

## Residential Statistical

### **Q2b. If you strongly disagree or disagree, what percentage should be achieved and maintained?**

75% Single Family, 25% Multi-family (32x)

80% Single Family, 20% Multi-family (30x)

70% Single Family, 30% Multi-family (22x)

60% Single Family, 40% Multi-family (16x)

65% Single Family, 35% Multi-family (12x)

100% Single family (10x)

90% Single Family, 10% Multi-family (8x)

25% (4x)

20% (4 xs)

Let the market decide (3x)

10% (2 xs)

The % can and should vary from one area to another on a case by case basis

No more apartments for now

40% single family 30% owner occupied multi family 20% renter occupied

Should be based on need

At least 50% single family

75single, 10 multi, 15 other (retail)

No apartments

60-70% single family

60/40 to 75/25

Unknown

Same

20-80%

50%

15

0

### **Q6a. Comments on Urban Service Area**

-I feel that comprehensive growth and planning cannot occur without considering the school issue! A core part of the city is split between 3 districts. How can this issue be included in this or another equally important process? Thank you

-Limit more development!

-Library is "must" for good community. Fitchburg has no library. It makes people move outside e.g.: Middleton

-There is too much sprawl. Please stop all residential and commercial development

-I moved here in Aug. so I don't know how things are going.

-The mix of single unit and multiple units is only feasible if multiple units are owner occupied. There are no owner occupied at the end of my street (King James Way). It is too easy for the owners to accept the rent vouchers and not maintain their properties.

Don't allow the mistake of King James way to be repeated

-Too much corporate development next to residential subdivision- Should be more barriers- fencing, more trees, etc.

- Use and require low signage- makes a huge difference in the feel and ambience of a community. Examples are among others, Hilton Hood and Middleton, WI. Also use low lighting, no neon and require strip malls, retail and businesses to blend into surrounding, pleasing architecture
- Retain prime farmland as agricultural. Promote in-fill development in urban service area first. Expand urban service area east and west before expanding south. The concept of "New Urbanism" for development in our city is the narrow-minded vision of a few city employees and committee members. The idea that people will revert to the ways of life of the 1920's, 30's, and 40's (Walk to work, the corner grocery store, sitting on front porch, etc.) by forcing mixed-use neighborhoods is crazy.
- Fitchburg needs a school system and a library! This should take precedence over all other development. Without these, the above questions are moot. I feel that quality agricultural lands should be maintained.
- Where did the rights of individual land owners and their families go? In Fitchburg they do not exist.
- As farmers and landowners we don't really feel we own it any more due to the restrictions when we have tried to sell some land.
- Mixed Dev. (mixed housing and employment) with parks, open spaces, trails- some rural but production Ag no realistic possibly specialty ag business. Too close to Madison to be realistically production ag.
- Leave the fast food businesses outside the city. Who approved the Happy Wok on PD that is now vacant? The city council or zoning people should have analyzed the situation. There is a fresh food Chinese 2 blocks away. This was destined to fail and now we will have an eyesore. No more of this please
- Schools/education - not one question about schools or education. Should be ranked very high in future growth and the planning process. Education and schools should be a top priority.
- Need to expand USA because attempts to infill (post road) is not what present counsel wants
- the growth rate and the sites of new residential housing and businesses must be modulated to reflect overall growth on the surrounding regions. There is no good reason to deny development and the space for it on the face of demonstrable need (need that most can see and agree on)
- Parking space for voting at the last national election was horrible. Election facilities need to be better thought out
- I feel we should resist major developments which would mean eventual demise of our beautiful open area south of our major development area
- 35 years ago I moved to Fitchburg I had cornfields in my back yard. Now I have brick block concrete and misc. I enjoy the rural setting. Where did it go? Please save some of our rural space for the future!
- Fitchburg is in need of some higher end shopping options - not too upscale yet good quality. The library, a good bookstore, nice shopping mall, good stores focused on healthy living, a community center geared to all ages and a school of music.
- Some developed land and some rural, we need a balance
- It would be nice if Fitchburg could accommodate executive-type homes on large lots (similar to Pheasant Point in Middleton)

- Moved to Fitchburg in 1982 Enjoyed open area. Getting too crowded. Post Rd should be continued to HWY 14
- Keep some rural areas- open space- between developments
- Keep growth out of prime Stoner Prairie lands as long as possible. Develop lands from ridge line north of Irish to Lacy and along Syene Corridor adjacent to existing USA
- Make sure to keep a lot of parks or create new ones in rural and developed areas
- While I appreciate your effort to get resident input, it seems to me that the above decisions are better made by those trained in these matters who hopefully are more aware of the ramifications of these decisions
- too much growth already, traffic congestion and noise level of vehicles
- Fitchburg is known for its land use and green space and should remain that way. We have the choice to protect and preserve the land and we should
- we have way too much density as it is, we don't need any more multifamily
- Retain rural area, it is our roots. Redevelop only where necessary
- Not enough roads to carry increase. Traffic has gotten horrendous! Would like a mix of rural and development
- land has become too expensive to build on because of the limited availability. This policy favors the wealthy and not the average citizen. Green space, rural landscape, neighborhoods of houses. Fitchburg isn't Madison and we shouldn't try to be
- Stop at the power lines are
- Regarding the mix of single family and multi family, emphasis should be on owner occupied. If rental units proposed, then they should have strong control over whether any given developer builds rental units, or takes over same, given past history of units on Fish Hatchery
- Are you sitting down? This is "Radical"!! I live in apt (2322 Chalet Gardens) at intersection of chalet gardens Rd and Lowell. The "problems" (people moving across city lines keeping kids in their choice of schools by having them walk hour or picking them up at bus stop or NOT REALIZING where they live (which city)- Cross coverage of fire/police/utilities. I'm TIRED of police responses, fire responses day and night there and Drug dealing "in open" and it continues to get worse (Gun fire is "routine"!) Get the area under one jurisdiction and "hit hard". Simply, make an agreement with Madison on "land Trade"! Fitchburg requires that rectangle of land, not Madison (entered on Alley Drive!!).
- Stop!
- The traffic on McKee Rd is much too heavy.
- In development of businesses, I would like to see businesses which cater to families and family activities-- Stores, restaurants, community events-- rather than big office buildings. I would also like to see a limit on development of rental properties. Owner-occupied are good; rather no see rentals. Also redevelop grow south from city core, but retain buffers! Continue to promote business development. Keep the urban area where it is and do not expand it
- # 6: Not entirely sure what these mean - if you are talking about the horrible development along PD - No!! No sprawl!
- Too many businesses take away from the community of Fitchburg as most employees don't reside in Fitchburg. Other than the owners, what do they care about Fitchburg? I appreciate more restaurants, as restaurants benefit families and residents but I think all

- of the general commercial office buildings are ridiculous and don't benefit Fitchburg residents
- As to # 6, there is another option. Clearly identify rural land that won't be developed and develop land that is not good ag land and cease the dense developments. There must be a balance and current development is not balanced. Residential development is too dense and too intensive
  - too much master planning stifles market. Innovations. Fitchburg is a nice place to live but seems somewhat bland. Why not encourage mixed density developments - some with rural homes on alleys and greenways. Some of features of Middleton hills would be nice to see in Fitchburg.
  - Please include more programs for seniors that will include more handicapped and blind people; things that will give them joy and have times to look forward to.
  - Widow and 78 years old, most questions do not apply. Good planning so far. Get Kinney-Friburger off the plan committee. Hovel should go also.
  - Fitchburg is developing too fast to meet the needs of the community (school, jobs, etc.) We need to slow the growth, retain green space and farm land.
  - I moved to Fitchburg because of small town feel- now with new development I'm planning on moving out! I don't agree with the mixture at Lacy/Syene areas at all.
  - Develop acres within urban service area.
  - Need strategic growth focused on above principles checked.
  - Development never pays for itself.
  - Fitchburg should maintain its rural community and continue to build single family/owner occupied homes/condos/town homes. The community must maintain its balance and also attract new business. We must also maintain architectural integrity with new construction for business and retail centers. Perhaps our own school district.
  - New development needs to be carefully planned. We should not lose our current green space for ugly sub divisions
  - One of the beautiful and unique aspects of Fitchburg is the rural space and farms. It is imperative to maintain these aspects
  - Allow landowners to build houses on the land they own. Stop telling residents how to use their land.
  - There's a lot of land left!
  - My opinions are my private business and does not concern you
  - Lets do it like they do in Europe and not have housing spring up all over in rural areas. Preserve the rural areas.
  - We are losing all our wild life - rabbits, squirrels, deer, buds, chipmunks. How sad it is that we are not leaving land for them to hide out in! That is so very wrong!
  - There should be a happy medium between development/redevelopment and leaving rural areas
  - I live at the mobile home court. I would like to see more space between mobile homes, as we have less space than indicated in our contract. The sewer system and electrical are ancient, and need updated. Are they up to today's codes? I would like to see a new area developed for us to live that has more space, between the homes, or I would like to live in my mobile home, but not be in a mobile home park. A new location in Fitchburg would be wonderful. Better yet a mobile home area for those 55 and older

- What makes Fitchburg unique is the ability for folks to be able to travel a short distance to be in the country. Don't lose that.
- Urban service area should not go east of Hwy 14.

**Q11 which of the following best describes your current residence?**

- Condo Home
- Rural Residential
- Mobile Home Park

**Q18b. If Fitchburg adopts a compensation program, how should it be financed?**

- Combination of grants and payments of developers and taxpayers. (3x)
- Favored-reduced property tax (2x)
- No comparison should be approved. Taxpayers had paid enough
- As done in town of Dunn
- Not sure
- This should never happen!
- Federal and state grants
- take off taxes for land only
- Don't do it!
- DNR Funding/ Grant and developers- costs passed onto rural landowners for keeping land in permanently undeveloped state allowing payment by developers would be an additional fee they pay to develop here.
- Business and put sponsors for paved bridges, benches, etc for parks/trailheads in/at open space/farm areas.
- under no circumstances should property owners be expected to compensate other property owners

**Q18. Comments**

- Taxes are already too high! Stay out of my wallet!!
- We do not approve of this idea
- Not by taxes!
- I am very sorry that Fitchburg chose to develop Harlan Hills, for example
- Money is the daddy to mother nature- we are an "award" based society and people need a tangible reason to preserve open space and rural areas- we all want the "country" to stay "country", but waxing poetic doesn't pay the bills or send Johnny to college.
- An APA should never be permanent. At some point, parts or all of a given APA may become unsuitable for "agricultural" use. APA's should be re-evaluated every so often to see if they meet the criteria for such designation. Compensation programs only benefit the original owner or recipient of the compensation. At some point, that owner dies, the family inherits the property and doesn't wish to farm it and cannot afford to pay taxes on it. The land is not sellable.
- Whoever benefits should pay I think federal programs should encourage quality food production.<sup>2</sup>
- As a taxpayer I do not want to fund this type of program.

- As lifelong residents and land-owners we feel this land is like a 401K for our retirement, however we don't seem to have much control when we try to sell some land.
- Don't - how can city afford this?
- Let the market play out. Market forces will determine who the buyers and sellers are and how they will benefit. City gov. needs to stay on the sidelines
- it is unreasonable to deny future income from private property to its owners. Many farmers have to rely on selling their land to support their retirement. Preventing such sales is equivalent to taking property without compensation (if the latter is not forthcoming)
- I would like to see lower property taxes in Fitchburg
- Land owners rights need to be addressed. City decisions should not conflict with personal property rights
- Developers cost not only farmers but also the average resident additional tax dollars. These 40-1000000 homes only rack up the prices in traditional neighborhoods and make it harder for folks, especially farmers, to keep their land and taxes. I think they should have to "give back" let everyone else has for all of these years.
- If someone wants to build a new home and there is a large group of them, then build them a neighborhood etc and pass the cost on to them and not the tax payers. We are stretch already on property taxes. Also I like to see a fund establish that funded by the developers (passing onto the new homeowners) to help pay for new schools or expansion because of the growth
- Fitchburg-Verona schools pays more taxes than anyone in Dane County - probably the state, we need all the help we can get!
- Should be a better way to accomplish this purpose compensation such as this costs everyone.
- APA can be restudied later in case farmer changes ideas of future farming
- Shouldn't do it
- Are you kidding?
- Need more information. Maybe allow development of rural lands until only 1/3 is left, then deal with the issue of compensation.
- the taxpayers of Fitchburg should not have to pay (subsidize) people who choose to cut down trees and build their homes. The property taxes are too high where you can't afford to live in your home when you retire
- #14, 15: I don't have enough information. Preservation of land as rural agricultural should be dependent on the quality/productivity of the land. I would want more information about the farmland quality in order to answer.
- Stop trying to be control freaks. Leave free enterprise alone.
- The limits placed on large land owners are very unfair. If you are going to continue to control the use of private land at the very least the land owners should have the opportunity to be compensated for the restrictions. This compensation occurs in many other communities. Why not in Fitchburg? Either pay the land owners or ease the restrictions
- But- from my perspective, developers want "easy dev" to maximize their profit. Developers should "shoulder" the "lions share" of cost. Resident "pay" only taxes/sewer/water UNLESS that development is "highly desirable" (Low density, "rural", "wooded") Then buyers should pay premium!!

- Look, I don't want every acre of Fitchburg developed, but we should cap the degree of development with some emphasis on wildlife preservation. Fitchburg stopped being an agricultural town a long time ago. Over-development is a legit issue; loss of farm land is not.
- Fitchburg's rural character is the reason we moved here. Over the years that character has been eroding. Without rural land and occupations Fitchburg will lose its uniqueness and resemble any other suburb in the area. I realize that there are tremendous economic pressures on farmers here. Why doesn't the city purchase them and convert them into nature/tourist/recreational purposes? (There are "tourist" farms in other areas)
- APA defined area could be for 50-99 yrs to allow future generations to decide and help preserve re-sale potential for land-owners.
- Don't make only the new residents pay for services to be enjoyed by all. If cooperation from land owners is voluntary compensation should be moderate. If cooperation from land owners is forced to the compensation will be a lot higher
- We greatly appreciate all the time and efforts and all the people's research in putting this together. Thank you to the group that worked hard to make this survey come together for all of us
- I want to support farming, but I'm not sure if the developers supporting the cost would be right. The people that want farmland should fund the money. If there are more people building in Fitchburg, then it's obvious that people care more about developing than farming. Unfortunately the money is going to be where the demand is. If it's not in farming, the farmers will lose. Majority rules.
- It is in the best interests of our generations of children to improve and preserve our environment. Responsible land use resulting in clean water and safe natural habitats is a high priority and will benefit us all in the long run.
- In regards to 17A there should be no APA
- Proper zoning does not mean that we would violate the "Takings" clause of the constitution.
- I would only support suburban sprawl then public transit infrastructure is built to quell traffic problems.
- Federal Government has programs to protect rural areas
- set up a fund for: payments to landowners in 18a when acres are within urban service area is developed.
- developers do not pay enough impact fees to our community. Impact fees to developers should offset costs to the community that remain after land is developed. Such as: roads, water, sewer and schools.
- Rural and open space is important for the future. Urban sprawl is getting out of hand. If we continue at this rate Fitchburg property will lose its value and desirability. All should contribute to compensate farmers/land owners to preserve their land. It is important to the environment
- I do not support a compensation program
- Taxes are too high already
- If a farmer can make a go with his land great, if not, he should have the option to pursue other avenues in regards to use of his land and not be stuck. If Oregon and Verona

keep growing and Fitchburg keeps growing, some farmers may be stuck with land surrounded by development

- I don't believe in this. If a land owner decides to leave his land, allow there are already in place federal programs which encourage this. I would rather see the land worked then left.
- No Program! Land owners sell; developers pay the price of developments. Taxes are too high now!! 19 houses for sale by mine!! People are getting out not worth living here!

### **Q25 Comments**

- We do not approve of more retail commercial in Fitchburg; we have enough of these here. We do not want large retail stores like Target built here because traffic would be really bad
- Target should be out here!
- However I would much rather prefer things for kids - new schools/parks/discovery centers/children's museum/youth and teen centers
- There are enough businesses in Fitchburg. E.g.: there may be several grocery stores in Fitchburg, but I still drive to Woodman's west to shop
- Capital Cartage Moving wanted to build a large warehouse for household record storage to stay in Fitchburg. We were turned down for Nesbitt (?) Rd the last 4 yrs. Why?
- Maintain farming on prime farmland. Light, non-polluting MFG, Office parks increase traffic and storm water run-off with little economic benefit, retail/commercial brings people to Fitchburg to spend money, keep warehouse/distribution percentage about the same.
- Unbelievable! Why is there no mention of schools and a library? You should all be ashamed!
- Farming in Fitchburg is going to be limited in the next few years 10-15. It would be stupid to set up permanent Green Space here.
- Love mixed use development with open space and bike, walking trails, not necessarily for tourism but to enhance quality of life for residence. Would like to see more services available, ex-coffee, gas, grocery, hardware available. Lacey and Fish Hatch Area or at least South of PD.
- would really like to see more practical shopping e.g.: Wal-Mart, Target, Woodman's, Talbot. Currently we go to Middleton/well Madison for almost all shopping needs (exception =Coppes). Ideally some sort of central or downtown feel eventually to help with community feel.
- Again - let the market forces play out. Don't bother to promote economic options. The market will determine the options. Just stay out of the way.
- Promote businesses that will help relieve property taxes and jobs.
- we need commercial growth as a source of employment and taxes. Homeowners alone cannot support all of the city's future needs through property taxes. Moreover, if Fitchburg is to have an independent, recognizable identity, it must have its own jobs; it cannot just be a bedroom community for Madison and other areas.
- Pedestrian friendly developments are always a plus. Without a downtown it is hard to do much without a car. Shopping would be very good!
- I believe the promotional business development would bring in a lot of money to our community to help fund expansion. We should look at Middleton as a great example,



- not Madison. Every alder in Fitchburg should be talking/looking at what Middleton is doing.
- Already have a lead with Research and Technology, keep developing this area.
  - I don't think Fitchburg needs to be another Madison. PD and Lacy are turning into Odana Rd! It's only 20 minutes to Madison at most- we don't need all stores here- almost everyone drives everywhere!!
  - Current prime agriculture should remain so land that supports manufacturing/ business should be developed.
  - Shouldn't be using tax money to encourage business to come to Fitchburg. TID money only should be used for large regional projects such as interchanges not plat improvements and buildings.
  - prefer more business traffic in community with some restaurants and shopping
  - expand/continue free electronic equipment recycling program
  - Fitchburg should not encourage any development until they have an infrastructure plan in place. Fish Hatchery, PD, and Verona rd are already too congested without bringing more traffic into the area.
  - I would like open space preserved either by maintaining current farmland or by park or conservancy areas purchased through taxes
  - Fitchburg screwed up big time in not getting epic to move here. We need more businesses to help with the tax base. Make target happen!
  - all are desirable!
  - I have not lived in Fitchburg long enough to make a qualified decision about its economic options
  - I'd like to see Fitchburg more self sufficient, with goods and services available to residents within relatively short distances to encourage walk and bike trips. I don't want Fitchburg to become a primarily bedroom community
  - Let's preserve the farms we have left
  - Community supported Coop
  - better jobs= better residents = better community
  - It is not a commute to Madison! Our family will eventually leave our Jamestown neighborhood mainly because of too much retail.
  - As to Q#22, while retail development is important, I strongly disagree with developing big box stores such as target. I am also dismayed at the haphazard planning and sitting of retail development. Fitchburg should have a downtown and it doesn't
  - Book store needed
  - Market should drive retail/commercial development. City should manage, not promote development. Target store at PD/McKee seems like an ok idea - grocery store at this location seems like a very bad idea
  - #24: what does this mean? Add updates like street lights. Or sidewalks, etc?
  - We can not ignore existing opportunities for improvement. We should seek to create accessible, village-like areas. There is already plenty of regional retail around the area.
  - I think there is no need for further residential development - or business or commercial. Redevelop areas such as Tracy Way - Post Rd. Fish Hatch - discourage traffic patterns et. al.

- The buses are not enough. To reduce traffic congestion, Fitchburg and Madison need to work together to redevelop the abandoned WSOR/Dane County railroad lines into light rail routes.
- Fitchburg needs to bring in a bigger business base to help keep our residential taxes lower. Fitchburg's mill rate is too high!
- Fitchburg has to be open to all business interests in order to spread out its tax base so residences are not sole supporter of city amenities.
- We definitely should not allow large corporations such as Wal-Mart and target to build in Fitchburg
- clean, non-polluting businesses only
- Do not redevelop older neighborhoods
- I do not feel that I have enough information to accurately answer these questions
- I think farmers should be allowed to do with their land what they want, not dictated by city officials (in response to #25, 14-18) People commute from Fitchburg to other areas for jobs pertaining mostly to office/ business. Bring the office/business, research, tech here so people live where they work. We are so close to Madison with retail/commercial there is no need for so much here.

**Q32b. If you strongly disagree with the split, what split would you like to see?**

- 80/20 (28x)
- 75/25 (17x)
- 100% Owner (10x)
- 90/10 (6x)
- 50/50 (2x)
- Higher owner occupied (3x)
- More housing for seniors. Lease with option to buy
- No required rental space
- No specifically defined split
- 85% owner 15% renter or less
- 95% owner occupied 5% rental
- 80-100 owner occupied
- At least, if not more
- Mostly owner homes
- 60/40
- 75-80/20-25
- 0

**Q32b.Comments**

- We do not approve of multi family, condos or apartments being built in Fitchburg. We have too many already. Look at Wildwood South to see how condos ruin our neighborhoods.
- Plan should include dispersed affordable housing
- Ownership of a home is a key building block in "making it" in the American economy and culture, let's prioritize it!
- There is enough housing in Fitchburg
- I am not opposed to multiple units if they are owner occupied

- Keep apartments separate
- I think Fitchburg has developed enough, in fact, I think Fitchburg has gone too far with development! The senior housing Fitchburg has is cost prohibitive.
- New neighborhoods should be based upon 100% single family, owner occupied or 100% condos or 100% rental apts/duplexes. Mixing rental apts/duplexes with owner-occupied single family houses adversely effects resale value.
- Don't have renters in every neighborhood.
- Please build schools and a library!
- You need to allow development everywhere so that the cost of housing and land comes back in line with people that can afford it.
- Like mixed housing with parks, bike trails majority owner occupied.
- I believe the city has not anticipated or has a strategy for improving the Jamestown/king James area issues. Better figure it out before expanding to other areas of the city.
- we have seen this requirement destroy what had been nice areas/neighborhoods in Minneapolis
- Housing is also market driven. Let the market play out - stay on the sidelines
- the wishes of those future occupants/residents should be decided on a case by case basis. Giving to the golf course away to a private developer/apartment owner would be a most reprehensible crime. The new Ridgewood owner is already repairing the apartments and neither need nor deserves a carrot. The golf course offers an important recreational resource to seniors and teens who otherwise could not afford to play. An executive course like this is important to the quality of life in Fitchburg
- I would like to see lower property taxes in Fitchburg. So far, it's highest in Madison area
- Affordable single family housing
- #28, 29 more single unit condos could very efficiently meet the needs of both seniors and the disabled. Madison has a serious shortage of independent living options for this subset
- I am not a big fan of mixing single family home neighborhoods with apartments
- Apts. Seem to be overbuilt (too many; many units empty) Suggest that you do a survey to determine percentage of empty units.
- I don't know enough about exact percentages, but I would like to see more owner-occupied housing. I also like the idea of having a variety of lot sizes and variety of developments. Won't look so cookie-cutter like.
- Quit promoting multi-family housing. We have more than enough now.
- Some people's idea of affordable housing is a real joke! Larger lots instead of building on top of each other. Set a reasonable plan and stick with it.
- Single family owners form a "neighborhood". Multi-family units are informal and promote "part time" residents.
- I have heard when people own expensive homes and low income or rentals are near it lowers the value of their homes. Say \$300,000 and up
- The more owner occupied housing the better
- I like Fitchburg as a suburban rural area
- Need to have compatible uses #31
- Fitchburg needs more affordable and subsidized housing.

- Rental prices in Fitchburg in good neighborhoods is very hard for the middle income single person to reach. It is more beneficial for them to go to another community and purchase a home
- We have way too many renters now! We should allow some development (e.g. houses with septic and well) in rural areas!!! To do otherwise is unfair to farmers and bad for the environment - septic is safe.
- Have enough rentals
- I don't feel you should mix the two. Keep rental out of residential neighborhoods. That only creates problems
- Again, I don't know enough about Fitchburg's population to make a decision
- 32a I can't see how a % can be set. Too restrictive for long term planning
- You can ask me what I think but I expect the city government to figure out the market needs and ramifications. Not my expertise. I think that if Fitchburg doesn't gain control of its education system, we might as well focus on being apartment/condo driven.
- 30. Depends on range; no huge lots and houses anywhere.
- Limit lot and home size. Limit (discourage) new development. Traffic is overwhelming.
- It appears with all the new development going on this survey is late in coming
- Depends on need. I would hate developers to be forced to do apartments. Doesn't make sense
- Fitchburg needs Para transit to go along with disability. Otherwise only young, healthy people need live here. I have MS and I am mobile, but getting older. Someday I may have to move.
- what I want to see is rural land between residential and commercial developments. I'm neutral on housing development, but think commercial needs to stop
- Housing supply should be market driven and not promoted or encouraged by city. City should use its resources to manage developments; re: ensuring linkages with existing infrastructure, etc
- #31: Cahill Main, Hatchery hill area - good example. Areas for seniors who can't afford (or can't take care of) their own homes, etc, can live in a similar environment where they can walk to stores and shopping, restaurants, etc
- Some neighborhoods should be owner occupied only
- The fact is that owners of rental property often fail to maintain their houses and lawns. They are most concerned about the bottom line not the neighborhood.
- Fitchburg is growing to fast - we need to limit the number of new housing being developed in all areas single family and rental.
- Keep the neighborhoods diverse. I left Chicago land to get away from socioeconomically segregated neighborhoods.
- owner occupied housing encourages maintaining a home or dwelling to the neighborhood's satisfaction.
- Development needs to slow down and be better planned for preserving the natural beauty. We must not chase the dollars of the greedy developers.
- We must promote land/house ownership so that property maintains its value. We also need lots of open space
- We already have way more than we need of apts. They often turn into land slum areas and we don't need anymore of them!

-Open a new neighborhood with mobile homes and condos 55 and older "mixed use"  
with low incomes

**Q34t. Other Word**

Golf Course (4x)

Bike trails (4x)

Library (3x)

Finish bike trail on Seminole hwy!

Public pool

Marshmallow Roasting Pit

Sled - ski slopes

Softball fields

Soccer Fields

Basketball Courts

Squash court

Snowmobile trails

Railean Gazebo by active tracks

Grandstand for music

Lights for McKee farms tennis courts

Identify parks that are used and use info on where park should be in future

Pickle Courts- is played in Florida. Great for all ages!

Keep area along e-way bike path undeveloped

Encourage neighborhood volunteer groups to foster the use and care of these areas- rec areas and parks are overrun with out of the area users because the visitors' parks etc are rundown

Traffic concern when you start building more and more complexes - traffic will be grid locked

Paved bike trail which connects to capital city trail from Syene Rd at Swan Creek

Development and Quarry Hill

These sound like wonderful ideas to bring the community together! Now these ideas I would love to support with my tax dollars. I would love to see land go to this purpose

**Q35m. Word**

Art exhibits/shows

Fewer programs=fewer taxes

Eliminate Iron Man

Adult Ed classes

Community lectures/seminars

Volleyball league for high school boys

Farmers market

Encourage more volunteering

Exercise classes

Start a singles club

**Q36a. Baseball Fields**

McKee (4x)

McGaw Park (3x)  
Wildwood Park (2x)  
Greenfield  
Quarry hills  
Verona

**Q36b. Basketball Courts**

McKee Farms (2x)  
McGaw  
Most  
Chicory  
Wildwood  
Swan Creek  
Rose Commons  
Greenfield

**Q36c. Bike Racks**

All (3x)  
McKee (2x)  
McGaw  
Bike racks at the pavilion  
Wildwood  
Greenfield

**Q36d. Drinking Fountains**

McKee Farms (7x)  
All (3x)  
Seminole park tennis courts  
Throughout bike paths  
Swan creek  
Wildwood  
McGaw  
Tower hill

**Q36e. Golf Course**

Nine Springs (4x)  
Build new (2x)  
All  
McKee  
Buy a farm field off of Lacy to eliminate traffic  
Wildwood

**Q36f. Grills**

McKee Farms (7x)  
All (2x)  
Wildwood

McGaw  
Greenfield  
Swan creek

**Q36g. Landscaping**

McKee (5x)  
All (3x)  
McGaw (2x)  
Swan creek  
Rose common  
Wildwood  
Chicary Meadows  
Keep open space at parks

**Q36h. Lighting**

McKee Farms (7x)  
McGaw (2x)  
At tennis court  
All  
Trail along FH Road  
Crinkle Root  
All paths  
Wildwood  
Swan Creek  
For security at all parks

**Q36i. Multi –Use trails**

All (4x)  
McGaw  
Swan creek to Capital Trail  
Cap city trail  
Wildwood  
Quarry hills to McGaw  
Bike trail running south by the MGE plant on PD near Seminole hwy  
Expand bike trail to connect swan creek to capital city trail (Syene road is dangerous) and  
along G - Cheryl pkwy to get to the pavilion and city hall

**Q36j. Playground Equipment**

Greenfield (2x)  
Swan Creek (2x)  
Cheryl Dr.  
All  
Keep up grading  
Rose common terrace  
Nanny berry  
More for younger children

Wildwood

**Q36k. Seating**

Chicory Meadows (all parks)

All

Tower Hill

Capital city trail

McKee

Wildwood

**Q36l. Shelters**

S Johnson

Swan creek

Huegel

Wildwood

Swan creek

McGaw

McKee Vineyards

Jamestown

All

McKee

**Q36m. Restrooms**

Tower Hill (3x)

Wildwood Park (2x)

Swan Creek

Jamestown Huegel

All Parks should have

McKee near BB courts

McGaw,

McKee Vineyards

Jamestown

Bike trail

McKee

Huegel

S Johnson

**Q36n. Sledding Hill**

Add

Wildwood

Chicory Meadows

McGaw

**Q36o. Soccer Fields**

McKee Farms (3x)

Wildwood



**Q36p. Tennis Courts**

McKee Farms (5x)

McGaw (2x)

Wildwood (2x)

All

**Q36q. Volleyball Courts**

McKee farms (3x)

McGaw (3x)

Rose Commons

Swan creek

Wildwood

Wild life areas left alone

**Q36r. Other**

Fence by street at Muegel and Williamsburg

Shade areas with seating along nature trails, trash

Prairie and forest restoration

Ice skating rink

Community yoga center

Bike path

Bike and nature trails

Library

Squash courts

Sidewalk or path from lacy rd

Bocce courts

DNR lands in city

**Comments**

-Twice per year

-We use the park in Wildwood South often when our grandchildren come to visit. They play baseball at our fields also.

-We would love a swimming pool in the Swan Creek neighborhood! And we really should consider building schools since there are so many kids in Fitchburg being bused out!

-I'm not quite sure the location of many of Fitchburg's parks. I only know of one main one. I think the rest around me are mostly Madison's end could definitely use improvement.

-I think the bike paths are very useful to separate the autos from bikes, so promote biking as well as walking for exercise

-I want to ask for renovation of Spring Park (long ford terr) it's very dangerous because all the facility doesn't dig enough depth for security line. Toddler falls 3 feet after sliding.

-I walk my dog through McKee Park daily - great resource - thanks!!

- Stop fireworks at Fitchburg days. Have all the carnival workers stay somewhere outside the park before and after event
- Occasionally during the year
- I would like to see fewer trees on streets and more planted in park area for shade. No one is going to use the parks if there isn't sun relief area for picnicking. Also some of the trees that could provide shade- the outer limbs need trimming (i.e. Chicary Meadows). There are no trees up at Cahill Main by 6HC- nice park but not inviting.
- Seldom in 5 yrs
- Use McKee Farms Park as the city's central, multi-use facility. Do not use part of this park for a library or any other city building that would not enhance park use. Build a city-owned golf course (18-hole minimum) on the property behind the old town hall. The small nine springs course could then become available as part of the hand for the Ridgewood redevelopment project without the loss of a golf course.
- I pay three and one half times more in MN to live in a community devoid of schools and a proper library. Until you address these critical issues, you have no right collecting taxes. Your service (waste, snow plowing, etc.) also fall far short of what I am used to.
- There were complaints by family member of poor maintenance this spring??
- Fitchburg needs its own library this should be a top priority
- Very Seldom- Some softball sponsorship & spectators- 24 yrs.
- Love Thursday farmer's market
- With our kids in Oregon schools - we feel more a part of Oregon community than Fitchburg
- Tennis has become quite popular. I think lights would let people play longer and the courts would be utilized even more
- Wish list: 1. Library - as community resource to increase sense of community. 2. Someday that Fitchburg would have its own school system. We think that this would really help for a common sense of community
- Depends on season
- Places to walk are used. Keep the present paths maintained.
- All of this is nice but can we afford it?
- One of the members of our household depends on the golf course for exercise, since it offers one of the few venues combative with her particular set of disabilities. In the process, she attracts to Fitchburg friend from elsewhere, one of which discovered and has begun using Acker floor to ceiling - a local business. #5: at a rate of responsive to the needs of business and residents as they vary over time, evolving within the city. #18a: even permanent restriction should be subject to lifting under special circumstances. If a rural landowner is denied the right to sell privately, the city should offer that person appropriate compensation.
- walking paths frequently used
- Single adult, no kids, parks are important, I just don't use them personally as yet
- Id like to see lower property taxes in Fitchburg, otherwise this is all useless
- walking on paths is great exercise for seniors
- High school boys could really use expanded facilities for winter sports. Boys' volleyball in particular, is increasing in popularity. A good facility and program for high school boys could be a real plus for Fitchburg and make us a "go to" place for a growing sport

- Need more walking and biking areas
- Fitchburg needs to continue promoting open space, bike trails and parks. They have done a great job, that is why we live here
- Parks are a big draw to Fitchburg. McGaw needs more attention.
- We use many of the walking/biking trails.
- Dog Walking
- When in the world will Fitchburg address the public school system and stop sending kids to Madison high schools??
- Although we do not use these facilities much, except the sidewalks in our neighborhood, I do think these facilities are important for good neighborhoods and the promotion of positive family activities.
- We are very happy had nice park so we can enjoy our evening there with family and friends.
- I love the parks and recreational fields in Fitchburg. I live in Swan Creek, and it's so nice to have McGaw park close by and all the parks in Swan Creek area.
- the park by us is too small for the Lacrosse teams that play - the spectators cars alone park all over and use everyone's driveway to turn around in and walk all over everyone's grass - too many people for that small park on Devoro/barbara
- Whitney way/Meadowood Dr Park. Thank you!
- Great spaces but don't get up keep they need. Ball diamond at wildwood south was much better this year
- Keep in mind that extra burdens placed on developers raises the price of housing and locating a business in Fitchburg and encourages development that would be very beneficial to Fitchburg to locate in other cities (e.g. Sun Prairie and Verona)
- running
- Thank you for providing this survey, we look forward to seeing the results
- Our economy is in dire straights! Pull in the reins and stop spending! We all have to!
- Use McKee primarily. Very happy with park
- I would like to see current parks better taken care of instead of adding more parks, creating a situation where there are not enough employees or money to maintain them
- Thank you for adding parkland to oak meadow development for benefit of Wildwood south neighborhood that was underserved!
- Better lighting on walks and drive at McGaw
- I am pleased to see that there is a long range plan in progress
- Since I've entered "Geezerdom" and disability retired, I don't have enough "knowledge" of existing facilities to respond to 35 or 36.
- One town, three school systems, no influence on allocation of education resources. Until we address this, all this is like re-arranging the deck chairs on the Titanic. Find me a well-regarded suburb without influence or control over its education system. I doubt it exists. It's good that we talk about all this stuff, but put first things first.
- Nothing close to my residence
- Dog park would be nice, not to have to go to Belleville or Verona
- Seldom
- Parks like McGaw serve many purposes. They work well for organized sports, recreation, young children, wildlife habitat and general conservation. Thank you for the efforts that have been made to create and maintain areas similar to this.

- Co. bike path
- We'd use the parks more if there were better facilities
- We use a Madison Park
- A swimming pool would be great as would an indoor rec facility for the winter - encouraging physical activity should be a goal - building a healthy city and community
- During soccer season, less frequently at other times of the year
- seems Huegel park is set up for booking group reservations but no restrooms? Seems also needed due to baseball field and gaining popularity for viewing 4th of July Elver park fireworks. It would be nice to coordinate neighborhood events there on 4th of July. Again, it seems restrooms would almost complete this park.
- occasionally
- Overall, parks seem well managed. We hear lots of complaints but our experience using Fitchburg parks was been positive. It would be nice if there was a practical way to make dog owners more responsible for control and clean up of pets. Lots of people don't seem to care whether their dog is a nuisance or not
- because of suns damage to skin, more areas need to be provided with seating in shaded spots. Please always keep our aged population in mind, providing a rail or something to grip in sitting areas. Handicapped rails in restrooms. Otherwise, they're not able to pull themselves up. How about some artificial sun-rays over areas with treated lumber that ages well? They're installed in a slanted way to promote shade. Kind of like giant arbors. Olbreicht uses these throughout.
- the parks are nice but could use more restoration areas
- parks and bike trails
- An ice skating rink at McKee Farms Park would be a great community draw.
- A couple times a year
- Once in a while- need a swimming pool and or beach. More winter activities- snowmobile trails, ice rink (hockey, figure skating) and a nicer golf course (public) that is closer to home rather than going to Verona or Oregon.
- We LOVE the idea for the park that was featured in the Fitchburg newspaper today, November 4th 2005.
- seasonally
- once a year
- Depends on the season I use the parks to run and play tennis and fly kites and rollerblade.
- My thanks to whomever has finally started to snow plow the bike trail. Thank you thank you thank you! Very much appreciated. The only way for me to get to the bus stop behind Cops food store.
- We love to walk our dogs and would love a facility they could openly play at.
- As with the agricultural land, I enjoy them as I pass by
- We still prefer to walk in the woods, or what are left of them in Fitchburg. Please figure out how to leave more trees and undergrowth for us to continue to enjoy and also so we can keep out small number of wild buds and animals that we still have left in Fitchburg! We are beginning to look like a Wal-Mart parking lot!!
- How about a school system??

- I use the parks for concerts, festivals and walking on paths, when I'm not working and events are scheduled
- Where I live, none of these facilities are in the area that I am aware of
- If there is one thing I would like to change it would be the reduction of bicycle traffic at M and McCoy rd and across Syene rd. These are high volume automobile traffic areas. Get bicycles off McCoy rd and get rid of the triathlon event.

## Residential Non Statistical

### **Q2b. If you strongly disagree or disagree, what percentage should be achieved or maintained?**

75% Single Family, 25% Multi-family (99x)

70% Single Family, 30% Multi-family (70x)

60% Single Family, 40% Multi-family (61x)

80% Single Family, 20% Multi-family (56x)

100% Single Family (17x)

Market Will Decide (15x)

90% Single Family, 10% Multi-family (15x)

65% Single Family, 35% Multi-family (13x)

75% (11x)

More Single Family, less Multi-family (9x)

80% (7x)

70% (7x)

85% Single Family, 15% Multi-family (6x)

50% Single Family, 50% Multi-family (6x)

25% (5x)

60% (4x)

40% Single Family, 60% Multi-family (4x)

55% Single Family, 45% Multi-family (3x)

75-80% Single Family (2x)

95/15 (2x)

25/75 (2x)

10% (2x)

20/80 (2x)

95% (2x)

90 % (2x)

65% (2x)

20% (2x)

30% (2x)

Any new development should reflect the type of housing it is built next to.

More than 50 % single family

Stop building crappy houses

No less than 40% of single family dwellings

67% single family

80-100% single family

Don't know but should be owner occupied

80-90% single family

<25% multi

Do not keep these up to par

Please find a reasonable balance

Should be based on individual project not a set percentage

Keep them separate

Senior housing for retired people in their cost rate

No limit  
90-100  
>50%  
No  
15  
70  
15%  
5%

#### **Q6a. Comments on Urban Service Area**

- green space: yes between Fitchburg and Oregon/Stoughton/other, no between city/town of Madison
- you should restrict commercial development next to high end home areas. We do not need gas stations and the like in our neighborhoods. Should keep it strictly residential. Shopping is 5 minutes away for almost everyone. No need to clutter and pollute our neighborhoods
- I moved to Fitchburg about 1.5 years ago. Very disappointed with the super pro growth (at any cost to quality of life) philosophy! More traffic, more congestion, more cost. A much less attractive community to be a part of. Poor planning!
- I also do not want to see rural Fitchburg turn into expensive homes sitting on 40 acre lots with tax large breaks. I don't want local people, rural people driven out.
- We should not continue to develop Fitchburg when we don't have schools to house the kids. We need FITCHBURG schools! Even if it is a Madison school in Fitchburg!!
- Development is needed, but adjacent to/or near to existing development.
- Some kind of balance between development and preservation of rural area is sensible.
- By new growth I mean agriculture and jobs.
- I wonder why there is no Fitchburg school district and with the crowding issues in Madison schools it is never clearly specified WHY we are always told there will never be a school system, but no one ever explains it to Fitchburg residents.
- Rapid economic growth has caused deterioration in the quality of the area. Restrict development in the current urban area so that green space is left. Residents move in and then expect existing residents to pay for the new residents.
- I am an "old-timer" and I don't understand the need to expand. The more we build, the more it costs in services and more problems arise.
- Fitchburg is allowing development in areas that should not be developed. What's wrong with open spaces? We really don't wish to become crowded and urbanized.
- We enjoy close proximity to stores and downtown while still being able to drive 5 minutes to ride a horse, pick pumpkins, or just enjoy scenery. This is a nice balance. Developing areas adjacent to already developed areas should be done thoughtfully and with class. Upscale stores architectural and landscaping requirements would help property values up. A bunch of apartments and "affordable" housing will not. How about a question housing community?
- Reduce or eliminate development on prime or good agricultural land, reduce fragmentation of wide open spaces.
- Save great resources for all- like high points, view scapes, woods, leave opening- don't fill in beyond urban service area- when that prime Ag is gone, it's gone! Make plan

- commission demand better looking buildings and more landscaping everywhere. New development on east Lacy business area- buildings ugly NO ROOFS!
- I don't Fitchburg to be a lame bedroom community. It needs to be limited in size, with businesses developed to meet local citizens' needs.
  - Checking only one is not realistic... a successful solution will require a multi-faced approach. Regarding question 3 above, Green space should be provided with the city between R1 R2 zones and Com zones and w developed areas.
  - 1. Small lot sizes in new developments (example: Oak meadows) makes the whole development look 'CHEAP' and an embarrassment to Fitchburg, even though the home prices are astronomical. Small lot sizes leaves no room for children to play or have a BBQ. Some homes in the parade of homes do not have enough room for a swing set. Sending small children up the street to a designated open space is unsafe unless an adult is with them. Larger lot sizes choices of 1/2, 1, 2, or 5 acre would naturally create green space into development permitting children to play on their own property while creating the vision of open space for all.
  - 2. Why didn't this questionnaire cover transportation density issues caused by dense housing developments and economic developments? I believe that developers should be required to fund and develop transportation infrastructure that proportionally grows the road ways with the traffic.
  - Fitchburg should promote in fill development and attempt to retain as much undeveloped land as possible.
  - The market will more efficiently guide development than committees or bureaucrats.
  - I believe my quality of life has diminished in Fitchburg due to rapid development and traffic and loss of open green space. Not sure if I will stay in Fitchburg. It seems to be a haven for developers and urban sprawl. How about developing a "downtown" type area to give Fitchburg an identity as a small city rather than more houses, condos, duplexes, etc. in farm fields. Need neighborhoods that promote community and alternative agriculture such as CSA's and community farming.
  - The concept of single family housing on 1/2 - 3/4 acre rural lots should be considered if developer would assume financial responsibility for some of the added cost-e.g. police and fire
  - if Fitchburg continues to grow it needs to become a school district of its own
  - Gorman should come with Moderate income family housing with rent to buy. People who currently paying &950 for rental would like to buy a single family home without the big ticket (banks)
  - Plan green space "within" the city like Madison does. The URBAN area is seriously overpopulated and is in danger of becoming a slum, particularly North Fitchburg.
  - need more nature preserve
  - Maintaining a rural area is important! Farmland/Green space should be maintained; growth is also important but should be evaluated - development for the sake of development isn't good.
  - Restricted development especially of multi-family until police services and community support services are adequate to meet the communities rising crime rate. (Support somehow for problems ate Leopold School)
  - these extra shaded areas should be new and next urban service areas
  - what we need is a post office first, library second. The city is over building. Some houses are still empty



- much of this survey is poorly worded and confusing. Not one word about what all cities must have to be a true city-a library! Shame on Fitchburg!
- The development has been very fast during past ten yrs we need public transportation to support further development. We do not need further taxation on the property
- 2a. We should encourage single family homes and more permanent residents
- I am not aware of the % of undeveloped land currently within boundary. I do not support developing all farmland or green space
- I applaud the effort to create a thoughtful plan that fosters moderate growth within our ability to provide proper infrastructure support, while retaining a substantial portion of our rural features
- retain small town feeling, limit multi-family living units, develop a quaint, boutique, specialty shop "downtown" area
- Growing too fast. Make developers cover all cost in new areas. This might slow them down in wanting to develop every open inch of land in Fitchburg
- I want to see all the apartments and new development bulldozed back into farm fields and the city returned more to the way it was in the 1940's
- Before purchasing our current house in Hillside Heights, we contacted City of Fitchburg to find out if any/what development was being planned for the areas surrounding our neighborhood. We were told (1998) that no water/sewer would be brought to the area for 25-30 years. We purchased this house in part because of this information its implications regarding development around us.
- Fitchburg needs to pursue high density. See downtown Middleton! Why develop even the edges of the prairie across from City Hall? Instead build on top of the parking lots and have underground parking.
- Land owners should have more rights in deciding use for their land.
- Government should not interfere with business "NO SMOKING BAN"
- Retain green spaces and open spaces. Don't develop excessive multi family space, limit non-owner occupied space.
- Fitchburg is growing too fast. And will loose its appeal with building everywhere.
- Break ties with Madison and create a new school district for Fitchburg. With the amount of current and future growth in Fitchburg, it clearly makes sense for Fitchburg to have its own school district. Eventually this is going to hinder growth in the city.
- Develop in shaded area.
- Please build a large skate park in McKee Farms Park
- Increase park space and land buffers between developments
- Our services are fine but we are in condo - Seminole Village
- Where is the Library? Any community that size should have a library if they value education. It seems to me your too developer friendly.
- use adjacent area for commerce to bring more money to Fitchburg. Keep green areas in the communities of Fitchburg so Fitchburg can use; create their culture; protect it from vandalism and save on maintenance not running all over. Growing at a fast rate too many problems occur. At a slower rate changes can be made easier with out disrupting so many more people. Take for instance schools. No schools in Fitchburg decreases property value. Busing kids all over is more costly: high safety liability. Road congestion problems.

- Allow development that utilizes 1+ acre per home site. This reduces diversity and generally promotes higher value properties
- No development south of Irish lane. Development rights similar to town of Dunn. Help financially young farmers to come in to farm the south half of Fitchburg
- I currently live in an area that has a population that requires a lot of the city's services i.e.: police, fire, and EMS. I think we would be wise to redevelop those areas. While it may cost more in the short term. I think it costs us less in the long run.
- There are too many apartments and multi family units promoting more and more traffic and noise. Too many business places are bringing noise, traffic etc. and don't seem to be lowering taxes either. It has done nothing but cost residents more money.
- Some rural areas should be preserved, maybe 50%.
- Fitchburg should not loose any green space it already has.
- This map has more in the U.S.A. than previously published maps had. Any proposed changes/additions should notify all residents affected, plus residents in next adjacent areas (next likely to add to USA) and publish for public input before any area is added. The implications of being converted into the USA need to be explained and seriously considered by residents, and city planners need to hear from residents before changing the USA.
- I recommend development in NE quadrant and following major transportation corridors.
- It is obvious that renters do not take care of property as well as owners
- I think it's very unfair that the stoner prairie area was included in the future development area at the very last minute. After all the meetings and planning none of which included this area, it should not have been included and should not be included now.
- I am strongly in favor of green space and linear parks and trails
- Make Whalen 4 land - extend lacy and 14 for mega interchange. Avoid disruption of Lacy and its driveways - Provides a main thorough fare to and from Verona and Madison
- We don't necessarily disagree with growth and new development, but we would like to see Fitchburg maintain what is already here
- Put a system of checks and balances in place to stop these builders from ruining our community like they've already done to Madison. Quality not quantity. Don't kid yourself, no matter what they say they only care about money. Period.
- Fitchburg needs to set aside land and money to be used for the schools that will be needed for the children (elementary, middle, HS) who will be living in all these new houses. If this is not done, the crisis that we are now attempting to deal with will just be exacerbated
- Survey way too long
- OK as is
- Fitchburg should try to attract more diverse development not just bars and restaurants. Expand along hwy routes. Not just develop anywhere.
- Focus commercial development along Hwy 14 except where already have space available along side of other commercial development (e.g.: Fish Hatchery, tech park by town hall)
- Fitchburg used to be a place for the average working person to find a home. Now too much is aimed at high end housing & the elimination of the average homeowner. This is not California or Beverly Hills.
- As Fitchburg continues to grow - we are concerned about the impact on Verona Area High School. Would Fitchburg have its own high school?
- You talk about development, what about the impact on traffic & schools?

- Redevelopment should also be used as much as possible.
- Need to develop a sense of community, therefore limit wide spread development.
- We are retired and our next move will be to senior housing. We don't feel qualified to comment on so many future issues.
- Send the developers to Chicago or New Orleans.
- I would hope we would promote redevelopment when it makes sense.
- No more than 50%, and preferably less than 50% should be urban. We differ from other communities in short the entire township was incorporated. We have to preserve the rural character of the city or we'll end up another Madison. Places for overcrowded bedrooms without the open spaces that make Fitchburg such a nice place to live. The northern third or so can be urban. Preserve the rest as rural.
- I seriously think Fitchburg hinders itself by not providing bus service to at least the newly developed homes near Brynewood that were in parade of homes. It would help increase values & help us not drive downtown. Also a direct bus straight on Fish Hatchery & Park St to campus & downtown would be wonderful every weekday and on weekends of Badger games when travel is especially congested & no parking is available.
- Make use of ex-C&NW railroad line.
- Everyone wants growth, progress and an opportunity for developing a community that gives all of us something for everyone to share, grow and enjoy equally. I have seen communities all over this country make hallmark mistakes by acting irresponsibly. Make no mistake we here in Fitchburg are no less vulnerable.
- continue to support Fitchburg / Oregon park. Utilize hwy 14 and the new interchange proposed.
- build one very nice shopping area and stop developers from building strip malls every 2 or 3 blocks from one another.
- overdevelopment will ruin the atmosphere of Fitchburg.
- way too much development without green space. Huge ugly row apartments. I for one am moving my family soon.
- need a library
- Developed areas should have lots available to individual. And not all tied to a builder. There is no choice for the perspective new home owner.
- I'd like to see slowed growth with retention of rural areas - The growth current seems too rapid for adequate planning.
- need green space between developments
- We do not think Fitchburg should tell landowners how to sustain their life style / income i.e. Cannot tell a farmer he cannot develop his land / or businesses/ housing/ homes then tell him they cannot expand their farming/dairy operation -- Change is the greatest constant and direct the change -- do not deny it. #6 these alternatives do not look beyond but reference the next 30 years.
- no Hwy 14 on Lacy Rd!
- Developments should occur on marginal land areas. Development should not occur on prime farm land or environmental areas just because they happen to be adjacent to already developed areas!
- Anything that can reduce property taxes must be done!
- The wooded area near our home is being turned into a pool; this is too bad, especially considering urban links is considering selling their property.

- #2b this should be dictated by the specific circumstances, location, etc. of each particular development, not a fixed percentage.
- Lets preserve some prime Ag land! It is valuable and irreplaceable!
- Fitchburg is a victim of over planning! Back off a little. Allow for some randomness, lest we all die from boredom!
- As required by responsible growth needs unencumbered by "special interest" desires. Let us not get in a situation where we need to say "that's not how it was/is supposed to be."
- South of Lacy should remain as rural as it is now- mature trees, farms, parks- it's bucolic! Don't mess south of that line- not more than you've already done, old enclaves are to be preserved.
- One of the main reasons I moved to Fitchburg was for the rural feel. I would hate to see Fitchburg and Dane Co in general become another Milwaukee or Waukesha Co where every square inch has been developed and paved over. I have lived here since 1986 and have seen this occurring on an increasing level along with the increase in taxes to support it.
- Preservation of the local farm land is at the core of this nation! We were all descendents of rural people at some point (the next time anyone criticizes a farmer; they should try to do without their mouth full!!)
- we need a school district!
- Once the temptation to letting in commerce and development to try to help with the tax base occurs, it is like letting the fox into the chicken coop, the fine city of Fitchburg's residential asset ability goes down...and it is then irreversibly damaged
- RE: Question #3. Fitchburg should develop green space - trail ways similar to cities like Minneapolis. The bike trails along Seminole road should have high priority, as well as walkways and sidewalks along major roadways. Let's encourage all citizens to walk, bike, recycle, conserve and live lightly
- #3: buffers at Highways. Traffic will only get worse
- Provide TIF or other incentives to promote infill development in some existing community. Add more jobs and business to Fitchburg
- Keep the city together
- 1. Development should be a). Not on prime agricultural land b). Not in areas that will cause further overcrowded schools c). Not in areas that will cause utility, highway or traffic problems or destruction of wildlife, wetlands. Dane county is a prosperous community busting at the seams. I suggest we help the state by encouraging business and growth to move to other areas that have infrastructure that is not at capacity! Why do we need Dane County and Fitchburg to continue to grow? When is enough/too much growth? Maybe we should maintain what we have!
- 1. All areas south to Whalen or Irish lane and east to the order should be developed with developers paying all costs. 2. Neither business park at south border or railroad involvement makes any sense
- We need to have our own school district. Our tax base is the highest in the area and yet we are fed into multiple school districts. Coupled with children being sent to numerous private schools, Fitchburg is not a community. The people are segmented by their zones
- Full development is inevitable; the question is what level of economic population.
- Mandating growth next to existing growth is foolish. When a tornado comes through Fitchburg, if it hits a concentration of existing development then we all get hit hard. That

- in my opinion is foolish. I also oppose government meddling when owners of property want to develop their land.
- Development within the urban service area and adjacent land should be developed faster-land is too expensive for many desiring homes in Fitchburg.
  - Green space, parks are just as critical to the successful growth of Fitchburg as homes and businesses in it.
  - bring back murtz
  - We are 30 yr residents of Fitchburg. We favor the quiet rural atmosphere - I believe it is what attracts families.
  - Urban sue area should remain focused on - concentrated where infrastructures can be efficiently and effectively delivered.
  - Swan Creek is ugly with too many monster size buildings for multi-family use. Don't repeat that kind of development. Our "urban" community is beginning to look like downtown MAD CITY!
  - Protect animals, green space, trees, combine housing, recreational areas and work, eliminate long ways, create modern infrastructure.
  - Development (illegible) housing is severely damaging our fine city- Must be controlled
  - Particularly, I feel the Ridgewood neighborhood should be renovated. Also, although this may be outside the scope of this survey, I strongly encourage the addition of a cell phone tower; current reception is weak in the entire Fitchburg area, regardless of carrier.
  - Would like to see certain neighborhoods improved.
  - I'd like Fitchburg to be more developed with our own school and library.
  - All children need grass to work & play in, even if our residential buildings have to be multi floored.
  - What are we going to eat if we destroy farms? However, farmers are having a tough time. Can they hold out with taxes high and their prices low and costs high?
  - Let farmers sell their land for retirement, we should not be telling the farmers what to do.
  - Keep open space for parks/nature especially on current residential areas.
  - Fitchburg must only develop sites with adequate roads and access. Caddis bend area is terrible.
  - There are too many rental units in Fitchburg. A moratorium (for 15yrs) on rental housing would be beneficial.
  - we moved here to get away from urban crime and congestion.
  - It is unnatural to create a box within Fitchburg must develop for the next 30yrs. You can't see the future. Guidelines as to how the box will be built, but predetermination makes for unnatural growth.
  - need more lower income housing in new developments.
  - If the are to continue growing Fitchburg, a school is a must
  - I think development should be restricted to the current service area.
  - Don't allow sprawl. Keep development low and to restricted areas
  - High and single family owners will move if affordable housing/income units keep being developed. New development should have responsibility for school growth.
  - Just keep dev. North of Lacy rd. and west of fish hatchery.
  - 1. We need more public schools. 2. And small organic farms who serve our local needs for produce 3. More small local grocery/deli/cafes/stores 4. Library 5. Outdoor ice rink 6. Indoor ice rink 7. More bike trails

- Let's not look like another Madison - keep us looking classy
- This is the US and farmers should be able to dispose of their land as they see fit. Fitchburg can dictate the level of development, but be careful about restricting an owner's right to sell their land.
- The questions aren't very focused; then again some are too focused
- We boast some of the best farm land in the county. No sane society would trash the land that feeds the people. This farmland also recharges the aquifer from which we draw water.
- Human over population and development is the biggest threat to the planet
- I see way too many unoccupied office spaces already - why not ensure that there will be a need for more commercial space before building more.
- Keep DVR and farms- redo the old, PS - the city can't even keep on top of the current problems with multi-family housing, (Ridgewood) clearly you are not to the challenge of adding more.
- Fitchburg is losing its identity and is overrun with multi-family units that put a drain on services.
- Go slow on development as has been done historically. Encourage non-polluting industry. Do not let developers drive Fitchburg. Prevent hodge podge development.
- In 30 years fertile farmland will be at a premium and it may also be more profitable to farm. Let's not discard farmland as a short-term solution to a current sluggish farming economy in the name of "economic growth." You can always build more houses, apartments, condos, and increase housing density but developed land can't be transformed back into a farm or open space.
- Fitchburg should integrate or balance "some" low cost housing or condos across or development to prevent a ghetto or slum area. People will then rise to a higher common denominator.
- We have enough upper class housing need more for middle income and senior affordable housing. Need to lower taxes so seniors are able to remain property owners. Need property tax relief!
- Have a pet store closer for people who don't drive
- Your policies are increasing the cost of housing for potential buyers and renters.
- Keep the development north of Lacy and west of fish hatchery. Protect the farm land/ oak Savannah's and other natural areas south and east of these roads.
- I'd like to see a "downtown" Fitchburg concepts with boutiques and restaurants. Placed near technology and the city hall would be a good place.
- Fish hatchery rd should continue to be the center (downtown) of Fitchburg where redevelopment should occur as it has established businesses.
- I'm disgusted with the way rental properties are maintained. Duplexes in my area look run-down and dumpy! Can we create a downtown? An area to shop; drink coffee; eat lunch; watch children play...? A place with beautiful architecture and unique shopping...
- I am not sure how productive the agricultural land in Fitchburg is and what would better meet the need of the community. Do we really need more houses here? Can we work with neighboring communities like Madison and Verona to meet the needs of a growing population without duplicating efforts and services?
- No more development: No more toxic sprawl!

- We need to encourage biking and bike trails -make Fish Hatchery Rd safe for bikers. Redo the Whalen Rd/Fish Hatchery Rd Intersection before someone else gets killed!
- It was nice when we moved here 15yrs ago. Now it's becoming very urbanized and Madison-like. Who in his right mind wouldn't pick public hunting grounds over high density Swan Creek?
- I'm concerned about traffic becoming more difficult to manage.
- There needs to be provision for both farmers who want to keep farming and those who want to develop. Redevelopment especially along the Fish Hatchery Corridor is vital.
- Development should remain in Fitchburg hub-main areas-slower development outward.
- What makes Fitchburg nice is that it isn't yet overdeveloped. Keep it that way!
- I'm not anti-growth; Fitchburg needs to be growing more thoughtfully, however, and it would be tragic to lose all of our rural areas.
- current city planners and plan commission aren't open to new ideas. Need some turnover to bring in fresh ideas and concepts-ex. limit plan commission terms.
- Most of the land within the current urban service area should be developed first before extending the boundaries of the urban service area.
- traffic is an alarming and increasing problem in our city. It's irresponsible to not address the infrastructure to support the increasing load of cars that comes with the growth rate-Business and/or residential
- We do need to retain some rural areas for wildlife, natural beauty, and eco friendliness
- I enjoy the country without any more development
- Promote sustainable development with clustered housing that preserves farmland and allows for a built environment that is sustainable
- Keep the "Country Feeling" - green space and trees to this area of Dane Co
- Stop building. No trees. No wildlife. We don't want to be part of Madison.
- If planned growth by government is the answer, then government better ban all travel to Eastern Europe and photos of urban areas there in.
- Infrastructure not adequate for density
- Land's with trees etc. just too many homes and apartments that are vacant.
- It looks like the current trend will pave over the entire 34 square miles ASAP!
- The traffic on PD & Fish Hatchery is already nuts; if more of Fitchburg is developed it will lead to total traffic gridlock at rush hour.
- Emphasis infill & redevelopment. Enlarge USA grudgingly to a hard limit of half ag/open space half developed. Institute a TDR program
- I wish there was a library in Fitchburg.
- It takes a great deal of leadership and courage to limit "growth" which I think could destroy the integrity of this beautiful area. I think there is a disconnect b/w those who've lived here many years and the newer residents expecting amenities and services expected of a more populated area. Also, it's evident to me that there is a huge "land grab" going on by developers who have little regard for leaving natural areas intact.
- I live on Whalen Rd out in the country. I moved there so I wouldn't be surrounded by development. What happened to living in an area surrounded by trees and woods? It would be a shame if you kept building so that I and my neighbors lose the feeling of living in the country.
- We're very concerned about the amount of development occurring in Fitchburg and we don't want to see the open areas disappear.

- We moved to Fitchburg because of its balance between rural and city. Therefore we would like judicious thought of any further development of the rural area. Fewer occupied apts- more owner occupied townhouses/condos
- I'm disappointed with the amount of new development-it's congested
- Verona School district has been forgotten in the Fitchburg development area. It is about time to get it Developed!!
- Verona School district has been forgotten in the Fitchburg development area. It is about time to get it Developed!!
- Fitchburg should establish a coherent plan to develop as agriculture is replaced by the research/technology industry.

**Q11. Which of the following best describes your current residence?**

- Business Owner
- Owner occupied rental
- Own multi unit
- 4-plex
- Senior complex

**Q18b. If Fitchburg adopts a compensation program, how should it be financed?**

- Combination of taxpayers, developers, grants (3x)
- Not enough info
- Developer should finance and not pass cost on to consumers
- A pay Frisbee golf course
- DNA
- Don't sponsor
- Avoid "leapfrogging"
- State and county funds
- City sales tax like Madison or restaurant tax
- Mostly developers
- Need more info
- Funded totally by the city
- No comp!!
- Developers
- RE tax credit/reduction
- Must be shared but with majority to developers.
- By G. Bush
- Private funding - nature conservancy trust
- NONE!
- Discounts to all residents on all green space and agricultural preservation
- Lower tax rates for land used for Ag production, land protected by conservation easements, or ag land currently in a conservation reserve program
- No payments
- Tax break
- From the pocketbooks of anyone who would support this nonsense.
- Temporary and permanent need to be defined-we think there should be areas protected.



Voluntary contribution

By town officials personally

This question is confusing. If the program compensates for permanent undeveloped space, how could it be passed on to the new owners of developed lots?

No compensation program can justify.

I don't know.

Working together

### **Q18. Comments**

- farmers should be able to sell their land and retire or change professions as they please. The city has no business interfering in their private property. This is the USA, not Russia, are you trying to have a communist society? Let the developers buy for whoever wants to sell and don't let it be cluttered with commercial or low income multi family.
  - I think they should be allowed to sell when they want
  - I could care less about building roads to help facilitate more traffic into and thru Fitchburg to create profits at the expense of our quality of life! Poor planning! Look ahead - what you're creating is a mess!! Except for developers and road builders.
  - I am aware of my fiends living on 15-40 acres in Middleton and Paoli that pay far less taxes than I do living on a small lot and smaller house than them.
  - Farmers should be allowed to sell their land or be compensated. How much land can Fitchburg afford to keep open, without the revenue of such lands? Some development is needed and wanted!
  - taxes are exorbitant and shouldn't be increased under any circumstances.
  - No taxpayer dollars
  - Everyone benefits from open spaces so the costs should be borne by all.
  - Quandary: The ag sector of Fitchburg defines it as a peaceful, more open-space type of community. It should be preserved, perhaps even enhanced to be a bigger part of "developed" life i.e. more 4-H publicity, farm breakfasts, etc. I would say, as a tax payer that I wouldn't mind money going towards this, but we already pay a lot in taxes without much to show for it.
- The city should buy up agricultural and other sensitive areas to prevent development of these areas. The city would then re-sell these properties with strict conditions. It's obvious zoning ordinances are weak because there are too many naïve, ignorant and greedy landowners who feel they have the right to do what they want as "private property" holders.
- Farmers should be able to do what they want with their land. Thy own it!! Tax payers should not be financing farm land so it stays farms.
  - Transfer of development rights and tax payers and developers and all possible grants.
  - If you limit development, homeowners see their values on home go up due to scarcity. Also, can limit property values from running away as funds are limited in Madison area.
  - No change to taxes (too high)- what incentive will developers have to support a program when they can develop, in an adjacent town without giving \$ for compensation. Can we tap federal grant \$ or endowment/ foundation \$.
  - Purchase of development rights is critical to keep Fitchburg from becoming just an extension of Madison's sprawl.
  - See #30 and comments

- 17 a Yes, but there should be regular reviews of plan.
- None at all!!
- Why do we need so much development? Look to other communities i.e. Town of Dunn- far land preservation policies. Maintain green space like E way.
- developers are taking "futures" on some farm lands while encourages development as farmers die-others farmers can't meet the offers
- doesn't the state already have programs such as this
- all options tax the "taxpayers" and developers who also all taxpayers- so taxpayers pay it all
- payments by developers and not passes on to anyone
- Whatever it takes...Community - owned farms; community service/prison alternative; school class opportunity
- Not enough information on actual cost
- Fitchburg leaders have a problem with farms. They don't want it developed, but will bitch about the smell and noise and expect a farmer to make a living and get nothing from the city. You seem to want to make sure the farmers can't sell their land to make a retirement plan.
- I don't know enough to comment.
- That's the rub!! Landowners deserve freedom, but rural areas are desirable. Our wants conflict. Directly. Does someone need to get screwed? Promote, yes. Require? No!!
- city funding
- a compensation program is TERRIBLE idea. Farmers are smart people and can make their own decisions as to what is best for them. A city council or other body that knows little of the economics of farming and less of any farmer's individual circumstance should not be allowed to dictate what a farmer does. A compensation program would be wasteful, cumbersome, and ultimately not effective
- the burden of anything new should be on the developer 100% and not passed down to the home owner. There should be a 10:1 ratio. For every 10 acres only one should be developed
- I think the "land owner" should have final say in any land use decisions and cooperation's considered
- "landowners" should have final say in any land use decisions or cooperation considered
- Mostly from developers 75 - 25 split
- developers should compensate for APA
- why do we need a compensation plan? What are we compensating?
- our taxes are already too high. Please do not ask taxpayers to subsidize keeping ag space
- not enough info
- any new development should always be funded by the developer. I'm tired of paying for more roads, schools, staff, etc. For which I don't need or use for myself. Make the new home owners pay for their developments. It's not my concern if it's cost effective to them or not. I've bought my lot and put a house on it at the time land was much cheaper
- No more real estate taxes please!
- Have John Frieberger finance it.
- 14 B- Fitchburg could buy some lands farms for parks, open spaces rather than compensating farmers forever...especially if farmers want out!
- 60-70% developers, 40-30% taxpayers

- We supported a law giving farmers a tax break on land being taxed at present use rather than potential use. A huge break for the farmers.
- Other possibilities: find buyers such as the Audubon Society, UW, and public trusts.
- Owning rural land does not automatically imply an entitlement to develop that land beyond rural use.
- Should not adopt at all.
- APA's and openly preserved green space important- part of Wisconsin, don't want to lose that- we've already lost integration on Nesbitt Road.
- The developer will profit and therefore should pay. Taxes are high enough!!
- Developers have to step up a bit more for transportation issues and rural land preservation
- Agriculture land should not be used for development of houses. Use non-ag land if development is necessary
- No payments by taxpayers
- This is some of the best farmland in the country. Please let it be farmed!
- Keep out developers and make present ones cut weeds
- They are making LOTS of money off developing
- Local farmers who wish to retire and sell their valuable property should have the right to do so. Their land was "here first". Why shouldn't they be able to enjoy the value of their property sole? If Fitchburg wishes to retain open areas, then the city should purchase it at fair market value
- Fitchburg's bond rating allows borrowing of money less especially than traditional banks. Use that rate to make money available for new farming operations in Fitchburg
- We should do something like the town of Dunn is doing for their off limit areas
- I believe farmers have the right to sell their land to developers. Developers should then be responsible to either put houses on large parcels of land (1 house per 4-5 acres) or make them only able to develop 50% of the land purchased. Currently I feel Fitchburg is punishing land owners from making a buck.
- Discuss with Dane County level government executives office to hear what works elsewhere, and find what support Dane County offers.
- This program will increase costs to homeowners, especially first time homeowners, but would be better than a taxpayer-funded program
- I understand that in Europe (Germany, Austria, etc.) farmland is strictly protected. And in Japan, 75% of the land is covered with forest. Surely WE can protect some of ours. For our own good. Fitchburg's soils and growing conditions are among the most productive in the country.
- There are many legal options available that have been used elsewhere, like the town of Dunn.
- All will benefit, all should pay
- 17c. Should there be APA - NO
- It would be unethical to pass on anymore to the taxpayers we already are stretched to the max and everyone knows it including our representatives
- If someone wants to develop land they should be allowed to. If they cant compensation is needed
- No compensation to retain Ag production. Compensation for conservancy with public access only. Lower tax rate for Ag land in production. No tax for conservancy.

- Too much prime farmland has been eaten up by developers. Development should be primarily done on land that has marginal agricultural use.
- This is a hard question since I am not well informed - but I do not think government should prevent landowners from selling their rural/agricultural land since this land is a means of income/retirement for farmers. I would like to see some kind of restriction to over development.
- Control area of growth. Let the market dictate when to develop.
- I support payments for open space, but not for agriculture. Farmers already get too much government support.
- Not sure about compensation source.
- Don't adopt
- There should be no such program.
- I like farmers, otherwise we don't eat! Think about it!
- This shouldn't be a tax based program paid by the city, nor should developers have to pay large sums of money to rural landowners to keep the property as rural/Ag land. The city should look at how it values land as Ag land and not speculate the tax dollars charged to Ag land owners just because development is occurring near that land.
- developers should also pay a fee to maintain parks and put money toward property for schools.
- If adopted it is for all residents benefit so we should all pay.
- agriculture should neither be compensated nor penalized that is via taxes, so as to make continued Ag use not feasible.
- majority should be financed by developers.
- What a way to create future conflict. The whole idea should be avoided.
- See comments in General section below #6. Fitchburg is in the path of urban growth - Fitchburg will be evacuated by i.e. a region - Verona- Madison. If the area continues to grow - and it will - accommodate the growth and maintain parks and green space - the state of Iowa and rural areas of Wisconsin outside Dove Co provide farmland.
- tax breaks
- Farmers should be able to build additional houses on their own land for their children with out going though some arbitrary point system that is in serious need of revamping!
- The farmer pays the tax difference back 5 years between Ag + Res + the developer. He and the developer are the ones profiting form the sale and development of the land.
- set aside acres are federally funded and could be padded by above suggestions
- There should NOT be a compensation program. I don't want to pay for it! I don't want higher taxes!!
- city government should stay out of private landowner's disposition of their own property.
- I can smell the farms, not good.
- If we are going to dictate such things, we should ALL share the pain!
- payment, value + 730% paid by on those who want to put their name on a "permanently undeveloped" designation.
- compensation for no production is absurd.
- Same for other costs- schools, road or street improvements, etc.
- People moving to the country from the city, or moving into new developments adjacent to farmland, etc. have not place complaining about odors, noise, etc. Please pursue smart development (better zones, etc.) to keep friendly neighbor relations!

- Why not innovatively market Fitchburg farmlands as potential organic farming businesses and support the organic farmers interested in taking over prime soil lands with TIFs or similar program currently used to subsidize the already successful business and/or developer
- No compensation as it is a personal asset of land owner
- Developers need to pay more into infra-structure development, green space, public projects, i.e.; library, post office, schools. Current taxpayers also need to contribute to public projects and green space /trail ways.
- Dictating APA is a bad idea
- Provide some assistance to make development feasible but not mandatory
- Why does a tax break have to be financed?
- This is a difficult topic. I believe urban development should be restricted from prime agricultural land (class 1 and 2) but I also believe landowners should have the right to sell/use their land as they want. There have been state and national programs whereby landowners were paid so many \$/acre to put land aside for 99 years undeveloped. We need to evaluate those programs/their success/their cost and propose a program to Fitchburg landowners, residents, then Dane County and the state/fed level for buy in/approval and support \$.
- not enough info
- Not enough information
- Restriction of development only promotes sprawl and more traffic through our area to where development is allowed. We have large parks with open spaces.
- Not taxes
- If the federal government programs are used it should mean less taxpayer money and happier residents.
- Eventually any funds would come from taxpayers as a trickle down effect.
- Support should be state/federal -food production is a national need and responsibility-not local.
- Stop trying to dictate the market for land and appropriate legal uses for land. Find a way to prepare for the future.
- With deficit budgets, the call for tax "freezes" and Wisconsin's already high tax rate-how could we afford this?
- Q18a-to me, land the city wants permanently undeveloped should be bought at fair or otherwise arranged legally to have future development limited by mutually agreeing on just compensation b/w the land owner and the city to have the land rezoned into a category of Ag/undeveloped
- It should be paid mostly from developers, but taxpayers should contribute too-say 70/30 or 80/20
- One of the things we treasure is hopping on our bikes and riding through the rural country side moments from our door. Or taking a drive. Also the kids love riding on the bus from school past the farms, the cows, the corn...
- If tax payers pay, then we should be able to walk and run our dogs on the land.
- Not enough information
- City should buy or inherit undeveloped property
- There should be no compensation for anything. We should have land owners on there own, do anything they feel like. They own the land! The city does not.

- If the city wants permanent spaces then we should buy the land, otherwise owners should be able to develop their land as homes and corporate/retail.
- Being a farm kid myself, I have great sympathy for small farmers. They do provide our food. To keep open spaces use may need to subsidize or have special tax exemptions.
- If farmers are to hold on, they need to be able to make a good living for their hard work.
- I have a concern for farm owners that they may not be allowed to sell small lots of their property (that are not productive farmlands as they see fit to maintain their remaining farm acres and livelihood. I don't like that someone else dictates to farm owners what they can and cannot do with their land. There must be reasonable steps taken to assure their rights.
- Not for this, only ends up in big fight.
- I have a problem with "isolated" pockets of farmland being sold for individual homes. Houses should only be allowed as part of a "residential development."
- Developers should pay for road construction and city should pay maintenance. Many cities in Colorado have this arrangement.
- Can't allow agricultural land owners to be compensated for not developing land for at time, but to later allow the land to be sold for development. Non-rural landowners end up subdividing rural landowners so that land can be held until land values grow and the rural landowners end up cashing in on previous property tax breaks. Other methods could also use are land preservation grants (private, state, federal)
- Land trusts, conservancies, donations of land, etc
- I would want developers/new owners to pay a higher percentage than those who already own property. Infill developers could be exempt or have payment reduced to encourage more redevelopment.
- User fees and taxes are a fair balance
- Funded by these who promote this goofy idea.
- I think Fitchburg should do what the town of Dunn is doing.
- I don't know enough about this program to make a uniformed choice.
- # 15: we need to connect more of our rural area into small organic farms and coops and demonstration (organic) farms.
- Why should my tax dollars be used to preserve someone's view of a farm field? Any payment for such a program should be only allowed after a referendum approving the expenditure.
- While I agree with the preservation of rural open space, I don't feel it should be done by statute. Rural open spaces should be encouraged, but a land owner should have the final say on the use of their land.
- All developed land was once rural open space. Compensation? - So there'd be a farm in the middle of the industrial park? Or the Seminole forest? Purchasing development rights is a bit ridiculous. Had this practice been in vogue in the 1950s there'd be farms in University Heights and Nakoma.
- I'm tired of subsidizing farming. If their farm is not making it and we're not ready to develop that area - too bad.
- Prefer PDR; TDR could work too. In any case, I would gladly pay higher taxes for assured preservation of farmland.
- Primarily this way- maybe some contribution by all taxpayers

- Our taxes are high enough for what we get! Terrible schools, no library, no bike path leading to community center and no downtown.
- If we preserve rural open spaces now, we will be looked upon as a visionary community 25 years from now.
- Why would developers pay for the open space to benefit current residents?
- Developers have much to gain. Fitchburg's model plan can, too. Development can be mutually beneficial. It has been a leader because of the learned or educated in recycling, etc. It can attract a citizenship to continue and develop altruistic values. There are more than enough greedy and user selfish types.
- if everyone benefits, everyone shares costs
- No compensation program. Kathleen Falk doesn't own or live here. Farmers need to make an honest living like most of us, without receiving federal, state, and community handouts for these land rich part timers.
- The city council and plan commission members should self-finance if they enact such a policy.
- A combination of payments by developers and grants from government funds would be ideal with least funding coming from tax payers.
- Developers don't have Fitchburg's best interest in mind. They farm land like this...\$\$\$
- However, I think taxpayers pay enough for services already with the exception of education. I don't believe we should fund a landowner's ability to keep land just for the sake of keeping it. If they are not farming it, they are holding on to it for future sale and or development. Which is speculation- so they care take on the burden like on other investments.
- I don't agree that we should have a program to compensate rural landowners so none of the above.
- Should be set up as first rite refusal as the town of Dunn
- I abhor the development that has occurred in Fitchburg over the last ten years. Please stop it!
- We have a zoning system in place and the city fathers should stick to the zoning instead of continually alluring developers to alter the zoning to their advantage. A good zoning system will allow growth in exactly the way the elected fathers want Fitchburg to grow, not in the seemingly haphazard way it's growing now.
- Taxes are high enough-I don't want to have to sell my home to be able to preserve green space.
- Agriculture can be self-sustaining or even profitable it seems to me.
- 14a & 14b aren't fair questions-Would rural open spaces mean a farmer's entire lands or a portion required to be dedicated for parks as a requirement to development of remaining lands-if the latter I would promote such rural open spaces as part of planned development.
- Don't agree that any of this is Fitchburg's responsibility. Fed. Ag programs CRP, Woodland tax, and Forest Crop Laws help those who don't want to use land for current Ag. Production-There are undoubtedly more. If Fitchburg wants to buy land for greenways, etc. that is an excellent idea and good use of taxpayers money. It takes planning and a commitment to the future.
- I think that having the option for compensating a land owner that would prefer to leave their land as green space or farm land is very important.

- Don't raise my taxes
- This is nonsensical (Q17). The defined are is "permanent" until the citizens or government of the municipality decided to change it
- Rural development outside of service area should require a certain amount of acreage
- A common sense solution (to Q14) of retiring a significant portion of agricultural land for farming while development of a portion makes sense. Allow city to expand to 50% farm and 50% urban
- 18/15) Ag use value assessments allow/promote production agriculture. The only thing Fitchburg needs to do is resist/prevent development. Do not allow development outside the urban service area.
- Not enough info
- This would allow the present rural agriculture/open space to be maintained with my help and the support of everyone
- You build it you pay for it. Not taxpayers
- Let land owners sell their land without restricting their ability to do so.
- Got a landlord that makes it hard to pay rent when on social security checks.
- Property taxes already seem high when compared to other communities. This cost cannot be paid by taxpayers. You could use tax credits, but also cannot pass on to much to developers because it will keep away new business which is needed for our tax base.
- The developers are making a lot of money on these developments. Why shouldn't they pay this cost? I didn't think they would be willing since the location is so convenient.
- The only ones making a huge profit are the developers the must pay, next in line the politicians who are greedy for a larger tax base. Least of those who have to put up with the traffic noise & pay for infrastructure that they never use. Those who have to move because taxes in Fitchburg are as bad as Madison.
- Certain areas including parks should be paid for by all taxpayers. Development rights for permanent Ag land should be purchased by developers as a condition for USA extension. Use an adoption of Michael Slavery's plan.
- Enough urban sprawl-STOP!
- Q2-simplistic-real question is home ownership vs. rental units of low cost nature
- Community programs to earn money for farmers bringing out talents in the community-also some for musicians too-donations for farmers. No alcohol or smoking. Picnics, dances, talent shows?
- There may be other options as well if leaders use creativity in thinking of options.
- Will have to be huge, equal or more for market value- will not be supported by urban people if as large as it needs to be for fairness to farmer. Missing question-Ridiculous barriers for farm families to build home have no logic. Definition of what commercial/production ag is false. People in Fitchburg who know agriculture should be having an input.
- Encourage Youth Service Corps- volunteers to help with farming, harvests, etc. Connect students to the land- provide time off for students to help with planting and harvesting.
- Farmers should be allowed to develop their land consisted with high quality single-family owner occupied housing and attendant commercial, retail, and recreational development. It is unlikely that Fitchburg farms will be economically viable in the future. Mega farm agriculture is not a desirable alternative. This city should attract research/technology firms to gradually replace agriculture as the cities main economic resource.



## Q25 Comments

- Fitchburg should provide Metro Plus and Bus transportation for workers with disabilities (to be employed by businesses within all of Fitchburg's City Limits); thus providing "equal" opportunity employment for businesses in Fitchburg! Many disabled can't get adequate transportation to Fitchburg's businesses.
- We should have an area which is like a "main St" with a "downtown" area
- Businesses contribute net to the tax-base, residential development appears to cause unreasonable tax increases. On number 24, leave green space nearby so quality of life is keep. Restrict tax-free development.
- Careful attention should be paid to how these things will affect our infrastructure- already PD- fish hatchery - Seminole are over used and dangerously crowded.
- A produce market like Brennan's would be great. The quality of fresh meat, produce, and deli items is sub-standard at Copp's. I drive to Sentry and Brennan's to shop. Driving to large department stores is no problem. Bringing in one here might create a traffic issue. Cafe's specialty stores and restaurants like Downtown Middletown would be nice!
- Fitchburg has no IDENTITY (look at Sun Prairie as an example) and NEVER will! Fitchburg, like Madison, has no vision. Development as usual will not make Fitchburg unique and is not sustainable.
- Stop developing so much! Smaller, more interesting places which are well landscaped and unique- capitalize on our natural open more rural city.
- More bars/nightlife options, like a bigger city. Offices/business parks are further suburban, and give no connection to the community.
- A balance
- Re question 22 above: retail and comm. Dev. Is strongly desired in a new urbanist's approach..., not strip, not big box, not car dependent.
- Please don't let Target and all that retail move in on McKee when it's already so congested and dangerous. Without significant changes McKee/Verona rd will be impassable- esp. @ Christmas (safety matters!)
- Fish Hatchery Hill is too densely packed, creating grid-lock (at busy times) getting into grocery store. Transportation issues are void in this survey? Adding more traffic to 'country roads' without growing road infrastructure to meet the growth will create traffic problems. Go look at Lake County, Illinois as a good example to avoid.
- Let the market decide
- We need to stop building and developing as fast as we are... if you want a real town or city feel give u a viable town square where retail areas can be set up and then leave the green space be.
- Seems to me like we have enough large scale developments for now. Traffic and neighborhood planning first, need downtown area, library. No Wal-Mart's please.
- mixed used development, more pedestrian oriented development. There can be a mix of all the above uses provided there is a demand. No one wants warehouses in their backyard, but they need to be somewhere. It's the way it is designed, screened etc.
- the use of term promote bother me if it means financial support from the city
- we need to encourage businesses that will hire and retain workers of all educating and skill levels. Fitchburg businesses should allow ALL Fitchburg residents to support their families above the poverty level (without working 3+ jobs)

- Wal-Mart or Shopko or Target are far from here. Also we need a budget grocery store.
- Fitchburg needs to be working now to insure we don't become another East Towne West Towne area. Let's be unique (no chains). Promote specialty. Smaller. Locally owned businesses (i.e. Baroque's vs. Starbucks)
- Adequate police service/ community support for low income neighborhoods
- with growth to the west and in the green county areas, Fitchburg has become a thoroughfare for downtown Madison and surrounding area. Why not promote more housing and commercial growth in appropriate area
- the cities geography location makes it idea for expansion. Good access to beltline and downtown Madison. It is already a thoroughfare for residents outside Fitchburg to gain access by community through us to jobs in Madison and beyond
- no big box stores! Prefer locally-owned businesses. No Wal-Mart!!!! (No matter what size)
- develop or put into place city services before the development happens. For every 20 unit apt. buildings have the city series in place before they are needed. The big ones like police, fire and EMS
- I think research/technology is Fitchburg's niche in the Dane County area, and should be the focus. However from a resident's perspective I would like to see more retail commercial
- I think business development should only occur in areas that are (illegible) designated for business and not continue to erode our rural areas
- any business that can bring in jobs to our city and I say OUR city not the city governments
- we keep getting sold further development on the basis that we need it to expand the tax base to keep taxes down. My observations are that more development brings more costs and higher taxes. I am against further development and in fact would like to go in the opposite direction
- Diversity is necessary, the same applies for having a down town area instead of business here and there. Library and post office of our own located in the down town area.
- Less promotion of Fitchburg by developers and city officials in the pockets of developers, is what Fitchburg residents want.
- Fitchburg should do a better job of developing a "downtown" style retail shopping area.
- We should actually seek a super Wal-Mart. No government subsidized transportation. I.e. bus, built bike trails, etc.
- Blending of above would constitute balance. I could rank these in importance, but cannot circle one.
- We have an abundance f restaurants and banks - with the many homes in the area; I think a good hardware store is very essential
- Promote jobs here in Fitchburg of all ages and experience
- Where is the library?
- Fitchburg needs to also be careful not to overdo on any one thing or you'll see businesses not making it. We also need to be concerned about mass traffic congestion which is difficult to handle.
- no animal factories
- Need library
- Manufacturing - clean like Subzero/Wolfe would be a great addition. Redoing apartments near golf course should continue to be a main concern.
- Bring in a Brennans

- Please don't develop any big malls like East Towne, West Towne, or South Towne
- All development MUST pay it own way in regard to delivery of city services
- #21: Quality of life for area residents is more important and realistic than tourism
- Fitchburg should retain its open spaces. Residents have access to Madison for commercial and retail needs
- A blended mix of the above would be best overall
- Fitchburg has the best location as a suburb to Madison as far as getting to all parts of Madison. The conveniences in both time and mileage are excellent.
- Encourage organic, sustainable farming and retail shopping. Willy St Coop is looking for a new location - Fitchburg would be wonderful!!!
- Stop allowing too many restaurants. Too many is bad. Also promote regional shopping and other development that brings people to Fitchburg.
- Fitchburg is annexed to Madison, and I believe retail, manufacturing and employment is all available and obviously convenient enough.
- Turn Fitchburg into a real city - I would like to be able to limit my trips into Madison for necessities like the library and school.
- What company is going to use RR? Why would they? How many people would come to see Fitchburg, WI? (0)
- I would not like to see the city at the mercy of a manufacturer or warehouses threatening to pull out to get concessions - Better not have them in the first place. R/T is cleaner with a better class of employee. The rest can be developed as circumstance allows
- Would love to see a Target & Woodman's & Wal-Mart & Trader Joe's. A full line grocery store other than Copps & Pick n Save would be wonderful additions to Fitchburg.
- Non-farming
- Useful development and redevelopment should be encouraged but not exclusive to other development.
- Be careful with retail spaces-"big box" developments and strip malls are so ugly to a community and they are already accessible to the Fitchburg area only a few miles away.
- please bring a book store and a bagel store to Fitchburg.
- Mixture-communities should move toward self sustaining entities, reducing commuting for employment and shopping/recreation.
- I also like office and business park and farming. I want to keep out certain manufacturing and warehouse distribution.
- build up, not out.
- No hurry to develop, progress slowly and conservatively on all front. Better this than rapid development we will regret later. Things will become clearer over time.
- bus service is so useless as to be non-existent. It's good to encourage driving alternatives but to do so bus service needs a lot more routes and stops.
- Fitchburg should promote all significant economic options
- I'd like to see a continuation of more specialty shops with some small business owners. Things such as specialty bakeries, coffee shops etc... even floral.
- "clean" businesses that attract people and enhance tax base
- Promote business that will pay decent wages. Not everybody in Fitchburg wears a white collar to work, although you have to be a rich person to buy a house in this uppity city.
- Fish Hatchery Road is already overcrowded with traffic- we don't want it to be another Mineral Point Rd.

- retail commercial will keep more money in Fitchburg- less spent in outlying region will encourage residents to support local business owners.
  - Work on older neighborhoods may help reduce sprawl: the benefits are numerous including stronger communities, easier bus routes, centralized utilities, etc.
  - Personally, I would like to see the (Bowen) Farm Milking Parlor brought back as an informational/ tourist attraction.
  - Fitchburg is charming and nearly perfect the way it is. Allied Drive and the surrounding areas need to cooperate together to develop the old grocery store into a community center in cooperation with the city of Madison.
  - We could use a full service car wash- like octopus
  - we seem already to be a heavy warehouse city
  - Fitchburg doesn't need malls and big boxes. Warehouse and distribution may actually produce less traffic and with everyone going after "hi-tech" needs a place.
  - Do not try to control
  - Try to minimize development - keep Fitchburg a bedroom town, with Agriculture and only clean R&D commerce
  - Industrial areas should be kept to the fringes of the city. Retail should not be a priority except for restaurants and unique, small, retailers. Transit alternatives should be a high priority
  - Transit alternatives - Motor scooter, 50cc and under
  - Encourage local retail (not target or other big chains)
  - We can promote most of these economic options but please promote it in current commercial areas - fix, renovate current commercial areas rather than continued urban/commercial sprawl. I strongly believe our country needs to promote manufacturing within our country to be strong into the future
  - A Wal-Mart super center would be a help - near hwy 14 exits which would give us more shopping diversity, and encourage other businesses to locate here
  - Keep current trend of promoting high tech business
  - I don't think we should focus on a single type of economic activity. Having said that, you must focus, then research/technology sense to fit best.
- Dane county has some of the finest farmland in the world. To use it for development would be a crime.
- We seem to be chasing out small, family owned businesses while promoting larger corporations. We also have to work with businesses that seem to be undesirable (garages, towing companies, etc.) We need their services as much as others.
  - retail to meet the community needs, but we don't need large big box like Wal-Mart.
  - I would like to see a downtown type area with shops, restaurants, taverns and is aesthetically appealing and safe for pedestrians. Somewhere you could go for dinner and then walk down the street to a bookstore or coffee shop. I hate all the strip malls with huge parking lots.
  - I would rather see more intense land use-use commercial applications manufacturing and warehouse are high land use with a lot of trucks and not very intensive job saturation. I like our rural side and would hate to see it disappear for those types of businesses.
  - Do not encourage significant retail, presidential or manufacturing development as city service demands would grow faster than revenues.

- Too much growth of business on PD. Increase traffic concerns. Do not need to spend money on a library. Too much at Lacy Rd and Fish Hatchery intersection - looks cluttered. Plan this out for future sites.
- We're at a very good place TODAY!
- Goal should be modern, high-end jobs, environmentally clean, good infrastructure, high quality of life
- Fitchburg needs to forget about farming. Farming is a lost cause in this city. The land is too high priced to farm.
- I think Fitchburg would capitalize on a shopping mall, similar to Greenway Station. I understand a Target store is under development, but I would also like to see a large bookstore and more family owned or small scale coffee shops.
- We should not adopt an economic strategy that gives tax breaks to any business sector as research is showing that long term commitment to the tax base from business eventually over burdens the property tax base. Fitchburg has enough assets to not need this strategy. Growth will be slower but in the long run better.
- If manufacturing & warehouse would offer good jobs close to home to our residents that might be a bonus. Jobs near home will be important in the next decade.
- Already have enough retail now.
- We need a Wal-Mart and a Target.
- We are doing good job now, we need a Wal-Mart.
- Businesses (research/technology) bring in money from other states. Agricultural businesses (farms) provide local residents and sometimes bring in money from other states. -Think globally, not Sun Prairie.
- Don't let Madison dictate how we develop! Target is a great addition lets get it going!! We live in Fitchburg Not Madison.
- encourage economic option that offer quality jobs but don't have negative impact on the environment.
- We have concerns about development of large sections of land currently used for commercial space to businesses such as Target and Kohl's and the effect of traffic flow and congestion in existing roads.
- please, no Wal-Mart
- shopping areas that fit the needs of the community-popular restaurants and stores other than check cashing and title loan businesses.
- need to utilize the railroad line for either/or hauling people and products. Not for bike path.
- Farming (agriculture) is the base of the economy commercial land can be endlessly redeveloped, but once farmland is taken for other uses, you can never go back, so be very careful taking land out of production.
- Ultimately, it should be a mix.
- Also, need to promote affordable housing
- First 2 questions are way too complex
- SHH comment of farming - stop subsidiary "family farms" it's a myth.
- I like the idea of self-contained neighborhoods - tracts of housing within walking distance (or cycling distance) of jobs, stores, services and recreation. Neighborhoods themselves should be laid out in ways that promote mass transit.
- It's not ugly enough what Madison has done with it's land space - let's not let Fitchburg do the same thing - it sickens me when I see strip malls and condos going up all over the

place. And it amazed me the "boutiques" that located near allied Dr and Williamsburg way.

- Make this place people want to live. Not a place people work and leave to go home. It's not serene people. Homes make a city thrive.
- I know that retail/service is the "new economy" dejour but we need to try for something more sustainable than the next Greenway station/West Towne Mall knock-off.
- I'd like to see educated people lived near or close to their research/technology jobs, residential within walking distance of groceries and restaurants near main roads with space to avoid the "strip mall bright" in many places across town.
- The area is already over retailed and we will be going into a recession soon. Already retail is weak we don't need empty boxes.
- All of the above! Let the market decide.
- Fitchburg needs to move away from warehouse/dist/farm/ mfg and grow the professional areas in research/ tech/ office. As downtown Madison becomes overcrowded, Fitchburg's downtown can later serve as its extension. There is a huge opportunity for tax dollars gained from professional businesses.
- I worry manufacturing will bring air and water pollution.
- Madison is so close I don't see a need for more shopping in Fitchburg- it should remain more rural so that it stands out from the rest of the metro-Madison.
- This town is basically a small suburb of Madison. It's mostly residential, which is why we live here and work elsewhere. If it's overdeveloped, it'll just be an extension of Madison.
- The land in Fitchburg is too expensive for farms.
- No Wal-Mart's!
- I believe Fitchburg should focus on upgrading the "bad" areas and then steadily develop the open areas. However, I do not believe we should turn Fitchburg into a Veridian Homes neighborhood either. Focus should be on quality over quantity.
- I want to live and work in Fitchburg. I want to drive to the city to eat out and shop. The city can have the traffic congestion and emotions and late night noise. Let's keep Fitchburg the quiet replacing area to come home to.
- Stop building
- Fitchburg is finally developing into something more than a suburb. The newer portions should each have unique features and not tract housing like Don Simon, which is 20 years old and looks run down. Also, bringing in things like IMAX are great. Don't need a library though!
- I would like to see an overpass to encourage more bicycle commuters. Also, I think Fitchburg should look at creating commuter rail or adding a bus service.
- Fitchburg needs no more retail development; plenty is available in Madison (which already has too much)
- Fitchburg needs more retail enterprises-we are considering moving to Middleton simply because we always have to go there for better shopping, restaurants, etc.
- I want the least amount of business expansion that will keep the maximum amount of natural areas. The deer, turkey, blue herons, and fox plus bird population are severely at risk-and I care!
- I am against business development, but if we have it, then multi-story is ok to contain sprawl.

- Farming is an out of date business, too high of over head with 1950 prices. None of the farm family children want to take over. It is a thing of the apt. It's time to get moving on development of the farmland!
- The sustainable economic viability of Fitchburg's agriculture should be the focal point for urban development decisions.

**Q32b. If you strongly disagree or disagree with the split, what split would you like to see?**

- 80% Owner, 20% Renter (57x)
- 75 Owner, 25% Renter (48x)
- 100% Owner (19x)
- 70% Owner, 30% Renter (18x)
- 90% Owner, 10% Renter (22x)
- 50% Owner, 50% Renter (16x)
- More Owner, Less Housing (7x)
- 85% Owner, 15% Renter (6x)
- 95% Owner, 5% Renter (5x)
- Let the Market decide (3x)
- 60% Owner, 50% Renter (3x)
- Don't Know (2x)
- 75% (3x)
- 80% (2x)
- 70% (2x)
- Less than 10% rental (2x)
- 65% Owner, 35% Renter
- No limitations
- Depends on the new housing
- Forget the planned neighborhoods with rear alleys and rear garages. Do not restrain architectural design of houses to "old fashion styles". Allow contemporary designs. Higher then 65% would be here.
- 90 at least or 100% single family owner occupied
- Not sure there is a correct split. Some neighborhoods may be 100% owner occupied or 100% renter occupied
- 75-80% owner, 20-25% renter
- 25 owner, 75 renter
- 80-100 owner occupied
- 65-70% Owner occupied
- 10-20% renters
- 90-10 renter owner
- 80-100% owner occupied
- 25% or less for rental
- No control
- Equal
- Less low
- 55/45
- 65%

95  
10  
85  
90

### **Q32b. Comments**

- didn't we learn from Middleton in the 60s and 70s we don't need ready made GE
- More owner occupied
- according to prominent real estate experts (me being one), the appeal of Fitchburg is going down (for single family) because of the extreme pro growth and development occurring
- call me about senior housing-too hard to explain in words-mariann/276-6085
- I believe Allied Dr. should be bull-dozed and a highway should be built there in order to eliminate the MESS on Verona Rd 24.
- What is the difference between work-force owner occupied housing and owner-occupied single family. It sounds the same to me. Put multi family near you if you want, get rid of multi family in Allied area.
- We should strive to a achieve that split with existing development through re-development. If we can't own, I would strongly disagree with 32 and change % to 90/10.
- Fitchburg should NOT encourage the development of large apartment complexes or small complexes with large 4/5 story many unit buildings. A ghetto is created even BEFORE the foundation is poured. Apartment buildings should be limited (no more than 12 units per building) and limited in number. E.g. no more than one build per 20 acres. (One building for 20 acres)
- Disabled needs are poorly met. Need bus service.
- Question 27: again, solution is multi faced- too much s,f, h, = sprawl, too high of density = desire to live elsewhere on big lots.
- I think the rate of development should be reduced until a purchase of development rights program for farmland can be unplanted.
- If we allow larger lot sizes, we will build in green/open space naturally in peoples yards versus the dense 'stack and pack' policies that h cram people together (Oak Meadow) and over time creating urban decay (Ridgeway) Go look at Delafield, Dewauker, and Hartland as a good model to follow.
- a 65/35 split is too much regimentation by planners.
- We need to look at vacancy rates before building new- i.e. apartments senior housing- both have vacancy rate.
- Fitchburg should promote the 65% / 35% split and different lot sizes, within all neighborhoods and not just city wide.
- Let market divide
- Stop building
- encourage smaller lot size, don't leap frog single-family development. I see examples all over of "sprawling" development along Lacy road. Think long-term over short-term "booms"
- housing should be safe and accessible to all. Housing should also be maintained to discourage pockets of poverty. Avoid creating any more obscenely large mansion filled neighborhood
- income rental properties



- I disagree with more duplexes as I see degrading duplexes in Jamestown Neighborhood not kept up to code until compliances are registered with public works
- We have enough apts. Take care of the ones we have.
- Fitchburg's new housing should not just be look alike houses on small lots. Also, if alleys are in new developments, does the city plow these during the winter or is it the residents' responsibility? Please in mind the costs to the taxpayers.
- Owners tend to be more involved. We're disenfranchised as it is. Condos are gaining popularity naturally due to time poverty
- Traffic concerns need to be addressed better; you need to protect the existing neighborhoods from the increased traffic and parking issues
- less multi until police, etc. services adequate for population
- Fitchburg should encourage more developments like Harlan Hills, with very nice homes on nice lots. Housing like Swan Creek is easy to come by, but high-end housing is not. Attracting those homes will attract more business leaders, and thus more businesses (e.g. Flegch)
- homeless people should not be housed in Red Arrow Trail or Belmar Hill area. That is already the problematic and high crime is in Fitchburg. Bringing homeless people will make the situation worse
- having large complexes of new owner occupied housing is a mistake. No matter how nice they start out, they most often turn into ghettos
- Too many multi units and rentals- we need more affordable single family homes
- Don't we have enough apts that are posing problems? Why don't we encourage redevelopment of these areas first before we look to build more all over the city?
- With "renter occupied" including condos.
- Concerned about continued density of multi-family (i.e. Cahill Main) which will age and become future Ridgewood apts. Stop the density push!!
- Some rural development should require 10+ acre sites.
- We must deal effectively with urban area issues in Allied Drive, King James way, Todd Drive/Ridgewood- figure that out before more rental housing is developed.
- Where there are too many renters, apartments, the traffic and parking is a big problem- most have 2 or 3 vehicles and no place to park.
- A few developments with larger lots and estate housing would be nice
- mixed use should not include things like E Cheryl becoming a highway thoroughfare after the lots are sold. (#31)
- (#28) adequate housing for seniors. Does that mean affordable? Available? Safe neighborhood?
- I'd like to see better architecture. The townhouses across from me are ugly. They look like a front in old west movie. The weeds are affecting my child's health
- Rental always brings down the property value; it degrades aesthetics over time and increases crime. Need to have a school to keep proper value
- As a homeowner we do not like to see apartments around us or various type homes. It should be kept uniform to look better. Too much mix promotes a cluttered or disorganized look and other problems.
- Too much rental property currently in Fitchburg. Close quarter living promotes more crime.
- Market demand should determine

- We would like to see fewer large rental building e.g.: Ridgewood complex is far too large. Perhaps more rental properties scattered throughout the city would be better
- Not large apartment complexes
- I like the design and look of the Swan Creek development except that it lacks any commercial/social (shops, community center, banks, etc.) resources
- The percentage should be based on demand at any given time
- A unit condominium units save space and energy use. They require less road building and less for utilities.
- You will have multiple developers, what restrictions & plans will the city have? I have voted for 3 different plans for Bill Linton and Pro Mega.
- A set percentage for every development ties your hands too much. This can be negotiated on a case-by-case basis.
- Think there are already too many low income rental areas in Fitchburg & Fitchburg is always in the news with problems they are always having with it & it is giving Fitchburg a bad name which hurts us all. We need to insure that large rental units are kept in excellent condition. We went to see pool in rental units in Fish Hatchery & there was a dead bird in the pool area.
- let the market make these decisions.
- let market decide-big brother doesn't always know best.
- seems rental properties most often end up poorly taken care of and deteriorate.
- the lots in the new developments seem to be small and the neighborhoods look like cookie-cutters. Too much money to live so close to your neighbors.
- First Weber owns this town and is making a lot of money off of developing homes-the city needs to take a cut of the final sold home, not just the land they sell first to Weber.
- Less rental units. Keep it for landowners-don't go asking for trouble with diversity...we already are stuck with thousands of trashy units.
- More affordable housing-current housing market is too expensive-more affordable rental properties are needed too.
- Need more ranch style - one floor only for 62 and over. With garage access
- There are too many large apartment complexes run by absentee landlords already in Fitchburg. Any additional multi-use buildings should be high quality, "green", 10 or less unit buildings.
- this should not be a fixed percentage or formula!!
- LET THE MARKET DECIDE
- Should not set a percentage for redevelopment
- better turnover an management of parking lots in residential areas- towing of abandoned vehicles after proper notification to owners.
- We need bus service to areas with single family homes (e.g.: Swan Creek to UW/downtown)
- 100% owner occupied. Renters tend not to care for properties. Let them borrow \$ from a bank and buy a property- then there will be respect
- What it meant by encourage?
- Do not mix single family and multiple family housing
- With the ability to plan our future - look to errors of past development and results of communities with excessive rental properties

- High land and development costs will probably limit affordable rental units so affordable condos should be a priority. Rental units also result in higher police and fire dept costs
- No renters
- The reason people do not move into certain Fitchburg areas is the school district. That is a fact. Once again the school issue is the problem
- Less renters unless some strong regulations for owners and occupants. Get the overnight parking off our streets. It looks trashy!
- The higher the rent, the more the problems.
- Let landowners develop their land for lawful purposes. (residential, businesses)
- larger lots to purchase and build in neighborhoods.
- Too much renter occupied already. Need stability in the community.
- Cities should not dictate these %-landowners should be given the right to develop their land as they envision-and without excessive city and county hoops to jump through.
- Too many apartments already built
- We have sufficient "mixed-use" with commercial use below and dwelling above. Enough!
- All owner - renting promotes scum!
- This split is fine but you need to ensure affordable owner-occupied housing and deemphasize mansions and house flipping and rental.
- I like ideas of mixed use & mixed race communities.
- It seems that with rental units there is always some kind of problem.
- owner occupied or locally owned and operated.
- I feel it's very important to create more "mixed use" developments similar to "hatchery hill." This is an effective use of land!
- Need more affordable-low income single family homes included too!
- There should be a 15 year moratorium on building new rental units. No one addresses the traffic problems brought about by high density housing and the resulting strain on public safety services.
- Low rent brings losers to our city and increases crime.
- Renter occupied housing units should not include non related tenants. No more Ridgewood trace or allied drive housing blight and tax drain issues.
- The government should not be involved in "preferring" or "promoting" certain development.
- Need more affordable-low income and senior housing with owners maintaining the buildings on an ongoing basis so they do not become run down and uninhabitable
- I like the mixed use concept. I don't really know at what %'s the mix should consist of.
- Renter occupied housing promotes transients and decay of surrounding area.
- Just stop developing rural areas
- too many rental units with too many problems. Additional rentals should be halted - own occ. only
- Fitchburg should not promote any additional multifamily units for at least the next 5 yrs
- Keep it same!
- I think we should let market forces determine the split
- Fitchburg's plan whatever it is should do no harm to existing neighborhoods.
- Lived in a duplex for 10 yrs - can't believe the abuse of the dwelling and the lack of respect of other's property

- Very tired of hearing from you that multi-family housing keeps taxes low. Have you seen my taxes? Ridiculous and obviously you are not being truthful.
- If household size decreases a corresponding decrease in size of dwellings and lots would be appropriate and allow conservation of open space.
- Fitchburg has the chance to design balance across its 34 square miles. Get some artists, environmental designers, naturalists, and educated research/tech people to express needs and then design.
- Rental property is weak right now. Mixed use does not work well.
- Let the market decide.
- Stop encouraging the development of rural areas. Look at alternatives to development similar to Dunn.
- I don't think this should be a defined %. Let the housing market decide what's best to build.
- We must promote a safe city and eliminate/ avoid large rental housing developments like Ridgewood.
- I believe the more ownership the more community commitment to the whole city.
- The quality of life in Fitchburg is very good. It serves as a "bedroom" community to Madison. Bringing in high density rental properties will ultimately lower the quality of life issue. Let's continue to be on our present path.
- Renter occupied housing encourages transient residents for Fitchburg. I would like to see more people put their roots down here. Renters only stay here until they hear of a better deal elsewhere, then they take off to Oregon, Verona, Madison, etc.
- Offer double housing instead of mansions. There are too many off the latter whatever housing, build schools close by to service them.
- I would like to see Fitchburg as a community in which its residents are invested in the town-not transient. I want it to be a safe, family oriented place to raise a family.
- city planners need to review changing needs of community and not fixing percentages.
- It seems unrealistic based on what is planned for the new neighborhood now to have much more than 10% renter occupied housing.
- Maximize ownership and mixed lot sizes, i.e. some expensive homes mixed in with "average" homes
- I'm not sold on this concept
- Owner occupied housing lends to better neighbors and neighborhoods. I want safe, secure communities to raise our children in.
- Have minimum lot size, too much crowding is unhealthy.
- Home owners don't like apartment people. But it's a good idea if landscaped nicely.
- We need to avoid areas like the large apartment complex in the center. Looks bad, increased crime, drain on community. Do need rental properties though, just more spread out.
- Increase the minimum lot size to at least half an acre.
- Single family homes should have uniformly small lots.
- I believe if people have a place to live and work together, help each other-especially those who need help! When people cooperate life is better for all
- I would like the choice that provides an optimum of open space and natural areas. Most of us here have lived in Fitchburg because of its semi-rural beauty and abundant nature.
- Make Single family smaller and multi-family reasonably sized

-High density/ multi-family/ rented housing is not a plus for Fitchburg and its promulgation should be discouraged by the city council.

**Q34t. Please indicate which new park facilities you would like to see in Fitchburg**

Golf Course/Driving Range (9x)

Library (8x)

Tennis courts (4x)

Volleyball Courts (3x)

Bike paths (2x)

Hockey rink (3x)

Baseball/softball fields (2x)

Indoor track (2x)

Nude beach

How much will these cost? Will they be supported by service fees?

Camping

Gardens- public use, gazebos, water features

Outdoor basketball courts

We need to encourage, provide areas to exercise for all economic groups.

Air condition the McKee Farms Park indoor shelter building

Love our bike trails

Frisbee Golf!!! Thousands of Frisbee golfers would come a year. This would bring revenue for the city and local business.

Fish

X-C skiing similar to Elver Park

Horseshoe pits

There are enough parks. Residents need more use some others like state and county parks etc

I want a bike path along the railroad track's (line between Madison and Oregon) so I can ride my bike to the existing bike path without getting killed along Syene rd. in good weather I bike commute to work

City wide bike trails that connect

Unpaved jogging path (good for the knees!)

Connect bike paths to city of Fitchburg - over the beltline to Madison without going to Monona. We'd bike to work if didn't have to go on Fish Hatchery

Horse Trails

Shooting range (public)

Prefer inexpensive, highly used spaces. No need to duplicate all of Madison's amenities.

(Madison has one of the best library systems in the country; Olbrich is most beautiful garden in N America)

Manage invasive plants on city lands: garlic mustard, buckthorn, honeysuckle and work with neighboring landowners to control invasive

r : with an area for toddlers

2 dog parks

Snow shoe trails

Bridal paths

Community garden

Scattered city centers

Pellet Gun range

All and even more of these "special interest" proposals need to carry appropriate "user fees" to carry the maintenance costs and the cost of removal of the property required to these and other "special interest" plans from our tax production rolls. Motocross practice and competition facility

No huge costly complexes

Snowboarding

Green space connected trail ways

Public telephones

Soccer fields

Support the highway bike paths and safe intersection crossing

Music hall schools!

Walking paths

The use of golf carts to get around Fitchburg, especially for retirement condo areas and senior apt areas.

Schools for Fitchburg

Lake and water access; shuffleboard courts

R/C Aircraft Park

More emphasis / reasons for small neighborhood parks vs. the single centralized colossus at McGraw

More playgrounds

Any ideas that preserve open natural areas and prohibit high density development.

Need habitat restoration/ preservation for native species

Parks with shade and play structures

Finely ground gravel nature running paths/ATV Park

Update playground equipment at older parks (like what was done @ wildwood)

Better soccer fields at McGraw Park

Music shell, Outdoor theatre

Music Park

Indoor Concert/ theater facility

### **Q35m. Word**

Farmers Market (4x)

Golf league

Can we attract professional events? Outdoor game, kite flying, etc.

In past we have participated- this is a very important area for families.

Indoor tennis courts

Too old to participate

I would love a community dance program for youth and adults. Maybe yoga?

Winter sports

Need more community activities for neighborhood youth-greater need for some youth in Norfolk, King Hames neighborhood

Bike racing and touring

Winter volleyball

No opinion

Where's the library?  
Hospice Volunteers  
Currently do not use  
Outdoor Movies/Neighborhood night out  
One sky one world, Kite making for children, McKee farms flyers  
I think all of these programs have merit and should be developed as the demand dictates  
Community education classes  
Fitchburg historical society  
ELIMINATE bike trails and road bike rallies  
I don't think we should continue the tradition of Fitchburg Day's carnival followed by the Italian festival on consecutive weekends. The carnivals are disruptive to the neighborhoods and they are way over-priced. I also think that it would be very nice if we could save the fireworks for the 4th of July so that we can celebrate the holiday in our own community  
Church baseball sports leagues like they have at (Demetail) field on the East side.  
Running/biking/hiking/dog walk/skiing  
Park district recreation courses  
Activities should be user supported  
Would love a community concert pavilion where outdoor classical (+other) concerts could be held - possibly adjacent to a botanic garden - similar to Olbrich Park and botanic gardens (or ravinia in Chicago)  
Volley ball adult co-ed open league  
Adult Continuing Ed -Crafts - Cooking  
Art Fair?  
Nonalcoholic or smoking events (karaoke picnics/dancing/exercise)  
Let people initiate, plan, and do their own thing a lot more then we do, so we don't continue to take away from their quality of living. "Organized" everything is suffocating the human soul!  
TEEN CENTER NEEDED

### **Q36a. Baseball Fields**

McKee Park (9x)  
McGaw Park (8x)  
Byrnwood (3x)  
Greenfield (2x)  
Wildwood (3x)  
Highlands of Seminole - Chickory  
New Park  
Need more  
Swan Creek  
Jamestown-Huegel  
JM-Estow area  
Briarwood  
In more parks  
Jamestown

Tower Hill,

**Q36b. Basketball Courts**

McKee (7x)

Wildwood (5x)

Chicory (4x)

McGaw (3x)

Byrne (3x)

Greenfield (2x)

Tower Hill (2x)

Briarwood (2x)

All of them

Fow growth

Can't remember name- near stone prairie baseball softball fields. Where they have just fields

none, in any parks

Malbourn

One Cahill main

Pine ridge

Jamestown

Huegel/Jamestown & Western Hills

**Q36c. Bike Racks**

All (5x)

McKee Farm (4x)

Everywhere (2x)

Swan Creek (2x)

Rose Commons

Add more at all businesses to promote biking

At least one in every park

At bus stops

Briarwood

Available at all parks

Byrne

Wildwood

All bike trails

Every park. And by Bus Stops and City Hall!!

**Q36d. Drinking Fountains**

All (11x)

McKee (12x)

McGaw (8x)

Chickory meadows (3x)

Tower Hill (3x)

Rose Commons (2x)



Wildwood (2x)  
Byrnwood (2x)  
Seminole Glen  
Where there are play areas  
Hawks Ridge  
Along walking and jogging paths  
McKee by soccer fields  
Site baseball  
Swan Creek  
Harlan Hills  
Park on capital city trail  
Cap. City trail  
Huegel/Jamestown  
Western Hills

**Q36e. Golf Course**

Nine Springs (9x)  
New (2x)  
Ridgewood (2x)  
None (2x)  
McKee Farms  
All  
McGaw  
Keep our golf course! Don't give it to a developer!

**Q36f. Grills**

McKee Farms Park (11x)  
McGaw Park (3x)  
Tower Hill (2x)  
Rose Common  
Quary Hill  
At shelter  
Briarwood  
Several  
All  
byo  
Prairie Park  
Byrnwood  
Wildwood

**Q36g. Landscaping**

All (18x)  
McKee (17x)  
Wildwood (6x)  
McGaw (4x)  
Swan Creek (2x)

Tower Hill (2x)  
Rose Commons (2x)  
Briarwood (2x)  
Belmar (2x)  
Jamestown (2x)  
Western Hills (2x)  
Lacy Heights  
Chickory meadows  
Morlborough  
At shelter  
Harlan Hills  
Water then during drought you let many trees die this year for lack of water  
Where needed  
Cahill main  
Byrne  
Glacier creek  
Byrnwood

**Q36h. Lighting**

McKee (18x)  
McGaw (6x)  
All (4x)  
Wildwood (3x)  
Swan Creek (2x)  
Walking trail  
Where appropriate  
Night time basketball courts  
Morlborough  
McKee tennis courts  
Baseball site at shelter  
McKee tennis courts  
Byrne  
McKee farms parking lot  
McKee path  
Jamestown-Huegel  
Cahill main  
Belmar  
Hatchery Hill  
Seminole glen  
Byrnwood  
Huegel/Jamestown & Western Hills  
McKee Farms for skating rink in winter.  
Use non-polluting lights

**Q36i. Multi Use Trails**

All (7x)

McKee Farms (4x)  
Where appropriate  
Grassland trails for dogs  
Paved from Swan Creek to Capital Trail  
Expand Capitol trail through newer parts of Fitchburg to cross PD.  
Route to McGaw  
Tarpluck and swan creek  
CAP City Trail and Military Ridge  
Wherever Possible  
Anywhere we can avoid bikes on busy roads

### **Q36j. Playground Equipment**

McKee (4x)  
All (3x)  
Byrne (3x)  
Rose Common (2x)  
Tower Hill (2x)  
McGaw (2x)  
Greenfield (2x)  
Chickory Meadows (2x)  
Jamestown (2x)  
Lacy Heights  
Hillside Heights  
Morlborough  
Swan Creek  
Hawk's Ridge  
Any-as needed  
Maintain procedures one per park some  
Kids crossing add sand and upkeep  
Western Hill  
Belmar  
Country vineyard  
Wildwood South

### **Q36k. Seating**

McKee Farms Park (9x)  
All Parks (5x)  
McGaw Park (2x)  
Wildwood (2x)  
Soccer game benches  
Swan Creek  
Any-as needed  
Bike paths / trails  
At bus stops  
Belmar  
Hatchery Hill

Huegel/Jamestown  
Western Hills

**Q36l. Shelters**

McGaw (6x)  
McKee Farms (3x)  
Tower Hill (3x)  
Wildwood (2x)  
Western Hill (2x)  
Morlborough (2x)  
Swan Creek (2x)  
Rose commons (2x)  
All parks  
At more parks  
Outlets  
Harlan Hills  
Chickary Meadow  
One in every park - more in large ones  
Byrne  
Huegel/Jamestown

**Q36m. Restrooms**

McGaw (9x)  
McKee Farms (6x)  
All (5x)  
Tower Hill (3x)  
Swan Creek (3x)  
Jamestown (3x)  
Wildwood (2x)  
Rose Commons  
Morlborough  
McKee by soccer fields  
At more parks  
Stone Prairie  
Good ones at all parks  
Briarwood  
Hatchery Hill  
Along bike trails  
Western Hills  
Byrne

**Q36n. Sledding Hill**

Anywhere (6x)  
McGaw (3x)  
Is there one? (3x)  
Build one (2x)

Swan Creek (2x)  
All (2x)  
Wildwood (2x)  
McKee  
Lacy Heights  
Rose Commons  
Chicory  
Hilliest  
Chickory Meadow  
Jamestown

**Q36o. Soccer Fields**

Swan Creek (3x)  
Byrne (3x)  
Quarry Hill  
Chicory  
McKee  
Wildwood South  
Developed community develop  
Jamestown-Huegel  
Tower Hill  
Briarwood  
McGaw

**Q36p. Tennis Courts**

McKee Farms (3x)  
All Parks (2x)  
Chicory (rest)  
Wildwood  
Swan Creek  
Should only allow parking along one side of street adjacent to McKee Farms tennis courts  
At Any good location  
Some  
Jameston-Huegel  
New, nets and lighting  
Greenfield  
Byrne  
More trees by McKee farms  
McGaw

**Q36q. Volleyball Courts**

McKee (5x)  
McGaw (5x)  
At all the parks (2x)  
Bike trails

Add trash baskets on Capital City Trail  
Develop  
Dog parks  
Police patrol  
Greenfield

**Q36r. Other**

Ice Skating Rink (outdoor/winter) at McKee (3x)  
Bocce courts (2x)  
Cross-country ski and bike trails paved and unpaved. And walk/hike. (2x)  
Indoor badminton courts (2x)  
Side walks - so people and children don't walk and play in streets safety issue. (2x)  
RR Row  
Horseshoe Pits- Greenfield  
Camping  
Add 1-2 stalls handicapped parking- west end of park near kids crossing near soccer area.  
Indoor tennis courts  
Indoor track  
To parks so we could walk instead of driving to them  
Please develop rail trail west of Seminole Hwy for bike use  
Garbage can at soccer field trail, roller blade surface  
Lights on tennis court  
Dog Park  
No opinion  
Trash Cans at Swan Creek  
Picnic areas with tables and grills, near water supply  
Aerator/fountains in ponds  
Bike paths for Seminole and Whalen rd - to connect to cap city trail  
Anywhere  
Snow shoe trails  
Any and all parks  
Band shell/decorative fountains, sculpture at McKee and McGaw  
Skateboard, Frisbee, golf  
Schools  
A place to fly model airplanes.  
Shuffleboard courts for elderly  
Plow 9-spings e-way bike path in winter  
Safe, well lit walking trails  
Hugel/Jamestown  
Horseback riding  
Nature preserve/conservancy  
Bicycle and walking path  
Center for community sharing- crafts/hobbies

**Comments**

- Mostly McGaw and McKee Farms parks (6x)
- Biking trails and natural trails are very good to walk or bike (5X)
- Need to cut the weeds and grass along the roads. Looks totally unkempt- affects allergies
- We just moved to Fitchburg :)
- Growth and development is out of control! Already - and you want more?!
- I walk on bike trails and in park daily with my dog and my bike. I meet many neighbors this way.
- I am very upset about the school situation in Fitchburg. My kids go to a very crowded Madison school. \$ is the issue with Madison schools. Fitchburg needs to find a way to make a plot of land available for a Madison school!!!
- Fix the tennis nets please. Need better bike paths into Madison. This would promote bike use by commuters. Seminole highway is Dangerous to cyclists. There is no good reason a separate trail could not be built. A white strip of paint affords little protection to a cyclist.
- We would like to see the library come to McKee Park along with outdoor ice rink.
- My children use either McKee Farm, Rose Commons, or the park between Highlands of Seminole and Harlan Hill everyday.
- I've only used the tennis courts and bike trails
- Please consider adding a dog friendly park. Currently, we have to drive to Vermont area Dog Park.
- We love the trails at McKee Parks.
- Please see attached letter on your survey design, getting rid of Allied, and keeping green space.
- Children's play areas should have larger trees around them. Sometimes it is too hot to have youngsters out on the equipment when there are no trees. How about water fountains by play areas?
- Continuation of camping comment: Establish premium camping sites in some of Fitchburg's more natural parks. I am not talking about your typical campground. These would be secluded sites, limited in number, fetching premium prices. If limited camping could offset some of parks and recreation costs- wouldn't this be good thing? Enhance tourism. HA! Nature paths and bike trails will not bring a significant amount of money into the city.
- Much is offered able bodied people in Fitchburg! People in wheelchairs benefit from very little-especially if they are not over 65. Since we pay Madison School taxes, bus services should be provided to that area so residents could take advantage of what the Madison Recreation Dep't offers. Fitchburg Senior Center is focused on people who can drive to the center! What about someone who is 61 and in a wheel chair and can not drive!! Carol and Albert Ceecher 271-4583
- Fitchburg parks are very bland, unimaginative, and not very well landscaped. They seem geared to only the team field sports and not in touch with nature, or the urban escape where we can feel closer to natural things like plant life, birds, animals...
- Overall, I am fairly satisfied with our parks. I would love to be more active with this discussion.
- Why was there no fresh play sand @ McKee Farms Park or Seminole Glen this summer?
- These areas are very important for us to develop, promote-
- We live west of the Verona rd, and our options are limited. The city should make efforts to incorporate this neighborhood into the rest of the city.

- Needs to be accessible by foot or bike. Discourage car usage by providing more pedestrian crossings, paths, streetscape and local shops rather than chains along main roads. Better signage and way findings read.
- Couple times a year
- None close enough to use
- We have enough Parks and open space we need to allocate funds to care for the ones we have. Don't add more.
- Note: Do not enact a smoking ban!!
- Love the capital city trail
- The city should preserve natural areas by not paving bike paths through them.
- Believe it or not I am liberal Democrat who believes in limited development, but I believe it is foolhardy to proceed with further development when our police staff is inadequate for the growing needs of the community.
- Parks are fine, but allow dogs and make the parks big and have trees and natural areas. We have enough grass fields to keep everyone happy don't we?
- Thanks. Continue strong tree program including additions on r/w even w/o new roadways
- We are disappointed with city parks. The shelters and restrooms are poorly maintained.
- We use the parks multiple times everyday. The soccer fields need bathrooms and water fountains!
- My three year old can participate in none of your programs. To start with, not many programs are offered for his age-secondly not offered at times for parents who work outside the home
- I know it might be expensive, but it would be great if a portion of one of the bike/walk trails could be maintained in the winter so that walkers/runners/rollerbladers could have a place to go in the winter other than on city streets
- Playground equipment and walking paths
- Bicycle paths and city street (bike Lanes) cycling velodrome (track)
- Parks are great but not all people use them. Why should every taxpayer pay for parks when only a hand full use them? We need only the basic need services first, parks are only non important needs to me. I have three kids in my family and we rarely use the city parks at all during the year
- Obviously I have a radical viewpoint, but I have decided that Fitchburg has grown too much for my liking and that after I retire I want to move further away to a less developed area
- Walking paths.
- We love and use 4-5 times a week (McKee farms park)!!
- More parks = more home value, better quality of life, more community spirit
- I would like to see the snow plowed on the Capital City trail throughout Fitchburg. This is a real shame that it is not done for the walkers, joggers, and dog walkers.
- In general, Fitchburg has excellent, clean safe parks.
- Dream park only (for now-hopefully more soon)
- Tennis courts, bike trails, and playgrounds.
- Please build a skateboard park!
- We walk usually with dog on bike path and at Rose Common Park 2-3 times a day.
- Seldom
- You're doing a terrible job here. We live in the new subdivision (Oak View Ct) and you've let the developers get away with huge ragweed growth on their lots and the median strips. Some



- sidewalks have weeds towering across them. Let's get a library out here! How cheap! 22,000 people and no library. Shame on the city
- Parks are great for people's children and grand children. Mayor should have a bit more shade near equipment in some parks. Parks also take maintenance though taxes do need to be kept down, so there must be limits on parks also. Since all this brings up tax paper cost one needs to realize upkeep is expensive and you can't do everything for a park system either.
  - Nice parks but too many thistles growing in Hawk's Ridge Park.
  - Need to make playground equipment safer for small children.
  - We are too old
  - (#36 other) Horse shoe throwing pits. Distribute the trash and recycling bins more, 1. Develop, encourage, cooperate with, listen to, and appreciate the local neighborhood associations, neighborhoods and volunteer groups, in a cooperative working association for any local support such as minor maintenance, improvements and upkeep of parks and recreation services (facilities, programs, activities). In other words, work with the Fitchburg residents who want to help out. Cooperate and listen to the volunteer groups who support parks and rec. These groups can rally local interest and add to the limited capabilities of budget, and staffing, limited city departments. Mayor Clauder could support these groups and show appreciation of the help of volunteers.
  - Consider a dog park at the landfill located south west of Clayton Rd/ Hwy MM intersection
  - We appreciate having parks even when we aren't using them. Especially small neighborhood parks. (Please don't observe a nearly empty park and say we don't need it) (Knowing it is there is part of its value). #4: Unfair question. You are using the word "jobs" to cover commercial development, which may not provide very many jobs, or good jobs. For the space they cover. Of course we need jobs with livable wages.
  - Fitchburg needs to take better care of the city's natural areas - they are filled with invasive species such as buckthorn, honeysuckle, and garlic mustard. For new parks the developer should clear away the invasive species before "donating" the land to the city. Consider using more native landscaping, such as prairie, to reduce maintenance costs. (But don't use the city hall prairie as an example, this prairie is a failure)
  - Used for daily dog walk
  - There are hardly any activities for very small children under 3 years. It would help stay at home moms feel a sense of community and get to know each other.
  - Maintain the parks we already have. Example McKee farms park. 1. Dead trees should be removed from the park. 2. Before constructing new bike trails (ex. New trail that parallels the new pond on north side of park) redo or repair the old trail that goes around the park. 3. Building a memorial with a bench and shrubs at NW corner of park was a great idea, but not maintaining it is an insult to that man's memory. It should be weeded regularly and a border should be installed to prevent the wood chips from scattering all over the bike trail. 4. The people who mow should pick up large pieces of paper, plastic bottles and cans rather than mowing over them and causing more of a mess. 5. When Mr. Christof retires, Fitchburg should hire a person with progressive ideas and someone who is willing to spend \$ on our most valuable resources - our city parks. 6. the north and south ponds should have aerator/fountains. They would not only add to the aesthetics of the park, but they would also improve the water quality and prevent the growth of algae.
  - Add more trees to Swan Creek Park. Add a dog park in Fitchburg!!

- I feel parks should be developed according to the need of the residential and commercial areas near the park area. They should take advantage of the nature of the given area
- Thank you for asking our input! Bicycle traffic on Whalen rd and Seminole hwy really needs to be addressed! It is becoming a serious hazard to both drivers and cyclists.
- Park/playground
- Parks are good, well kept, well placed. Keep up good work.
- There is nothing near where I live to go to. Almost everything needs to be reached by car, and walking through current surrounding neighborhoods is too risky. Even after living here for over 20 years. I have not been aware of any recreational areas except in the almost gated areas of Fitchburg. Very disappointing. At least I can find the parks in Madison.
- We live close to McKee Farms Park & Mickelson Woods. We love both and appreciate having these amenities so near.
- We take walks through the park & enjoy the play equipment when the grandchildren come.
- I am retired, but we do need places for our neighbors and their children to socialize and play. This is a necessary function of our city parks. I'd rather provide a place for them than have them run through my back yard and garden or on the street.
- It's a huge mistake to charge people to use the bike trails. Obesity is growing in this country and everything should be done to promote exercise-not discourage it.
- Parks are important to our quality of life. Continue to allow dogs but do more to encourage owner to pick up feces.
- The playground equipment is used a lot at Byrne and wildwood south. Holes in ground at baseball and soccer field at Byrne are dangerous!
- Q36j-clean up graffiti and add sand and kids crossing
- 2 community festivals are too close together-spread them out over summer or fall. Please add more street lights to older neighborhoods...pitch dark and dangerous while driving at night.
- Q34-swimming pool and skateboard park should be a discounted fee for residents and a high fee for nonresidents or residents only pool. For the ultimate Frisbee field, cricket, and lacrosse fields wouldn't a large open space take care of these? Don't invest a lot of money - how much demand is there?
- I don't know Fitchburg Parks and really only use Madison city parks.
- Some well meaning people try to create programs and facilities for every faction, many go unused, all eat into our tax dollar and demand increases in taxes and fees.
- Mostly dog walking-please keep parks open for dogs.
- Not often: we don't appreciate paying for parks that bring in the trash
- As far as I see you are not addressing our needs. How about a post office of our own with our own zip code. A library would be far better than all the above.
- Not aware of where parks are-send out maps.
- Need to have natural areas such as McKee Park has-not all mowed -so can explore natural area
- I think Fitchburg should increase its public relations in the sense of increasing public awareness and information involving its activities and amenities. Many people don't know how much Fitchburg has to offer! Ex. Bulletin boards at parks and large apartment complexes. Monthly newsletter featuring upcoming events and seasonal activities.
- I don't and family do not live here I am disable and have no help to get out or friends to get out. I'm going to move into Madison downtown in the spring so I can get around, here it's ok to go to Walgreen's, cub foods, subway where I can walk. The buses are great but I don't have

people. Anyone here in 4 years, I am only here and most people are not interested in a new friend.

- I've had children in the softball programs and the parks in which they played had no accommodations or very few at any of them.
- We use walking trails 5x+ per week and periodically use playgrounds w/our grand kids - Nice areas, well done. "Fitchburg" generally does well- we suggest continuing with development and not try to stop "it" by regulating farmers and their desire to make a living farming -either let them farm per environmental standards and exposure or let them sell or develop their land. Thank you for the opportunity to comment.
- We ride our bikes on the trails everyday. On these trails, our kids stop at playgrounds and play. We also love to view wildlife and birds along these trails! This is a huge attraction for us. (Having moved from Indianapolis, IN). We LOVE the green space!
- I would love to see expanded lounge selection (adult ed) at the community center. Other towns have painting, exercise, Spanish, quilting, book groups etc...
- Fitchburg has done a great job building and maintaining multi-use trails throughout the city such as Capital City Trail. Please put a little color and splash into design of Capital City Trail overpass. The Walker Art Center pedestrian bridge in Mnpls. is a good example of what I mean. This is one of the busiest intersections in Fitchburg. Don't put up a drab grey overpass.
- CUT MY TAXES
- Finer sand in the volleyball courts would be nice.
- I live off Wildwood Park. I use it every day to walk my dogs.
- This comprehensive plan completely ignores the population's mental development. What happened to these areas? 1. Library 2.Schools- other communities such as Cottage Grove/Monona are considering separate development of educational facilities. It is my opinion that the least we can do is provide a library! Items such as a sledding hill, bocce court, cricket, Frisbee, mountain bike trail, etc are unacceptable.
- We love our park!! There are a lot of nice ones close! Thank you
- I am concerned about the gang markings and graffiti I have noticed at McKee Park and would like to be more informed on what we know about it in our community and surrounding areas.
- The property at Allied Drive is crying for its own community center where people of all races, colors and creeds can meet harmoniously.
- Fitchburg parks are one of the city's best assets but they could be more distinctive with fountains, sculptures and unique architecture (shelters) instead of just being any suburban park. Fitchburg seems to keep saying it wants an "identity"; why not start with the parks, trails, etc.
- Eliminate 9 Springs Golf Course (or sell it). It is a liability for the city due to its location in a high crime area. (E.g. Bullets flying across course from neighboring apartments)
- Waste Money
- Fitchburg should be progressive/forward thinking about its parks and public lands. Set aside as much as possible and encourage the citizens to pitch in as good stewards of the land (in the best John Muir, Aldo Leopold, Sigurd Olsen tradition)
- Use the Capital city bike trail regularly. Thanks for the survey
- A Fitchburg library is too costly to consider in view of the current budgetary restrictions as is further park expansions
- Fitchburg Rec does a wonderful job

- Parks and nature trails are a great way to help promote community in a healthy, God honoring way. What better way to get to know your neighbor.
- Parks should furnish outlets for young children as well as peace and quiet for walking, jogging, etc. Need to reduce the cost of Parks Dept.; there is terrible waste in the Parks Dept. For example: The McKee Park skating rink =terrible development cost-practically no usage.
- Stop spending money on so many different facilities. Fitchburg is already a very costly place to live. Use the money in your existing budgets more wisely. Even though I don't own a business or open land in Fitchburg, I think we should allow more freedoms for those who do. Fitchburg spends too much time limiting lawful uses for properties.
- Add swimming pool/aquatic center
- Quantity, Quality, and size of parks are what all our family members that visit us comment on and remember about this city. I would be willing to shoulder any reasonable tax levies to continue this in new areas and maintain the existing ones.
- Fitchburg needs mass transit coming at least into McKee Park Area. Bus system to Madison is a great way to save resources!
- We're closer to village of Oregon and relate to their activities.
- Restrooms are very important for the young people who play on the sports fields.
- Would love a drinking fountain at Tony Roma's corner of the bike trail. Can you put it in when you put in the bridge? Lots of runners on the bike trail that are very thirsty! Love the one in chicory meadow park, any chance for a small basin at the base and a spigot for dogs? I would love to be able to give my opinion about the various topics the city discusses without having to go to an evening meeting. Any chance to have a suggestion or opinion box at Fitchburg City Hall? (email or actual box)
- Lived 18 yrs across from a Fitchburg park. After dark it was a drinking and party spot. We experienced damage to park equipment and a lot of trash. Asked many times for trash containers and better lighting. No interest to do so.
- For walking my dog - Chicory Meadow.
- Seminole Glen - improve pond so it could be used for ice skating or maybe a flooded rink
- (Stop spending money) Try to save! Less tax on my house. A big mistake was made when the entire town of Fitchburg was turned into a city. Storm water, I have none, but must pay the city for it anyway.
- Include 1-2 drinking fountains in each park. McKee Farms bike paths could use small, garden style lighting that turns off after 10 pm.
- We like the proximity of the parks in our neighborhood. We have our pick of parks and use them all.
- My children live out of state.
- Q36e-expand and improve Nine Springs
- The parks dept does a great job of working with the Pineway ridge neighbor-our park is wonderful and well used. The drainage ditch b/w Seminole and Arapho needs to be mowed more than once a summer-nasty! Complaints haven't helped.
- I think it's desirable for Fitchburg to continue to be more rural/country. I don't think it is necessary to have high density. People can choose to live where they have space and fresh air.
- More often in summer
- Greenfield Park is sadly ignored-needs upgrade on playground equipment, path to playground, shelter, etc.

- I live by McKee Farms Park and frequently ran using its paved paths. Since I use it as a track I am interested to know how many miles around it is. Perhaps you could have a map at the shelter that shows how long each path is.
- A major concern in a low density, rapidly developing like Fitchburg is light pollution. The night sky is star-filled and beautiful in much of Fitchburg, but this will be rapidly costs. I support a comprehensive lighting ordinance required at least- that all new installed lighting be "full cut- off". No light trespass fixtures. For sample ordinances or info see [www.darksky.org](http://www.darksky.org). Thanks.
- McGaw Park has a lot of issues concerning a lot of drugs; sex- finding human waste in parking lot and the trails- needs to be policed more.
- Like to bike, tennis, softball, ice skate and volleyball. Lighted tennis courts, volleyball courts esp. sand courts and indoor
- Trails for non motorized travel should continue to be expanded / improved centerlines for trails - mostly dashed, with solid sections indicating blind areas or other dangers are a must
- Q35 I would participate if more times were available. Difficult to accommodate when you work.
- I live in the Jamestown Park. Be careful extrapolating answers from this kind of data. You'd have been better off to hire a research team to produce data of dependable repute. This is a poor way to collect information of a scientific nature; it's all anecdotal.
- My answer to (37) presumes you count capital city trail as a Fitchburg Park
- There is not much to do at these parks for children under 2. Having water available at every location should be priority! I would like to see parks with soft sand and not this bark that cuts like a knife when kids fall. I know the "kitty's go potty" in the sand but I've never seen any clumps.
- At the office most of the day
- Parks are great in Fitchburg. We really appreciate it. It would be nice to declare a Park Pick up Day so everyone will help keep them clean. Also, no smoking signs would be great! I hate my child running around cigarette butts in the mulch. In addition there are no questions pertaining to the school issue. At some point Verona and Oregon are going to kick Fitchburg out of their districts. And in the meantime we are all worried about the terrible Madison schools. For those stuck with Madison, we should get a voucher to use for private schools. I don't see any of you sending your children into the terrible Leopold School. Taxation without Representation!!!!
- I don't do sports so its better others respond although cricket in Fitchburg would be good. I don't think anywhere else provides for that sport.
- Very few children other than organized events use parks. Especially without parental supervision for fear of abductions! These parks would mainly be improved to facilitate organized events for children or adult events.
- Think the capital city trails is wonderful!
- I am old and not well.
- Who are the idiots who designed Cheryl Parkway cutesy curvy road? That is meant to be our prime E-W road. Lacy road should be improved as a major feeder rd. and PD should be extended to hwy 14. Get these progressive dam members out of Fitchburg.
- It appears to me that the 667 acres of park land in Fitchburg are simply not being used by the residents. Until I see a crowd and highly utilized park system I would say enough is enough.

- Safety at McGaw Park has become a huge concern. Both homosexual (males) and heterosexual activities have greatly limited the availability of the park to our children. Condoms/human feces found at the park is becoming a common occurrence. Police supervision to promote safety should be a priority.
- Most of items in #36 are just right. I don't see overcrowding at playgrounds, tennis courts, etc
- Who maintains neighborhood medians and signage? At the Wildwood South entrance there's a dead tree. The whole entranceway looks neglected most of the time- except for the flowers/plants that someone volunteers to maintain. Wildwood South is also very dark. I don't think there are enough street lights. And look at the streets entering Wildwood South then compare them to the streets on the other side of Lacy rd. Wildwood south needs a little TLC.
- Not enough walking trails
- Our parks are very important to us and one of the most important assets in Fitchburg!
- Don't try to do too much but keep up what we have. Ex. Tennis courts-when the surfaces aren't kept up, nobody will use them. The new ones at McKee should have a screen all the way around the courts. Whatever is not used should be dismantled and removed instead of allowing it to go into disrepair and look like nobody cares.
- Most pressing need in Fitchburg is housing for the working poor.
- Maintain Castle Park Facility
- We use our park for neighborhood events-which has been great!
- If this includes the bike trails then it is several times/week if not then it's several times per year
- Some Fitchburg parks are well maintained. It seems the older ones aren't -why is that?
- We love the nature trails in McGaw Park
- Bike and nature trails are the best part of Fitchburg
- The small neighborhood parks "S Johnson" have been allowed to over vegetate so that fire ring is unusable. The playground equipment is ignored because of close proximity of equipment at McGaw.
- We would be willing to volunteer our services for enhancement of existing playground renovations. Bill @ 277-7866
- It's good for a lot of people, just not my bag to do.
- There should be a nice soccer field at the Quarry Hill Park.
- Parks are generally just large playgrounds/ athletic facilities. Where are the nature parks/walking trails? There is only one that I can think of owned by the Fitchburg Center. Where are the wild areas, places that aren't sheltered with equipment, noisy kids, games, picnics? Where can you go where you can't hear traffic?
- Need benches and restrooms on bike trails, also lighting on tennis courts.
- So much of the park facilities are too "landscaped" with tiny trees and not enough land left alone to experience natural areas and vegetation.
- I live far from any park facility in Fitchburg.
- The dog park in Verona is a nice place to meet new people and socialize your dog.
- Prefer large multi-use parks (McKee farm or McGaw) than small tracts of land/parks scattered throughout neighborhoods. Small parks seem to get minimal use in contrast to large parks.
- Past recreational space development practices are adequate for the future growth of Fitchburg.
- I love Fitchburg parks!

## Comments for Fitchburg Business Survey

### Q31b. Split

90own /10 rent ( 2x)  
80 own /20 rent  
75-80 own  
75 own /25 rent  
70 own /30 rent  
50 own /50 rent  
40 own/ 60 rent