

**From:** [Deborah Kaioula](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 4821 Hoepker Road  
**Date:** Sunday, February 23, 2025 12:12:33 PM

---

[You don't often get email from chapman6271925@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

This is John and Deborah Kaioula of 3865 Hoepker Road. Our property borders 4821 Hoepker. We understand the need for residential development due to population increases in the Madison area. Our concerns regarding development of 4821 Hoepker are increases in already heavy traffic on Hoepker Road as well as water retention to avoid flooding on our own property and we are also concerned with trespassing.

Over the past few years the increase in traffic on Hoepker Road has gotten to the point of becoming a safety concern. Traffic is now very heavy and often traveling at excessive speeds. We have had difficulty and delays getting out of our driveway, especially with our RV as well as concerns about being rear ended as we wait for traffic to pass so that we can reenter our driveway. If a residential community is constructed at 4821 Hoepker we feel there is a necessity to address additional traffic concerns and safety problems increased population will only make worse.

Water retention issues.....with development of 4821 Hoepker there will be less vegetation to absorb rainwater runoff. We already experience backyard flooding in the spring with snow melts and heavy rains. We suggest any development of 4821 Hoepker include a water retention pond to prevent excessive runoff onto our property.

Trespassing concerns....our property is roughly 4 acres. A very large part of the property is an undeveloped field. We are concerned new residents and/or construction contractors in the 4821 Hoepker development will assume the undeveloped part of our property is public land. This could lead to unwanted trespassing. We have already experienced trucks driving across the back acres of our property this past summer and we believe these trucks were related to property testing and surveying. We feel it's only proper that any development of 4821 Hoepker include some form of fencing to separate the properties and to help us protect our land from unwanted trespassing.

We are happy to meet directly with the owners of 4821 Hoepker as well as anyone involved with the City of Madison Development team.

Deborah and John Kaioula  
6085754448

Sent from my iPhone