

From: [Mary Beth Growney-Selene](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Agenda Item #15 - Hill Valley Development
Date: Monday, December 2, 2024 11:20:12 AM

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Dear Plan Commission Members;

I would like to ask you to refer this plan back to the Transportation Committee for further discussion. I believe the traffic issues that are existing on S. High Point Road are very understated. The impact of this new development, with ingress and egress access from housing in the new development, is not well-thought-out. I would further like to suggest that members of the Traffic Committee and the Plan Commission spend some time on S. High Point Road and see first hand how dangerous this area is.

Fixing a problem after the fact is never a good idea and is always far more costly than it would have been if thought through initially. Take the time now to ensure this is a successful development – for all concerned.

Sincerely,

Mary Beth Growney Selene
1 Ondossagon Court
Madison, WI 53719

From: [Sheri Ruegsegger](#)
To: [Plan Commission Comments](#)
Subject: Landmark Trail connecting to Applewood
Date: Monday, December 2, 2024 3:12:54 PM

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My name is Sheri Ruegsegger and I live at 7003 Applewood Dr. I was only recently made aware of this development. This only question I have, and I was assured by the HOA President that this will not happen, is the Landmark Trail connecting to our neighborhood. In reference to the Planning Division Staff Report dated December 2, 2024, on page 5 it discusses connecting the current Landmark Trail that is undeveloped in our neighborhood. I recently moved into Applewood a year ago and I as well as others, like the tranquility and serenity of our neighborhood. It's the entire reason I purchased a home there. The first paragraph on page 5 states "The connection of Landmark between the proposed development and Applewood Drive would eventually provide residents of the roughly 40 homes in Applewood Hill a second means of access to their subdivision, which is currently only accessed from the intersection of Applewood Drive and S Junction Road. I know from speaking to a lot of my neighbors that we LIKE it this way, and would be very upset if this road would connect to the Hill Valley development. There's no reason for us to have another way to access our neighborhood, this WILL give others moving to Hill Valley another way to access their neighborhood and will significantly increase traffic. As a neighborhood that has no sidewalks, and is fairly private with minimum traffic flow, why would they ever think that we would want another way to access our neighborhood?????? Myself and my neighbors feel safe walking on the street with dogs and also kids ride their bikes safely with excessive traffic. And as there are no street lights in the entire neighborhood, it would make it very difficult for a car to see someone walking or riding their bikes if this became accessible to Hill Valley.

I know that this would have to be a settlement agreement between the City, Town of Middleton and the owners of Applewood and I know this will never pass if voted on.

Sheri Ruegsegger