of traffic will lead to:

- **Severe congestion**
- **Increased commute times**
- **Safety hazards**

Furthermore, the development will funnel traffic through Welton Drive and New Washburn Road as cut-through routes to the shopping centers near Watts and Gammon. These streets are currently quiet residential areas with limited sidewalks, where children often play. The increased traffic volume and speed will drastically change the character of these neighborhoods and create a significant safety hazard for residents.

Despite these clear and foreseeable impacts, the Plan Commission has not presented any adequate strategies to address the increased traffic volume or ensure the safety of residents. This lack of consideration is deeply concerning for those of us who live in the affected 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 with the following directives:

- **Conduct a comprehensive traffic study:** This study must account for cut-through traffic on Welton Drive and New Washburn Road.
- **Develop a detailed traffic management plan**
- **Ensure adequate infrastructure**

Thank you for your attention to this pressing matter.

Sincerely,
Thanh Do
High Point Estates Resident

From: [Chester Dussault](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 10:19:19 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,

Cheser Dussault

High Point Estates Resident

From: [John Emmerich](#)
To: [All Alders](#)
Subject: Re: Hill Valley Development
Date: Monday, December 9, 2024 3:52:07 PM

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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,
John Emmerich
High Point Estates Resident

From: [ANDREA EMMERICH](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 3:52:06 PM

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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,
Andrea Emmerich
High Point Estates Resident

From: [julie fagan](#)
To: [All Alders](#)
Subject: Concerns about proposed Hill Valley development impact on my neighborhood
Date: Friday, December 6, 2024 2:30:22 PM

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allalders@cityofmadison.com

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,

Julie Fagan

High Point Estates Resident

From: [Sharda Family](#)
To: [All Alders](#)
Subject: Hill Valley Neighborhood
Date: Friday, December 6, 2024 2:07:50 PM

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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,
Vikas
High Point Estates Resident

From: [Stein, Franklin](#)
To: [All Alders](#)
Subject: Added Traffic Congestion with no plan
Date: Friday, December 6, 2024 2:57:24 PM

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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 Way.

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 Planning 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.

Frank and Jennie Stein
7334 New Washburn Way
Madison, WI 53719

From: [Joe Grudzinski](#)
To: [All Alders](#)
Subject: Urgent Concerns Regarding Hill Valley Development Traffic Impacts
Date: Monday, December 9, 2024 3:16:06 PM

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Dear Alders,

I am writing to express my serious concerns about the significant traffic implications of the proposed Hill Valley development, which includes 1,700 new residential units. This substantial increase in housing will undoubtedly place an immense burden on South High Point Road and the surrounding residential streets, such as Welton Drive and New Washburn Road.

South High Point Road is already a heavily trafficked corridor serving multiple neighborhoods. The influx of additional vehicles from Hill Valley will inevitably lead to:

- **Increased Congestion:** Longer commute times and significant delays for all road users.
- **Safety Risks:** Elevated danger for pedestrians, cyclists, and motorists due to heavier traffic.
- **Disruption of Residential Areas:** Increased traffic volume on Welton Drive and New Washburn Road as drivers seek shortcuts to nearby commercial areas, undermining the peaceful character of these quiet neighborhoods.

Despite these foreseeable and significant impacts, the Plan Commission has failed to present any concrete strategies or plans to address the increased traffic volume or ensure the safety of our community. This oversight is deeply troubling and demonstrates a lack of consideration for the well-being of High Point Estates residents and the surrounding areas.

I urge you to vote **NO** on the Hill Valley development in its current form and remand it to the Plan Commission and the Transportation Committee. A comprehensive and actionable traffic management plan is absolutely essential to mitigate the negative impacts on South High Point Road and neighboring residential streets.

Thank you for your attention to this urgent matter.

Sincerely,

Joseph Grudzinski

High Point Estates Resident

From: [Samira Hemrajani](#)
To: [All Alders](#)
Subject: concerns with Hill Valley development
Date: Monday, December 9, 2024 8:21:37 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,
Manas Sawant

High Point Estates Resident

From: [Suzanna Hogendorn](#)
To: [All Alders](#)
Subject: NO to Hill Valley
Date: Monday, December 9, 2024 8:21:04 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,
Suzanna Park Hogendorn
High Point Estates Resident

From: [m. Huang](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Saturday, December 7, 2024 10:48:50 AM
Attachments: [E HuangLetter to Alders 2.pdf](#)

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

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Attached please see our deep concern regarding the Hill Valley Development

Regards,

Eleanor Huang

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.

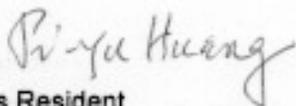
South High Point Road is already a busy corridor serving multiple neighborhoods. The influx of traffic from Hill Valley will lead to greater congestion, longer commute times, and increased risks for pedestrians, cyclists, and drivers. Additionally, the development will funnel more vehicles through Welton 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,



High Point Estates Resident

Pi-yu Huang
7509 Welton Drive
Madison, WI. 53719

From: [m. Huang](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Saturday, December 7, 2024 10:47:36 AM
Attachments: [M HuangLetter to Alders.pdf](#)

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Please see attached of our deep concern regarding the Hill Valley Development.

Regards,

Min Huang

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.

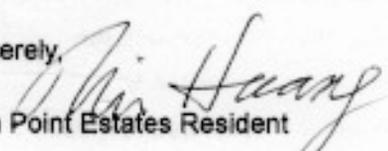
Despite these clear and foreseeable impacts, the Plan Commission has not presented any strategies or plans to address the increased traffic volume or ensure safety. This lack of consideration is deeply concerning for those of us who live in High Point Estates and surrounding areas.

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,

High Point Estates Resident

 (Min Huang)
7509 Welton Drive
Madison, Wis. 53719

From: [Candice & Doug Jenson](#)
To: [All Alders](#)
Subject: Proposed Hill Valley Development
Date: Monday, December 9, 2024 8:21:18 AM

You don't often get email from cdjenson@att.net. [Learn why this is important](#)

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Dear City of Madison 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 Way.

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 Way 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,
Douglas and Candice Jenson (High Point Estates Residents)
7110 New Washburn Way
Madison, Wisconsin 53719

From: [Long Jin](#)
To: [All Alders](#)
Subject: Hill Valley development
Date: Friday, December 6, 2024 11:58:19 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,
Long Jin
High Point Estates Resident

From: [Erin Paulsen](#)
To: [All Alders](#)
Subject: Hill Valley Development Request
Date: Monday, December 9, 2024 8:09:38 AM

You don't often get email from paulsene@sbcglobal.net. [Learn why this is important](#)

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Dear Alders,

I am writing to share my concerns about the impact of the proposed Hill Valley Development, which includes 1,700 new dwellings and how it will impact the safety of my neighborhood and current street, Welton Drive along with the entire High Point Estates, where I reside with my family which includes four young kids.

We moved to the neighborhood desiring a safe community to raise our family. Last winter alone, I personally witnessed four cars during the winter skid off of the road onto my next door neighbor's property. There are many young kids that live in these houses and the speeding and traffic through Welton is already frightening. I am very fearful of the increased traffic that the Hill Valley Community will bring through Welton Drive. The residents of the new Hill Valley Neighborhood will be using Welton Drive along New Washburn to cut through to get to the many businesses on Gammon, increasing the throughput on our residential street.

In addition, building large apartment buildings directly across from our street is inconsistent with the single family home character of our neighborhood we love so much.

The Plan Commission has not presented any strategies to address the increased traffic volume or how to ensure safety. This lack of consideration is extremely concerning.

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 traffic management plan is essential to keep all members of our community and neighborhood safe.

Thank you for your attention to this matter.

Regards,

Erin Klein

High Point Estates Resident

From: [Max Levins](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 8:21:25 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,
Max Levins
High Point Estates Resident

Sent from my iPhone

From: [Claudia Lewis](#)
To: [All Alders](#)
Subject: URGENT - Hill Valley Development Concerns
Date: Sunday, December 8, 2024 7:32:55 PM

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Dear Alders,

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

South High Point Road is already an incredibly busy corridor serving several neighborhoods. The influx of additional traffic from Hill Valley will lead to greater congestion, longer commute times (meaning more air pollution), and increased risks for pedestrians, cyclists, and drivers. This concerns me greatly as my son bikes to work every day, using South High Point Road! In addition, the development will funnel yet more vehicles through Welton Drive and New Washburn Way as cut-through routes to shopping and services near Watts Road and Gammon Road, further disrupting the character and safety of our quiet residential streets.

Despite these clear and eminently foreseeable impacts, the Plan Commission has failed to present any strategies or plans to address the inevitable increased traffic volume or ensure our safety. This lack of consideration is DEEPLY concerning for those of us who live in High Point Estates and surrounding areas!

I am respectfully urging you to vote "NO" on the Hill Valley Development as it is currently proposed, and remand it to the Plan Commission and the Transportation Committee. A thorough and actionable traffic management plan is crucial to address these issues and mitigate the impact on South High Point Road and nearby neighborhoods.

Thank you for your attention to this important and pressing matter.

Sincerely,
Claudia Lewis
Homeowner, 7102 New Washburn Way
(Resident of High Point Estates)

--

“We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.” Aldo Leopold, *A Sand County Almanac*.

From: [blipanot](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Sunday, December 8, 2024 9:57:21 PM

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Dear Alders,

I have notable concerns about how the proposed Hill Valley development with over 1.5 thousand new dwellings will dramatically affect traffic on and through Welton Drive, New Washburn, and South High Point Roads.

These roads are frequent routes for pedestrians and bikers. Additionally and I feel most importantly, there are, and hopefully continue to be, many young children living on these streets. Without any planned strategy presented by the Plan Commission, this large increase in traffic will impact the safety of all of these individuals. This directly impacts me as a resident in High Point Estates and impacts my neighbors in surrounding areas.

I request that you vote "no" on the Hill Valley development as currently proposed and remand it to the Plan Commission and Transportation Committee with the recommendation to create and subsequently implement an actionable traffic plan for the safety of all members of all ages in our community.

<https://highways.dot.gov/safety/proven-safety-countermeasures>

Thank you for your leadership and for being a constituent voice on this matter.

Benjamin Lipanot
Welton Drive Resident

From: [Kristin Lipanot](#)
To: [All Alders](#)
Subject: Concerns about Hill Valley Development
Date: Monday, December 9, 2024 8:21:28 AM

You don't often get email from krisbrown23@gmail.com. [Learn why this is important](#)

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Dear Alders,

I am writing with concerns about the traffic impact of the proposed Hill Valley Neighborhood development. The additional vehicles associated with this 1700 new dwelling development will significantly affect South High Point road and surrounding residential streets, including Welton Dr , where I reside.

South High Point Rd is already a busy thoroughfare, serving multiple neighborhoods. In High Point Estates, we already see many people using the residential roads as a cut through routes. to shopping and services near Watts and Gammon Rd. This additional traffic disrupts the quiet residential feel of our neighborhood, but more concerningly, is often at high speeds which endangers the children of the neighborhood, cyclists and pedestrians.

Despite the clear and foreseeable impacts of increased traffic brought to the area by this new Hill Valley development, the plan commission has not presented any strategies or plans to address the increased traffic volume or ensure safety. This lack of consideration is concerning to myself and other residents of High Point Estates and other surrounding areas.

I respectfully urge you to vote "no" on the Hill Valley development as currently propose and remand it to the Plan Commission and the transportation committee. A comprehensive and actionable traffic management plan is crucial to addressing these issues and minimizing their impact on South High Point Rd and the surrounding neighborhoods.

Thank you for your attention to this pressing matter.

Sincerely,

Kristin Lipanot
High Point Estates Resident

--

Kristin Lipanot
krisbrown23@gmail.com

From: [Jeanie Liu](#)
To: [All Alders](#)
Subject: Concerns on the proposed Hill Valley development
Date: Monday, December 9, 2024 8:09:35 AM

You don't often get email from liujing106@gmail.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,
Jeanie Liu
High Point Estates Resident

From: [KATHLEEN R. MAGINOT](#)
To: [All Alders](#)
Subject: Vote No please
Date: Friday, December 6, 2024 5:03:50 PM

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Dear Alders,

I live at 7702 Welton Drive in High Point Estates on Madison's west side. I am writing to share concerns regarding the significant traffic impact of the proposed Hill Valley development that includes over 1500 new dwellings. The current traffic on High Point Road and Welton Drive has increased with vehicle speeds well above the posted 30 mph on High Point and Welton often being used as a thoroughfare to Gammon Road and visa versa.

The congestion has increased significantly in the past decade and will obviously worsen if the Hill Valley development is built as planned, creating risks to pedestrians, cyclists, and drivers. To my knowledge, the Plan Commission has not presented any strategies for dealing with the increase in vehicular traffic on High Point Road and the neighborhood streets such as Welton Drive and New Washburn Way.

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 traffic management plan is essential for getting out neighborhoods safe. Thank you for your time and helping prevent injuries in our community.

Kathleen Maginot, MD
7702 Welton Drive
High Point Estates

From: [Ed Miles](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Monday, December 9, 2024 3:52:12 PM

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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,
Ed Miles
High Point Estates Resident

From: [Michael Morris](#)
To: [All Alders](#)
Subject: 12/10 Common Council --Agenda Item #76
Date: Monday, December 9, 2024 3:02:01 PM

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RE: Hill Valley

After attending the Planning Commission meeting on December 2, I was quite disheartened that the Planning Commission didn't acknowledge any of the neighborhood comments or offer any possible solutions specifically to issues raised repeatedly surrounding density or traffic that will have a direct impact on multiple existing neighborhoods.

They reported that the Transportation Commission spent 90 minutes on the traffic topic at their own meeting, and the Planning Commission seemingly didn't want a repeat of that discussion. From what I could tell, their discussion revolved around parking on High Point Road. The impact of an additional 1,700+ housing units on traffic volumes was not considered or discussed.

This development is reported to be the largest in the city of Madison in the last 20 years and is NOT consistent with the High Point-Raymond Neighborhood Development Plan (*with regard to density transition and collector streets*) and warrants a broader discussion. The plat as presented, shows an abrupt transition from Housing Mix 1 (detached single family housing) to Housing Mix 4 (multi-unit apartments, up to 50 dwelling units/acre up to 4 stories in height). The Neighborhood Plan states that transitions between types of housing should use Housing Mix 2 and Housing Mix 3 before introducing Housing Mix 4 to result in a better neighborhood feel and compatibility with existing neighborhoods. The Neighborhood Plan also calls for two Collector streets--the plat is drawn with one. That means a higher concentration of traffic on a street that cuts through the new 1,700+ units. I'm fairly certain that all people, whether renters or homeowners, prefer slower speeds and less traffic out their front door.

It is important to get this right for all of the existing neighborhoods, but just as important for the 1,700+ new households that will live west of High Point. A development of this scale is new to all of us, including those on the City Council.

I ask that you slow this down and defer approval until changes are made to the

plat so it is consistent the High Point-Raymond Neighborhood Development Plan,
as amended in 2017.

Thank you,

Laura Morris

From: [Hoai Thu](#)
To: [All Alders](#)
Subject: Concerned about the Hill Valley development
Date: Monday, December 9, 2024 8:21:16 AM

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Dear Alders,

I am writing to express serious concerns about the traffic impact of the proposed Hill Valley development, which includes 1,700 new dwellings. This will significantly impact surrounding residential streets, including Welton Drive and New Washburn Road.

South High Point Road is already a busy corridor serving multiple neighborhoods and schools. This influx of traffic will lead to:

- **Severe congestion**
- **Increased commute times**
- **Safety hazards**

Furthermore, the development will funnel traffic through Welton Drive and New Washburn Road as cut-through routes to the shopping centers near Watts and Gammon. **These streets are currently quiet residential areas with limited sidewalks, where children often play.** The increased traffic volume and speed will drastically change the character of these neighborhoods and create a significant safety hazard for residents.

Despite these clear and foreseeable impacts, the Plan Commission has not presented any adequate strategies to address the increased traffic volume or ensure the safety of residents. This lack of consideration is deeply concerning for those of us who live in the affected 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 with the following directives:

- **Conduct a comprehensive traffic study:** This study must account for cut-through traffic on Welton Drive and New Washburn Road.
- **Develop a detailed traffic management plan**
- **Ensure adequate infrastructure**

Thank you for your attention to this pressing matter.

Sincerely,
Hoai Nguyen

High Point Estates Resident

From: [Ryan Reiter](#)
To: [All Alders](#)
Subject: Concerns re: Hill Valley development
Date: Sunday, December 8, 2024 8:36:41 PM

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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,

Ryan Reiter

High Point Estates Resident

From: [Samira Hemrajani](#)
To: [All Alders](#)
Subject: concerns with Hill Valley development
Date: Monday, December 9, 2024 8:21:37 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,
Manas Sawant

High Point Estates Resident

From: strunced@gmail.com
To: [All Alders](#)
Subject: Objection to current plans for Hill Valley Development
Date: Monday, December 9, 2024 2:24:47 PM

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Dear Alders,

I am writing to express concerns about the traffic impact of the proposed Hill Valley development, which includes 1,700 new dwellings in our area. That development will lead to a significant increase in traffic on the existing roads. This will impact the traffic on High Point Road, Welton Drive and New Washburn Way.

The fact that the development plan places the two large apartment buildings right next to the intersection of High Point and Welton, where all of the existing houses nearby are single-family dwellings, shows that there was no consideration given to the existing house owners when planning the development. This is something that the Plan Commission should address – protecting the **EXISTING** home owners when evaluating a **NEW** development and zoning changes. They could move the apartment building to another section of the development to have a lesser impact on the **EXISTING** owners, but that would be less favorable to the **NEW** owners. Unfortunately, this Plan Commission has a long history of ignoring the interests of **EXISTING** home owners being hurt by zoning changes in favor of **NEW** potential owners.

The other obvious problem of this development, for certain, will be the traffic. 1700 new dwellings will bring at least 2500-3500 new vehicles into the area. This will require widening High Point Road, especially south from Welton. This roadwork should take place as the development is being built, not 2 years afterward. I know that the motto of the City, as described by one of the engineers, is, “we don’t build new roads until there is a demonstrated traffic problem.” Since it is inevitable that the addition of at least 2500 vehicles will cause a traffic problem on South High Point (as well as on Welton and New Washburn), it would be very much appreciated if you would change this practice and be proactive in this instance.

I am not asking you to refuse the project. I am respectfully asking you to send it back to the Plan Commission and Traffic Commission with instructions to resolve some of the problems that this will cause for the existing home owners in the area.

Sincerely,

David Strunce
7617 Welton Dr.
High Point Estates

From: [Katherine Stull](#)
To: [All Alders](#)
Subject: High Point Estates YIMBY - Hill Valley Development
Date: Monday, December 9, 2024 8:21:09 AM

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Dear Alders,

I am writing to share SUPPORT regarding the proposed Hill Valley development, which includes 1,700 new dwellings.

I live across the street from the proposed apartments on Welton/High Point Estates. Our city is facing a housing crisis and welcome the addition of these housing opportunities. High Point Estates is a very wealthy neighborhood and I fear that the collective privilege found here has skewed their perspectives on the "character" of apartment dwellings and their residents. **Affordable** apartments are sorely needed. There are low income apartments in our city, and expensive "luxury" apartments, but very few that serve the needs of those in the middle -- who surpass the poverty threshold for restricted-income living, but who cannot afford to pay \$1800+ a month for a one-bedroom.

Sure, I share concerns about traffic noise that is immediately behind my house - it's already loud as it is. But I think that finding a solution to the problem of increased traffic is one that can be dealt with separately from any efforts to protect the "character" of the area.

Thank you for your consideration.
Katherine Stull

From: [Bakhtear Talukdar](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Tuesday, December 10, 2024 12:56:59 PM

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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,
Bakhtear M Talukdar
7509 New Washburn Way Madison WI 53719

--

Bakhtear Talukdar, MBA, PhD,
Associate Professor of Finance, UW Whitewater
Managing Member, REIT Liquidating Healthcare LLC (a \$5,000,000 PE Fund)

From: [Penny Tsai](#)
To: [All Alders](#)
Subject: HILL VALLEY NEIGHBORHOOD
Date: Friday, December 6, 2024 1:06:34 PM

You don't often get email from penny750625@gmail.com. [Learn why this is important](#)

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Dear Alders,

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Thank you for your attention to this pressing matter.

Sincerely,
Pei-San Tsai
High Point Estates Resident

From: [peiyu.Tsao](#)
To: [All Alders](#)
Subject: Serious concern
Date: Monday, December 9, 2024 8:21:21 AM

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Dear Alders,

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nearby neighborhoods.

Thank you for your attention to this pressing matter.

Sincerely,

Peiyu Tsao

High Point Estates Resident

From: [Robert Tyler](#)
To: [All Alders](#)
Subject: Hill Valley development
Date: Sunday, December 8, 2024 5:08:16 PM

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

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Dear Alders,

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Thank you for your attention to this pressing matter.

Sincerely,
Robert Tyler
High Point Estates Resident

From: [yidan wang](#)
To: [All Alders](#)
Subject: Hill Valley development CONCERNS
Date: Friday, December 6, 2024 3:24:45 PM

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

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Dear Alders,

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Thank you for your attention to this pressing matter.

Sincerely,
Yidan Wang
High Point Estates Resident

From: [Yang](#)
To: [All Alders](#)
Subject: Concerns of Hill Valley Development
Date: Saturday, December 7, 2024 6:26:37 PM

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Dear Alders,

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Thank you for your attention to this pressing matter.

Sincerely,

Yang Wang

High Point Estates Resident

From: [Jack Xu](#)
To: [All Alders](#)
Subject: Concerns about the traffic impact of the proposed Hill Valley development
Date: Saturday, December 7, 2024 11:27:11 AM

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Dear Alders,

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Sincerely,
Jack Xu
High Point Estates Resident

From: [Cindy Zanesco](#)
To: [All Alders](#)
Subject: Hill Valley Development
Date: Friday, December 6, 2024 11:08:01 AM

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,

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Thank you for your attention to this pressing matter.

Sincerely,
Cindy & David Zanesco
High Point Estates Residents

From: [Jenny P](#)
To: [All Alders](#)
Subject: The impact of proposed Hill Valley development
Date: Tuesday, December 10, 2024 4:12:49 PM

[You don't often get email from jennifer123456@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Alders,

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Thank you for your attention to this pressing matter.

Sincerely,

Jennifer Peng

High Point Estates Resident