

**From:** [Sun Prairie SurveyMonkey](#)  
**To:** [Paul Esser](#); [Scott Kugler](#); [Sarah Sauer](#)  
**Subject:** Planning Commission SurveyMonkey Response: 08-Feb-2022 19:17:34  
**Date:** Tuesday, February 8, 2022 3:01:20 PM

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## SurveyMonkey Response Below

### Full Name:

Tim Hoel

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### Street Address:

6612 Longhorn Lane

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### Agenda Items I wish to Comment On:

CR DEVCO, LLC - PC22-2992

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### My Comments:

The proposed GDP for a mixed residential development located on N. Bird St / Egge Rd brings up numerous concerns that are not addressed currently within the proposal. Specifically, it completely disregards the lack of supporting infrastructure needed in the surrounding neighborhoods. While the proposal addresses the public streets and utilities needed to support the new development, it fails to provide any mitigation strategies for Homestead Estates (directly adjacent to the north of the proposed entrance to the Heydey development). Homestead Estates currently has zero sidewalks and minimal street lighting. While the GDP explained a traffic study was completed in the Fall of 2021 and the proposed development's traffic "would not materially impact" the studied intersections. Currently there are two school bus pick-up sites on the corner of Longhorn lane/Egge Rd. These bus stops pick up kids from the entire neighborhood, which requires the vast majority to walk to its location... without sidewalks... during what would only be assumed as the "peak" traffic hours (7:30am/4pm). Additionally, this traffic study was completed during the rise of the Covid Delta variant, where hours driven across the nation dipped dramatically. I find it extremely hard to believe that a development of 172 units, with a single entrance doesn't result in an "material impact." These streets are currently controlled by stop and yield signs. There are no timed traffic lights, which already results in backups during peak travel times. Southbound vehicles from N. Bird frequently cut through Homestead Estates via Scotland Parkway/Cheddar Crest lane and Longhorn lane to continue east on Egge. In close, the proposal is asking to annex this plat of land from the town of Bristol, which as previously noted, significantly lacks the utility infrastructure needed to support this development. The proposed 40 acres will be surrounded to the East, North, and West by the Town of Bristol and the only consideration that has been given for the safety of our children is a "12 foot landscape buffer" of evergreen trees. This

isn't about filling in the gap of "the missing middle" in our housing supply, this is about cramming as many units as possible into a tight space to pad the pockets of housing developers and to increase the city's property tax collections... all with little to no consideration given to the safety of current residents surrounding the development.

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### **Support or Do Not Support:**

Oppose Item

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### **Do I wish to speak at the meeting?**

No, I will not speak at the meeting

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