

SURVEY RESULTS

Continuation of Burr Oak Trail Road Westward of Oak Valley Estates

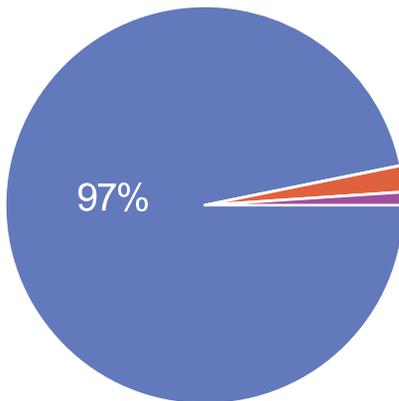
This is a survey to let the Town of Cross Plains board gauge the feelings of the Oak Valley Estates (OVE) neighborhood. Please submit your response by **Saturday, March 15th**.

It is proposed that the US-14 entrance at Stagecoach Road to OVE (which has 73 homes) would also serve as the US-14 access point to the new, much larger neighborhood (470 homes & golf course). A security gate at the Burr Oak Trail west connection has also been proposed, but it's unclear if it would remain closed long term, or even during construction (5-10+ years). This new development would be part of the Village of Cross Plains, but this key access road would go through OVE in the Town of Cross Plains.

[Here is a map of the new proposed development and how it would connect to OVE.](#)

More information can be [read here](#).

How do you feel about making Burr Oak Trail a thru road? 94 responses



- I oppose the continuation of Burr Oak Trail, even if there is a security gate
- I support the continuation of Burr Oak Trail only if there is a security gate
- I support the continuation of Burr Oak trail with or without security gate
- I feel neutral about the continuation of Burr Oak Trail
- *Write-in:* Opposed to vehicle access, but in favor of pedestrian

Date	Opinion	Name	Address	Additional comments
3/8/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Pepper Partin	4601 White Oak Cir	
3/8/2025		Chris Green	7985 Stagecoach Rd	
3/8/2025		Scott Conrad	7990 Stagecoach	Connecting Burr Oak Trail will create too much traffic on Stagecoach Rd, which is too narrow and prone to erosion.
3/8/2025		Frank Pekovich	4494 Oak Valley Rd	
3/8/2025		Scott Piernot	7991 Stagecoach Rd	The entire village of Cross Plains has about 1000 residences. I believe I saw that they were talking about 1000 residential dwellings in this new development. Double the current size of Cross Plains and have Stagecoach Rd/Burr Oak be the access point??? No thank you..!!
3/8/2025		Daniel J. Hein	8062 Burr Oak Trl	
3/8/2025		Julie Junge	7953 Stagecoach Rd	Stagecoach road is a narrow, winding and steep road that leads to Burr Oak. Increased traffic would degrade the road and younger or less winter-seasoned drivers would frequently slide off the road into the woods during bad weather (My first winter here I almost slid off the road with my 4 wheel drive, snow tires and 40 years of Wisconsin and Maine winters). The intersection of Stagecoach and 14 would require a stoplight to ensure the safety and ability of drivers turning in and out of the neighborhood. The people of Oak Valley Estates have a long history of conservation of the woods and prairie lands around our community, increased traffic and population would cause increased pollution noise, light, litter, emissions, etc. that would quickly undo the years of work to restore native wilderness. The increased traffic would not only increase road noise, but add a litter problem that we currently don't have. We also have dozens of deer and other wildlife, often in the middle of the road, whose lives would be in peril.
3/8/2025		Todd Kempel	8118 Burr Oak Trl	100% opposed to any connection between a new development and Burr Oak Trail.
3/8/2025		Steven Horn	8015 Stagecoach Rd	This development, if allowed to access Highway 14 through OVE at any point in time would create safety issues that we don't currently have. Increased traffic particularly at the Hwy 14 would just plainly make our subdivision less safe. It will be a major disruption to our neighborhood not just those of us who live on Stagecoach Road but for all of us. The thought of construction vehicles rolling through our neighborhood over the next decade and more is frightening. We live in a very quiet and peaceful neighborhood and that could all change. Our property values are also at stake here. Many of us chose this neighborhood because it's quiet and safe. Would future buyers still see it that way. I like what we have now. Our road is not designed to carry that kind of load that would be created by this sort of increase in volume particularly for construction vehicles. The cost to the town for maintaining the road would increase and we as taxpayers would likely pay for that increase not the Village. Thanks for considering my/our view point. Steve Horn
3/8/2025		Betsy scallon	8054 Burr Oak Trl	
3/8/2025		Cathi Tracy	7991 Stagecoach Rd	
3/8/2025		Kevin Scallon	8054 Burr Oak Trl	
3/8/2025	Patricia Mullins	8110, Stagecoach Rd		
3/8/2025	James Smith	8110, Stagecoach Rd		

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3/8/2025		Shelby Jansen	8030 Stagecoach Rd	
3/8/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Alexandra Swenson	4530 Oak Valley Rd	Beyond the concerns with increased traffic, which includes longer waits at the intersection with the 14 which is already dangerous, as well as the risk to children waiting for the school bus on Stagecoach, I have concerns about water usage from the golf course for homes that rely on well water.
3/8/2025		Mark Zylkowski	8120 Stagecoach Rd	Redesign for alternate access.
3/8/2025		Scott Brown	4537 Oak Valley Rd	We are absolutely, totally, unapologetically opposed to the proposed development utilizing burr oak/stagecoach road as their access to 14. It is absurd to even suggest that stagecoach could handle that volume of traffic, not to mention the outsize negative impact on the quality of life in our neighborhood - particularly for those who live on or even walk or bike along stagecoach. Shame on these developers for assuming they're going to make their fortune off the back of our neighborhood with no regard for those of us who live here! They need to find a different access point onto 14 or find a way to use airport road. If the village wants this development they can find a way to support it without decimating our neighborhood,
3/8/2025		Chris J VanDrese	8093 Stagecoach Rd	We need to keep this road from having in outlet. An outlet makes this road unsafe not only for our kids, neighbors, and our houses due to more people passing through our neighborhood.
3/8/2025		Tony Tysk	8065 Stagecoach Rd	Our road already has plenty of traffic entering or exiting off of Stagecoach Road onto Hwy 14. I think this is too much traffic proposed on our little road and hill.
3/8/2025		Jeff Leach	8162 Stagecoach Rd	
3/8/2025		Jessica Leach	8162 Stagecoach Rd	
3/8/2025		Tiffany Grosspietsch	7978 Stagecoach Rd	Need better explanation at the next meeting about implications for the two homes affected (Todd/Leah and Wendi/Pepper) and also if we vacate that land to the town, what is to stop a future town board from ok'ing the continuation of the road? Are we then at the mercy of the town for all future decisions on that little chunk of land?
3/8/2025		Sarah Virgilio	4571 White Oak Cir	
3/8/2025		Justin Virgilio	4571 White Oak Cir	A bike path would be great.
3/8/2025		Erin Pertzborn	8079 Lone Oak Ct	
3/8/2025		Leah Kempel	8118 Burr Oak Trl	
3/8/2025		Will Kottler	4515 Oak Valley Rd	
3/8/2025		Mike Stel	4551 Oak Valley Rd	I strongly oppose the use of stagecoach rd and burr oak trail as access to the proposed new development. If this proposal were to occur it would have an extremely negative impact on oak valley estates, where our residents have established their homes based on a long established "no outlet", dead end road system and atmosphere. I appreciate all the town of cross plains can do to prevent this proposal from moving forward.
3/8/2025		John Jeffrey Bibler	7979 Stagecoach Rd	The amount of fast moving traffic in our neighborhood is already often dangerous for children and pedestrians/ dog walkers. Even if our traffic volume only doubled (likely an underestimate) the roadway would require full reconstruction and engineering to provide even today's level of safety/risk.
3/8/2025	Jenny Slattery	8131 Stagecoach Rd	I do not believe that our development can handle the added traffic that a connected road would bring. The roads were not built for an increase in traffic, congestion and exiting the neighborhood onto the busy highway would be a problem.	

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3/8/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Cathy Tysk	8065 Stagecoach Rd	Getting out of the subdivision can already be trying and dangerous at times without even more traffic. We live at the bottom of the hill, and more people speeding down the hill is dangerous for walkers, children playing, and cars pulling out.
3/8/2025		Bobbi Peckarsky	8015 Stagecoach Rd	Allowing construction, residential and golf course traffic to access the proposed new development from Highway 14 via Stagecoach Road and Burr Oak Trail would irreparably harm the Oak Valley Estates neighborhood, reducing the safety of our roads for walkers, increasing the already busy access to Highway 14 from the subdivision, and adding wear and tear to our roads (especially during construction). The quiet residential feel to our neighborhood was a big reason why many of us bought homes here.
3/8/2025		Charles Garnett	4529 Oak Valley Rd	
3/9/2025		Diane Austin	8100 Burr Oak Trl	
3/9/2025		Julie Schultz	8068 Burr Oak Trl	The ability to get out of our subdivision has always been a safety issue. To add all of the proposed homes would make entering and exiting our subdivision extremely hard. Not to mention the hill in the winter. There are many snow falls when our cars are not able to get up or down until the plows come through. That would entail more trips by the plows. Those additional expenses along with the destruction of the roads in our subdivision due to construction vehicles would definitely be added expenses to the Town of Cross Plains. Thank you!
3/9/2025		Jenny Bibler	7979 Stagecoach Rd	
3/9/2025		Tim Gurtner	7943 Stagecoach Rd	
3/9/2025		Mike Cerniglia	8007 Shag Bark Cir	Make additional access points on airport rd. or off of Hwy 14 if project is going to be approved regardless of our opinion
3/9/2025		Nate Carney	8030 Stagecoach Rd	
3/9/2025		Wendi Garringer	4601 White Oak Cir	
3/9/2025		Mike Austin	8100 Burr Oak Trl	Ideally someday it would be nice to see a safer alternate route to/from OVE. We've had way too many close calls on Hwy 14 over the years. As this neighborhood turns over there will be residents with young/new drivers on the road again...a safer route would be nice...less stressful for parents. Then again...by then those drivers may have cars that drive themselves :)
3/9/2025		Tim Burland	7966 Stagecoach Rd	Through traffic up Stagecoach Rd and round to Burr Oak trail would demolish the ambience of this tightly-knit neighborhood and would be catastrophic for property values.
3/9/2025		Mike Calvin	8097 Burr Oak Trl	There are no benefits to OVE to have this road come thru. The road itself is not capable of handling 6x the traffic that would be coming thru. I vehemently oppose such a road.
3/10/2025		Jeremy Ott-Holland	4579 White Oak Cir	
3/10/2025		Kay Calvin	8097 Burr Oak Trl	There is nothing about having this road opened up that benefits OVE. It would be absolutely horrible.
3/10/2025		Eunice Hardy	4574 White Oak Cir	
3/10/2025		Nicole Hendryx	4508 Oak Valley Rd	
3/10/2025		James Knobloch	8112 Burr Oak Trl	

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3/10/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Janice Fuss	8048 Stagecoach Rd	The traffic generated: construction, commercial and city-density daily traffic would negatively impact the entire neighborhood. Oak Valley Estates was established as a low density, rural community that complemented the established land use plan of the township.
3/10/2025		Dick Pantalone	4574 White Oak Cir	It appears to me that the propose development can have direct access to 14 further west of stagecoach Road provided a change in the layout of the golf course occurs The other possibility would be access via airport Road although the development doesn't own land contiguous to the road at this point . my impression from listening to the village board meeting of several months ago is that the developer has not thought through this proposal adequately enough i.e. water and sewage resources, public access to the development, effects of storm runoff into the catchment area of Black Earth Creek, pros and cons of such a drastic increase into Cross Plains population
3/10/2025		Ann Green	7985 Stagecoach Rd	
3/10/2025		Lynn Weatherby	8029 Shag Bark Cir	
3/10/2025		Abigail Parks	8130 Stagecoach Rd	The multiplication of traffic on Stagecoach Road from the proposed development would be VERY detrimental to the roads within OVE and would affect OVE residents ability to safely walk our neighborhood. The intersection of Hwy 14 and Stagecoach Rd. is already congested in the mornings and evenings, the quantity of cars that the new development would add would result in the need of a traffic signal, widened streets within OVE and sidewalks put in for safety. There would need to be feasibility studies done to determine if this is even possible. Currently, I believe the culverts would need to be redone to accommodate wider roads and sidewalks. This would be a huge undertaking which the Village should pay for if they plan to go through OVE to the proposed development.
3/10/2025		Linda Hilker & James Knoboch	8112 Burr Oak Trl	Even though we live on the west end of Burr Oak Trail, this development will affect all of OVE. Our neighborhood has always been safe for children, walkers, and cyclists, but if Burr Oak and Stagecoach become a thoroughfare for 250 new homes, it will bring a massive increase in traffic. School buses pick up and drop off kids here daily, and the added volume, including heavy trucks, will make the roads more dangerous. The Town of Cross Plains maintains these roads, but will the Village of Cross Plains, which stands to profit from the development, contribute to road improvements? History suggests otherwise. Traffic congestion is only one concern. Turning left onto Highway 14 from Stagecoach is already a challenge, and additional cars will make it worse. Will the DOT study accident risks? Can it prevent such a poorly planned increase in traffic? Additionally, there are environmental concerns—pollution from increased vehicles, runoff into Black Earth Creek, and the proposed golf course’s pesticide use. Does the Village truly need a golf course instead of community-focused green space? There’s also no indication that this development benefits low-income families. What amenities will be provided for children who can’t afford to golf? On a personal note, I have walked the Plastic Ingenuity property for 30 years. It was meant for wholesome recreation, yet now, it’s being sold off for development. The company has prioritized profit over community well-being. If this project moves forward, the Town must take action: enforce lower speed limits, install stop signs, and increase traffic enforcement. Wildlife, school capacity, and overall quality of life are all at stake. Before this development is approved, the DNR and DOT should be consulted to fully assess the risks. [text slightly reduced for space]
3/10/2025		Peter North	7998 Shag Bark Cir	

Date	Opinion	Name	Address	Additional comments
3/10/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Dena Harter	4596 White Oak Trl	I am concerned about the drastic increase in traffic on Stagecoach Rd. I am also concerned with the backup and danger pulling out onto Hwy. 14.
3/10/2025		Tim Schultz	8068 Burr Oak Trl	Strongly opposed to making Burr Oak Trail a thru road to this monster development. Makes no sense that this is even being considered an option. Traffic would be terrible. Safety concerns, Noise concerns. The serenity of the neighborhood would be lost. Not to mention the negative environmental impact to the neighborhood.
3/10/2025		Laura VanDrese	8093 Stagecoach Rd	The biggest issue I see is the intersection of Stagecoach Rd and US 14. With additional thru traffic down Stagecoach Rd the already very dangerous intersection will be much more dangerous with more cars turning in and out of the Oak Valley Estates neighborhood. Also, the additional traffic in this quiet rural neighborhood could be a danger to the children, pets and walkers in this neighborhood with no sidewalks or shoulders on the road to walk.
3/10/2025		Darrin DeMarb	7967 Stagecoach Rd	Internet research shows Village of Cross Plains averages 2.56 people per household. Let's assume 2.0 of those people are working age adults. 2.0 people/house x 470 houses = 940 working adults in the proposed neighborhood. For ease of math, let's round down to 900 working adults in the proposed neighborhood. Let's assume all 900 use Stagecoach Road to enter Hwy 14. If they each take 1 minute to get onto the highway, that's 900 minutes or 15 hours. At 30 seconds each, that's 7.5 hours. At 15 seconds each, that's 3.75 hours. At 7.5 seconds each, that's 1.88 hours. At 3.7 seconds each, that's still almost an hour (0.9375 hrs or 56 mins) to clear that intersection. NONE of this is acceptable. All the homeowners of OVE paid a premium to buy property on a rural, dead-end road to limit our exposure to typical urban traffic. Having our neighborhood used as a throughway for high-density housing is not appropriate on many levels. The highway intersection already has difficulty handling the current traffic load. I would even argue that if the proposed development creates their own outlet to Hwy 14, that intersection would not be able to handle that traffic load. Do not allow the proposed development to occur.
3/10/2025		Ione DeMarb	7967 Stagecoach Rd	1) Security: Within the OVE neighborhood, we all have documentation showing who all of our neighbors are by name, we know the makeup of their households, we have their phone numbers and email address, we even know their pet's names. Exposing our neighborhood to such a high volume of through traffic would eliminate the intimate security we currently possess which takes piece of mind as well as financial value away from our properties. 2) Safety / Children: The very nature of OVE promotes outside play for the children, walking & hiking via the trails and out lots, and many neighbors take daily walks with their dogs. The neighborhood has neither sidewalks nor night time street lights. The proposed development would add more than 6 times as many households, and by approximation 12 times as many driving age people using Burr Oak Trail and Stagecoach Road. The layout and design of this neighborhood was never intended to handle that kind of volume.

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3/10/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Sean Mitchen	8074 Burr Oak Trl	<p>Stagecoach road was not designed for the level of traffic that would occur with this new development. The road base, incline and lack of sidewalks is not compatible with the amount of traffic the new homes would bring. The current intersection was not designed for this level of traffic, especially at rush hour times. Since this is the only connection to Highway 14 - all of the new development's traffic between Madison and Middleton would run through the Oak Valley neighborhood.</p> <p>I feel this new development's traffic would have a significant negative impact and unnecessary hardship to the Oak Valley Estate neighborhood. It would lower property values, create unsafe pedestrian and vehicular environments.</p> <p>I am not opposed to development. I understand it is necessary and could provide great benefits to Cross Plains. However, this needs to be done without creating hardship to the our existing neighborhood. Traffic for the new development should NOT rely on Oak Valley neighborhood to exist.</p>
3/10/2025		Catherine Gravel	8074 Burr Oak Trl	The amount of traffic and no sidewalk would make our neighborhood very dangerous for people walking and kids playing
3/10/2025		Eileen Karnopp	8074 Burr Oak Trl	I am a senior citizen and walk the neighborhood daily. The increase in traffic from the large number of houses being build would make my walks unsafe
3/10/2025		Scott Laszewski	8051 Burr Oak Trl	I highly oppose this, the traffic is bad enough trying to get out on 14 not to mention when the roads are slippery the drive up stage coach can only be done with all wheel drive., adding hundreds of cars is a ludicrous idea. We had one house built at the east end of Burr Oak and the road was trashed where they unloaded excavation equipment, dump trucks, cement trucks all rolling thru with excessive weight breaking up the blacktop and sinking it in several areas. Can't imagine what will happen to our roads building a golf course and 400 homes using our roads to access.
3/11/2025		Paul and Helen Julius	8123 Stagecoach Rd	
3/11/2025		Barbara McWilliams	8062 Burr Oak Trl	Keep new subdivision completely separated with separate entrance/exit from Oak Valley Estates
3/11/2025		Brian + Abigail Parks	8130 Stagecoach Rd	
3/11/2025		James Grosspietsch	7978 Stagecoach Rd	
3/11/2025		Will Grosspietsch	7978 Stagecoach Rd	
3/11/2025		Carl Grosspietsch	7978 Stagecoach Rd	
3/11/2025		Mary Tiller Drake	8084 Lone Oak Ct	This will put a lot of traffic thru our neighborhood. I think a stop light would have to be placed at the HWY 14 entrance to accommodate this much traffic. We STRONGLY oppose using our neighborhood as a pass-thru for this new development.
3/11/2025		Kenneth Drake	8084 Lone Oak Ct	I strongly oppose routing traffic on Stagecoach Road thru Oak Valley to accommodate this proposed development. This would put a lot of additional traffic on a road & thru a neighborhood that was not designed for that.
3/12/2025		Marty Drapkin and Erica Napoli	4495 Oak Valley Rd	Allowing Stagecoach Road to be the access point to the new development would drastically and negatively affect the nature of OVE. Stagecoach Road does not seem designed to handle the significant increase in traffic that would result.
3/12/2025		Julie Arriaga	4597 White Oak Cir	

Date	Opinion	Name	Address	Additional comments
3/12/2025	I oppose the continuation of Burr Oak Trail, even if there is a security gate	Francisco Arriaga	4597 White Oak Cir	Connecting Burr Oak Trail to the proposed subdivision in the village would significantly change the character of the entire Oak Valley Estates neighborhood, to the detriment of the quality of life of its residents and possibly reduce resale values.
3/13/2025		Kate Baldwin	4579 White Oak Cir	So many adults and children use these roads for walking and playing. There are no sidewalks, and I don't think they were designed for higher traffic.
3/13/2025		Richard Oldham and Sharon Choisser	8106 Burr Oak Trl	We feel that Burr Oak Trail and Stagecoach Road cannot support the increase in traffic that would result from adding the additional residences and a golf course to our already stressed roadways, both physical and relating to emergency services and ordinary traffic bottleneaking. In our opinion OVE was not designed for an increased volume of traffic.
3/14/2025		Dan Frisch	8090 Burr Oak Trl	Please help us stay quiet
3/14/2025		Jessica Pellegrino-Barrett	8042 Lone Oak Ct	
3/14/2025		Thomas Fuss	8048 Stagecoach Rd	
3/14/2025		Bryan Roth	8076 Lone Oak Ct	Would like the neighborhood as quiet as possible.
3/14/2025		Greg Barrett	8042 Lone Oak Ct	
3/14/2025		Joan Millard	7937 Stagecoach Rd	
3/14/2025		Liz kiehl	7984 Stagecoach Rd	I have multiple concerns regarding the road extension. 1. Safety: with the increase in traffic from both the neighborhood and golf course the number of cars using this road will increase. We have no side walks, street lights or infrastructure to support the neighborhoods foot traffic or bikers. With the increase in traffic and potential for speeding, drunk driving who will patrol the street. 2. Traffic turning onto 14. With an increase in cars it will likely require some sort of mechanism to control traffic like lights. 3. Road upkeep. The road it self is not in the best condition and increasing traffic will likely increase this. 5. Negative impact on home value due to increasing traffic.
3/14/2025		John Wenning	4512 Oak Valley Rd	
3/14/2025		Krueger Family	8061 Burr Oak Trl	The road was not built nor is it maintained for 500 more vehicles (likely more). The access to highway 14 is difficult enough/even without more traffic. People purchased their lots and homes due to the secure and private nature of the HOA- it was never disclosed to residents that it would be an option to expand Burr Oak and gave 500+ more vehicles use of the road. The Cross Plains Town will need to expand, maintain, and manage the road and traffic at a greater cost to them. The cost to figure out safe access to highway 14 will be the responsibility of DOT (traffics light, speed, etc). The expense of the development to the Town will be immense.
3/15/2025		Tom Kourakis	8144 Stagecoach Rd	I do not like the plan for this development.
3/15/2025		Valerie Bochsler	7972 Stagecoach Rd	
3/15/2025		Philip Bochsler	7972 Stagecoach Rd	
3/16/2025	Joan Elchlepp	7959 Stagecoach Rd		

Date	Opinion	Name	Address	Additional comments
3/08/2025	I support the continuation of Burr Oak Trail only if there is a security gate	Kevin	8145 Stagecoach Rd	
3/09/2025		Val Burland	7966 Stagecoach Rd	It would have to be a kind of gate that could not be passed, breached, broken or compromised in any way by unauthorized people. I would oppose a simple barrier.

Date	Opinion	Name	Address	Additional comments
3/10/2025	Write in: Opposed to vehicle access, but in favor of pedestrian	Peter March	8103 Stagecoach Rd	If the roads are connected, would a stoplight be added at stagecoach and 14?