

**OPEN HOUSE PUBLIC COMMENT FORM
CITY OF FITCHBURG
GREENFIELD NEIGHBORHOOD PLAN
Wednesday, July 31, 2024**



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studio



This evening's open house will present a variety of opportunities to provide feedback regarding the Greenfield Neighborhood Plan. Tonight's agenda includes:

- 5:30 – 6:00 Opportunity to View Open House Boards, Staff/MSA Available
- 6:00 – 6:30 Presentation
- 6:30 – 7:10 Activities (Provide Feedback)
- 7:10 – 7:30 Issues & Opportunities Public Comment

Please use this form to provide your comments or concerns regarding this project.

Preferred Land Use Scenario Comments. Use the spaces below to provide your comments or suggestions regarding the Greenfield Neighborhood land use, road layout, and pedestrian/bicycle trail network locations that you identify based on the 5 numbered map sections.

Concept : Section

Comment:

104

Please keep this walkable. More traffic w/o sidewalks/trails will mean the park is unavailable w/o driving

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg’s Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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Concept : Section 11248 Comment:

- A A
- 200* No road; no going thru wetland
- 201 No med. density
- 202 No interchange
- 203 Preserve wetland
- B B
- 204 No road
- 205 No road
- 120 No interchange
- 171 Fix water problem
- 172 Preserve wetland
- 174 No road

*This is all wetland
not just the
blue line
It's all
always
flooded*

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Concept : Section | Comment:

54

WHAT IF THIS WAS A HWY 14 FRONTAGE ROAD?
BUSINESSES LIKE HWY VISIBILITY, WHAT IF THEY ALSO
HAVE THEIR "FRONT" SIDE TO THE HWY AND FOR THEIR ENTRANCE?

53

POSSIBLY BUILD THIS INTERCHANGE LIKE THE EAST LACY,
WITH A ROAD UNDER THE OVERPASS, FOR A FRONTAGE ROAD.

52

DON'T RE-ROUTE IRISH LANE. PERIOD. BESIDES,
RAIL CROSSING VISIBILITY WOULD BE WORSE.
DON'T DISRUPT THE AFFECTED OWNERS, FOR THIS IDEA.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): PATRICK CAENEY

Address (optional): PRESIDENT OF EAST FITCHBURG NBHD ASSN.

Do you want a follow-up with staff? Yes No

Email (email address) [REDACTED]

Phone call (phone number)

Meeting (in-person or virtual)

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Concept : Section

| Comment:

35

no road Plan B

36

no road Plan B

230

Preserve Wetland Plan B

96

no interchange Plan B

95

(71) no interchange Plan A
Preserve Wetlands Plan A

Preserve Ag land & neighborhoods

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Concept : Section | Comment:

121

The ~~whole~~ Business Park area is taking over the area - how does that work in a neighborhood? - changes the whole feel

122

Commercial would increase traffic @ the intersection of Irish & Syene

123

high density - too much for neighborhood

124

too much high density - will not feel like a neighborhood

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Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

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Concept : Section

Comment:

235

Neither option is workable or good

235

Zone should not be changed from agricultural to commercial and industrial

235

Is eminent domain an option when owners do not want to sell?

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): DAVID KINYON

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

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Concept : Section

| Comment:

84

The traffic pattern needs to be redirected away from the intersection of High & Seyona

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Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

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MSA

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THE CITY OF
Fitchburg
Celebrating 40 years

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Concept : Section | Comment:

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You speak of land use as though you know what is best for the land. What is wrong with the way it is??

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

How many of the council men/women campaigned on enlarging the city in manufacturing and ~~other~~ ^{created} ~~roads~~? Reason - You know you would not have been elected if you had!! Let's keep Fitchburg the small, quiet, quaint city it is - with farm land etc. Let's be known for home kind charm - what do you think growth is what matters more. Fitchburg could be a lovely, quiet city with ^{some} residential and lovely farmland. Keep it that way!

Name (optional):

Address (optional):

Do you want a follow-up with staff?

Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

*Bette Pankowicz
James Pankowicz*

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Concept : Section | Comment:

A1B

I have no interest in having West Hill turn into a busy street, nor do I agree in anyway w/ any new homes, esp medium density housing in my backyard

Also concern about development that could affect this area. Currently able to control flooding, but worry that development

may cause more flooding & destroy my home.

Please leave cul-de-sac on West of 31 alone. We like potholes.

Putting a "park or rec" area behind west hill invites more people.

into the area. Having strangers this close to my backyard makes me

uncomfortable.

Invites noise, crime.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

People in Greenfield live here for a more rural community- no one is in favor of developments. It will negatively change our way of life / community. Please build high density / medium density homes, structures elsewhere.

No means no. It's an utter disappointment that Fitchburg continues to push this agenda.

Fitchburg needs to consider the type of people that will be attracted to a developed

area. I suspect transient people.

I suggest building in downtown Madison

with high rise condos.

City of Fitchburg has been dishonest about planning.

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Concept : Section | Comment:

176

Do not close off Irish Lane at West Hill Dr.
This will not assist w/ traffic flow and access to
Fish Hatchery Road.

177

No reason to connect the neighborhood to the
neighborhood off of Caine. There are no side walks on
West Hill or in the entire neighborhood and the increased
traffic will be an issue for residents walking dogs, biking, or

178/179

I Do not like the thought of a potential interchange
to Hwy 14 - Kids playing

180

No reason to connect "street A" neighborhood to West Hill Drive.

181

Adding a commercial aspect to the corner of Syene + Irish does not help w/ the traffic situation in this neighborhood.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

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Address (optional): _____

Do you want a follow-up with staff? Yes No

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Concept : Section | Comment:

140

The Road is not wide enough to allow this
to be a corridor to other areas

141

This Road runs thru Farm Land that
you say you want to uphold

142

Storm water continues up farther than
Greenfield park

143

you add an interchange but close off
the road to use it

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

I understand the need to develop new areas
to keep the taxes down, but both these are
affecting a lot of families that don't want these
changes.

Name (optional): Brett Wright

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

- Email (email address)
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Concept : Section | Comment:

236

storm water management needs improvement
bike path need!

241

storm water management needs improvement
bike path need!

Survey questions & plans are leading and direct residents' opinions towards support where there may not actually be any

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

We love the rural feel of the neighborhood w/ larger lots & would love to see that preserved along w/ BIKE PATHS & STORM WATER MANAGEMENT.

Smart development w/ some mixed use makes sense, but I don't want to see more of the row houses on Syene or the large apartment buildings surrounding older rural homes on Lacy East of Syene. We bike to the east side's downtown of Madison now from home, and don't feel density necessarily has higher to go hand in hand w/ sustainability

Name (optional) April Johnson

Address (optional): [REDACTED]

Do you want a follow-up with staff?

Yes

No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual) - would like to coordinate one meeting w/ neighbors [REDACTED] and any other immediate neighbors who would like follow up

Contact information to set up a meeting:

[REDACTED]

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Concept : Section

Comment:

225

Use of land in this way displaces modest affordable housing & replacing it with expensive, compact housing.

224

Water shed - flooding everywhere along Irish now and the city has allowed growth without planning. What are you doing now?

226

Storerman Farm - a historic part of the neighborhood is gone.

Collectorao - street in front and back of existing houses will negatively impact existing owners property values

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

It is very hard to trust this process. It feels like existing homeowners wishes can be sacrificed for the sake of growth and development. Interestingly, one side of Irish (represented by Alder) is preserved while the other side drastically changes. My alder has never had contact with me about any issues or concerns in our neighborhood.

Name (optional): *Erin Schettler*

Address (optional): [REDACTED]

Do you want a follow-up with staff?

 Yes

No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

with Irish lane residents: Schettlers, Kingons, April Johnson, Wrights, Opperman

Contact information to set up a meeting:

[REDACTED]

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Concept : Section | Comment:

A 85 } This area is very wet - the surrounding homes already have wet basements with sump pumps running continuously. - Adequate No Drainage

B 91 } * No Drainage - Low lying land High ground water

	<hr/>
	<hr/>
	<hr/>

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

① The survey did not reflect our choices. ② ~~There~~
 There has been virtually no communication about
 these plans until we got a postcard - where were
 our alders? ③ The character of the neighborhood
 would be negatively impacted by this development
 ④ Would like feedback about the survey results ⑤ Need transparency from the consultant
 & the city
 ⑥ We value bike lanes &
 bike paths - none of these
 were present

Name (optional): Amy Scholz & Dave Welo

Address (optional): [REDACTED]

Do you want a follow-up with staff?

Yes

No

Email (email address)

[REDACTED]

Phone call (phone number)

[REDACTED]

Meeting (in-person or virtual)

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see above

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Concept : Section | Comment:

188

NOT AVAILABLE FOR SALE. CONTINUE IN
AGRICULTURE. CONCERNED ABOUT POSSIBLE USE
OF "EMMINENT DOMAIN" TO ASSIST DEVELOPERS

189

ROAD WOULD GO THROUGH OUR PROPERTY
AND BI-SECT IT. CREATES TRAFFIC AND
PRIVACY PROBLEMS FOR EXISTING OWNERS

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

AS INFRASTRUCTURE PROJECTS BEGIN, TO PREPARE THE AREA FOR THE "PROJECTED" DEVELOPMENT, ASSESSMENT COSTS MAY FORCE EXISTING RESIDENTS TO SELL AND HELP FORCE THE DEVELOPMENT FORWARD TO THE ADVANTAGE OF WAITING DEVELOPERS.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

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Phone call (phone number)

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Concept : Section

Comment:

145

increased traffic - no sidewalks -
danger to walkers.

146

this is wetland - how will it be
affected by ↑ runoff.

147

↑ traffic on Whalen Rd - danger
to bikers.

148

Wetland - ↑ traffic

149

poor storm water management
What will happen with ↑
run off, already is a problem

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

150 increased noise in neighborhoods.
↑ pollution

208 More Flooding with more develop

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

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Concept : Section

Comment:

19

Re-routing Irish Lane is a terrible idea. Please do not take my neighbors' land to build a new Irish lane - we like the one we have!

20

Do not put in a new interchange.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg’s Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

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Concept : Section

| Comment:

174

This development will increase storm runoff into sensitive wetlands downstream.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!

J

**OPEN HOUSE PUBLIC COMMENT FORM
CITY OF FITCHBURG
GREENFIELD NEIGHBORHOOD PLAN
Wednesday, July 31, 2024**



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Concept : Section | Comment:

32

206

The east-west road connecting ~~the~~ Gold Drive to Cain Rd will bring too much traffic into streets ^{also} designed for walking, biking, and kids play.

173

42

The intersection w/ Hwy 14 is unnecessary, will take up valuable land, and draw in more traffic than the roads can safely carry.

109

80

187

Additional development within the Greenfield subdivision will make flooding worse. ~~The~~ The surface drainage can't ~~handle~~ handle the current runoff

109

This road would destroy a beloved farm

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

The increased development in general will create more runoff in a system that is already overloaded in heavy rain events

Name (optional): John Rice

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

- Email (email address)
- Phone call (phone number)
- Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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Concept : Section

Comment:

173

INTERCHANGE IS NOT NECESSARY FOR THE
COMMUNITY, INTERCHANGE WILL CHANGE THE
CHARACTER OF THE RURAL AREA

32

ROADWAY DISTURBS PROPERTIES, DEVELOPMENT
IN THESE AREAS WILL INCREASE WATER
DRAINAGE ISSUES

79

SHIFTING IRISH LAKE IS NOT NECESSARY
ONLY NEEDED IF INTERCHANGE IS BUILT

80

DEVELOPMENT OF HOMES ALONG MAZONY
WILL INCREASE RUNOFF & FLOODING

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

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Concept : Section

Comment:

Whats the Carbon foot print of this proposed Development?

How Does Mass transit fit in to this proposed Development?

Who stands to benefit from this proposed project? Developers we don't want any more Urban Sprawl

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

*Don't expand the service area - Leave the zoning as it is. Don't develop green field.
Densify Northern Fitchburg & focus on transit
Expanding Sprawl solves nothing*

Name (optional): William O'Brien

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

- Email (email address)
- Phone call (phone number)
- Meeting (in-person or virtual)

Contact information to set up a meeting:

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*Office
Meeting Report*

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Concept : Section | Comment:

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Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section

| Comment:

6a - Residential next to commercial ? ?
19 - New Road away from Irish lane - this is good
245 - too much traffic to commercial property
in a residential area.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg’s Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section | Comment:

50 - No interchange, Move further south if necessary

227 - No high density this close to existing low density. Very strong feelings that this will disrupt and change character of existing neighborhood.

139 - No to business park. Too close to existing neighborhood. Move to West of 14

97 - No road. Changes & impacts feel, use and nature of the neighborhood.

131 - Please no medium to high density residential next to existing low density housing

71 - No road. Preserve the wetland + current nature of the community. Wildlife considerations.

①② - too close to existing low density

③ - No. Connection to existing road will disrupt the nature of the existing neighborhood

⑤ - no. this connection disrupts existing neighborhood.

④a**aa** please work to provide buffer between existing greenfield park neighborhood from higher density businesses and commercial. Even just a little would make this process less contentious.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

⑥b Stormwater drainage continues w/out significantly water retention system at 153 to mitigate water issues in greenfield neighborhood.

General comment: Please respect and preserve the character of the existing neighborhood.

Name (optional): Dr Teunelle Ludwig

Address (optional): [Redacted]

~~Please~~

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

↳ Please provide collated raw data and full comments to public. Emphasize transparency in this process.

Contact information to set up a meeting: This is essential to build trust.

We appreciate your comments. Please leave them with us today. Thank you!



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Concept : Section | Comment:

- | | |
|--------------------------|---|
| <input type="checkbox"/> | <p>(162) No Road. Disrupts nature & peace</p> <p>(161) Apartments aren't appropriate next to mansions</p> <p>(160) He built his house with his 2 hands. This plan doesn't respect this. Just built in last 3 years</p> |
| <input type="checkbox"/> | <p>(159) Doesn't respect current residents.</p> <p>(158) Not ^{necessary} necessary. We have Kwik Trip down the road & all other needs within 5-10 min</p> <p>(157) These are some of the oldest homes & families of the area - no respect.</p> <p>(153) Major rain water/flood waters come through here.</p> |
| <input type="checkbox"/> | <p>(154) Keep business parks/commercial in current zoning areas. This is an old neighborhood & current residents need to be respected.</p> <p>(155) Why? This is a neighborhood. Not a business. We like our rural environment. Keep that spirit. There are plenty of other areas for that in newer development.</p> |

(156) Respect current homes. They don't want this.
(43) He built his home with his 2 hands just 2-3 yrs ago!

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Single Family Homes are in high demand where you have a little lot for a garden, pets & children to play - yet few are available in Madison area. Why don't you focus on this! for this area to preserve the neighborhood spirit. There is a lot of wild life that is going to be displaced, including a bobcat! packs of coyotes! Deer! & more.

Name (optional): _____

Address (optional): West Hill Dr.

Do you want a follow-up with staff? Yes No

Email (email address) [REDACTED]

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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Concept : Section | Comment:

9

We don't need to cut off
Caine + Irish. The neighborhood (West Hill
does not need the traffic (Gold Dr)

10

I don't want business
development

11

→ 185

We don't need another
interchange to Hwy 14

+182

12

We don't want business here

186

This should be preserved farmland. The owner wishes to place it in agricultural trust.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

This is not wanted in Greenfield. Preserve our greenspace and ag land. Do in fill development North of Hwy and along Fish Hatchery. Repave the roads and maybe ^{over} us a bike path.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section

| Comment:

*we have ditches
+ need them to
drain stormwater*

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Biggest concern is stormwater (from development) don't want curb/gutter, sidewalk don't eliminate. Stoneham's form, we have a park - underused now - don't need more parks. Keep apartment buildings north of Taylorwick. Don't force us to go on + pay for sewer when we don't want it.

Name (optional): _____

Address (optional): _____

Put some commercial retail/grocery store, etc. in downtown neighborhood instead of in Greenfield instead of filling up town with apartment buildings

Do you want a follow-up with staff?

Yes

No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

Greenfield resident

We appreciate your comments. Please leave them with us today. Thank you!



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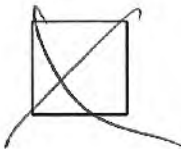
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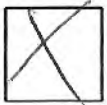
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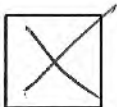
Concept : Section | Comment:



No Development in Greenfield



There is no plan that does not develop



Keep farms in Greenfield

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg’s Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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Concept : Section | Comment:

#8

B

Why close off Irish lanes? of West Hill
Can't turn left

#6

A

Why Does Street A have to
Connect to West Hill Dr?

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section | Comment:

Plan
3
Moray
Aish

31

A new road is not needed. It is costly and has a huge impact on current residents and will reduce property values. Irish Lane is a fully functional existing road.

137

At most, this area should be medium density housing.

144

Large impact to wild life and current water runoff. Putting in the road here would create an island ~~area~~ of the existing properties on/near the corner of Irish + S Syene! It would also shift traffic and not alleviate the issue.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

I am not happy with either plan.
- the one positive is walking / bike paths.
It is too bad Fitchburg chose not to install bike lanes when they put in the water ~~main~~
main ~~sewer~~ down S Syene Rd in 2021 (or so).
~~We~~ We chose to live where we did for a reason - rural with close access to Madison.

Name (optional): Sue & Dave Moran

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:
[REDACTED]

We appreciate your comments. Please leave them with us today. Thank you!



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Concept	Section	Comment:
1	130	IN LIEU OF EXTENDING W. HILL DR. CONNECT PROPOSED DEVELOPMENT W ON CAINE RD 129 VIA THIS ROUTE, TO PRESERVE THE QUIETNESS & PEACE ON W. HILL DR.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff?

Yes

No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section

| Comment:

33 - NO new road!
34 - NO new road!

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

- Email (email address)
- Phone call (phone number)
- Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section

Comment:

132

this connector road is not needed
- it does not meet goals of
preserving neighborhood & disrespects
existing residents

131

same as above

storm water retention is needed in
those areas above

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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#7, #15

**OPEN HOUSE PUBLIC COMMENT FORM
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We prefer neither option

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- 7:10 – 7:30 Issues & Opportunities Public Comment

We don't want West Hill or extended —

Please use this form to provide your comments or concerns regarding this project.

also don't want even medium density

Preferred Land Use Scenario Comments. Use the spaces below to provide your comments or suggestions regarding the Greenfield Neighborhood land use, road layout, and pedestrian/bicycle trail network locations that you identify based on the 5 numbered map sections.

*in over neighborhood!
Fruit + Ann Rouse*

Concept : Section

| Comment:

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

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Concept : Section | Comment:

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

19 Do not want lots smaller than 1/3 acre.

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

Email (email address)

Phone call (phone number)

Meeting (in-person or virtual)

Contact information to set up a meeting:

We appreciate your comments. Please leave them with us today. Thank you!



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**OPEN HOUSE PUBLIC COMMENT FORM
CITY OF FITCHBURG
GREENFIELD NEIGHBORHOOD PLAN
Wednesday, July 31, 2024**



planning + design
studio



This evening's open house will present a variety of opportunities to provide feedback regarding the Greenfield Neighborhood Plan. Tonight's agenda includes:

- 5:30 – 6:00 Opportunity to View Open House Boards, Staff/MSA Available
- 6:00 – 6:30 Presentation
- 6:30 – 7:10 Activities (Provide Feedback)
- 7:10 – 7:30 Issues & Opportunities Public Comment

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Concept : Section | Comment:

103

STORMWATER & WATER TABLE ISSUES EXIST IN
THE CURRY CT. & SOUTH EVERETT/GOLD ADDITION
THAT REQUIRES A THOROUGH, INFORMED AND
ACCURATE ASSESSMENT AS TO HOW DEVELOPMENT
MAY OR MAYNOT WORSEN THE EXISTING PROBLEM

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Name (optional): ALAN LUKAZEWSKI

Address (optional): [REDACTED]

Do you want a follow-up with staff? Yes No

Email (email address) [REDACTED]

Phone call (phone number) [REDACTED]

Meeting (in-person or virtual)

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Concept : Section

| Comment:

A

72 - No housing 40 - save the crop land
209 - No interchange 63 - better spot than off Irish Lane
39 - No commercial

B

225 - Don't like high density housing
62 - No commercial - save cropland
94 - No commercial

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Don't want a hwy 14 interchange off Irish Lane

Name (optional): _____

Address (optional): _____

Do you want a follow-up with staff? Yes No

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Concept : Section

| Comment:

Plan A } Plan B
132 } 33

Prefer no road going through West Hill Drive - prefer to keep as is.

Plan B } 61

we live here - prefer to keep it farmland / rural area

Plan A } 185

prefer no interchange @ Irish

Plan A



prefer low density of this plan
by our home on east ~~to~~
hill Drive



General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

Would love to see more walkable
areas for restaurants / shops
Would love to see Bike paths
closer to our home

Name (optional): Janna Rouse

Address (optional): [Redacted]

Do you want a follow-up with staff? Yes No

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Concept : Section | Comment:

81-82-83 Business park/interchange
affect Li Wambara watershed
via Swan Creek, - re-think
this!

37-38 SAMS

300' buffer for wetlands
inadequate

groundwater issues

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Comment:

109

The most valuable farm in the neighborhood should not be sacrificed for a road. (Stone's sweet corn)

110

Many kids are riding bikes thru this neighborhood so putting ^{major} traffic ^{through} this area could be dangerous

111

This road does not exist currently.

114

Busy interchange would change the ~~complexion~~ complexion of the rural dimensions of the neighborhood

113

High traffic as a throughfare would be dangerous; ~~the~~ sharp curve and existing structures nearby; this is private land + not for sale.

112

You can't put a road thru private ~~land~~ land.

General Comments. Please use this space to describe any general comments you have concerning future development in Fitchburg's Greenfield Neighborhood Plan.

108

This proposed road goes thru several houses

106

This is a main water flow area, flooding in these houses basements is possible

105

we should preserve this important wetlands.

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Address (optional): _____

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	I	F	A	
		C		

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Least Concern		Moderate Concern		Highest Concern
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DIRECTLY RELATED

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I'm fine with Irish Lane as-is - Don't re-route!!

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- ~~I~~ "I would like to see in [residential] areas parks for children to play that [are]... within easy walking distance with a safe path to get there." and "I'd like to see more bike lanes and paths."

Least Concern Moderate Concern Highest Concern

1	2	3	4	5
A G	B	C	A	H
	I	F	D	
		E		

What are YOUR greatest concerns?

This exercise includes direct quotes from public survey answering the question: "Are there elements of this land use plan that you dislike and why?" Please review and prioritize any concerns that resonate with you on the neighborhood land use scenarios.

DIRECTIONS

- Please review the following quotes from the survey and consider those which express your greatest and least concerns.
- Write the corresponding letters in the boxes below, ranking them in importance to you (**one letter per box**)
- A completed table will look like the example on the right (in this case, Quote B would represent the highest concern). It is not necessary to include all of the provided quotes if some do not pertain to your concerns with the land use scenarios.

EXAMPLE OF COMPLETED TABLE

E	G	D	H	B
	I	F	A	
		C		

QUOTES FROM SURVEY RESPONSES

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1

2

~~Moderate Concern~~

~~3~~

~~4~~

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5

		D	H	B
		C	A	X

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*I dislike all - this ^{area} should not ~~be~~
include commercial / high density*

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E	I	A	H	B
	C	F	G	
		D		

CITIZEN REGISTRATION FORM

Meeting of Greenfield Planning Date July 30 Agenda Item # _____

NAME: Paul Algiers (Please print) EMAIL: [REDACTED]
(Council, Plan Commission, etc)

ADDRESS: [REDACTED]

VILLAGE/CITY/TOWN: Fitchburg

REPRESENTING: _____
(Organization, Business, Self, etc.)

I WISH TO _____ SPEAK _____ In support of the above matter
_____ In opposition to the above matter
_____ Answer questions if needed

OR

I WISH TO X REGISTER ONLY _____ In support of the above matter
_____ In opposition of the above matter

ADDITIONAL COMMENTS: When + How is it determined the end of life for a residence or property? How are properties transitioned into this plan.

SIGNATURE: Paul Algiers

Sustainability Goals & Strategies

Goal 1: Promote the use of diverse sustainable development practices. Encourage the preservation of existing natural features and habitats as well as the restoration of native plant communities.

Potential Plan Strategies (Place a sticker dot to show support)

Provide adequate **vegetative buffers** between development and natural features.

Integrate environmental corridors and open space into a comprehensive **stormwater management** system that provides key ecosystem services on a regional scale where appropriate.

Integrate environmental features into the neighborhood as common **open spaces** for active or passive recreation, public gathering spots, or flood protection and stormwater management.

Orient streets and homes to **maximize available sunlight exposure** for the installation of roof-top solar panels.

Goal 2: Consider the historical significance of the neighborhood, especially opportunities to preserve the farming fields and implementation of low-impact development techniques for infrastructure design.

Potential Plan Strategies (Place a sticker dot to show support)

Ensure site development and infrastructure improvements occur in area with **least possible impact to natural environments**.

Encourage landscaping practices on public and private property that help to **filter and infiltrate rainwater**.

Limit development in **prime agricultural areas/ Farmland Preservation Areas** identified by the comprehensive plan.

Housing Goals & Strategies

Goal: Additional housing options will be provided in the neighborhood, but will be strategically placed, designed, and buffered to be compatible with the existing Greenfield residents.

Potential Plan Strategies (Place a sticker dot to show support)

Establish **compatibility standards** to mitigate any potential conflicts in providing a mix of housing types.

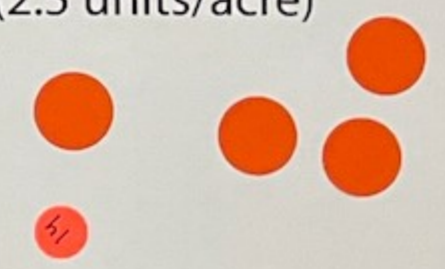
Encourage development with a **mix of residential densities**, locating the least dense housing lots next to existing residential lots.

Each subdivision shall provide the following minimum [to be determined] **percentage of single-family lots** per future land use residential density category (See images on right)

Examples of Single-Family Lots per Future Land Use Categories



Existing Low-Density Residential in Greenfield Neighborhood (2.5 units/acre)



Existing Medium-Density Residential in Swan Creek Neighborhood (5 units/acre)



Existing High-Density Residential in Swan Creek Neighborhood (10 units/acre)

Economics / Job Growth Goals & Strategies

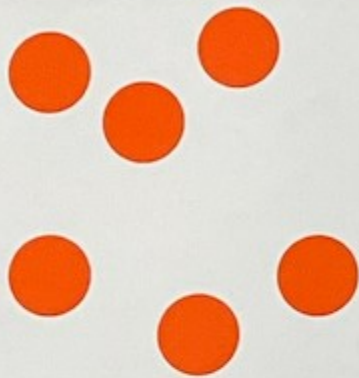
Goal: Employment and goods/services will be strategically located and connected to reduce the dependency on longer vehicle travel and to provide local and convenient options near the neighborhood.

Potential Plan Strategies (Place a sticker dot to show support)

Commercial uses and building forms will be **compatible with** general **neighborhood** context.



Recruit businesses that will **meet the needs of local residents** that currently are not being met.



Enforce **property maintenance ordinances** to ensure aesthetically pleasing business park and commercial areas.



Quality of Life / Social Equity Goals & Strategies

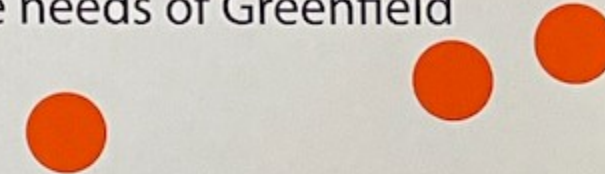
Goal: Maintain open spaces accessible to all residents for recreation and neighborhood character preservation.

Potential Plan Strategies (Place a sticker dot to show support)

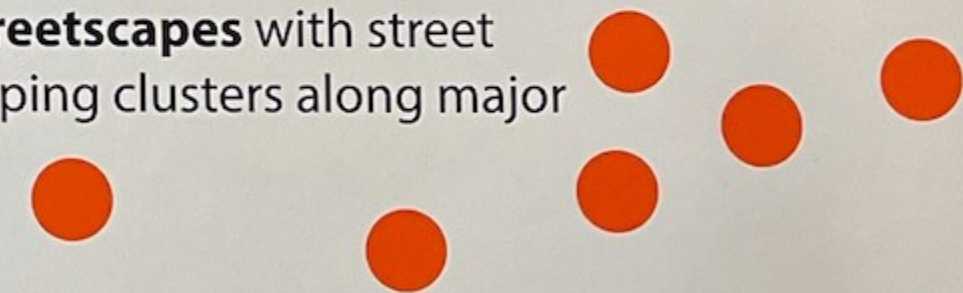
Design new neighborhood residential areas around **community gathering places**.



A **variety of park types and sizes** should be planned to meet the needs of Greenfield residents.



Design **attractive streetscapes** with street **trees** and/or landscaping clusters along major roadways.



Transportation Goals & Strategies

Goal 1: Support future regional transportation connections that limit impacts on Greenfield's local streets as the regional and Fitchburg's neighbors continue to grow.

Potential Plan Strategies (Place a sticker dot to show support)

Develop a **contiguous bike network** through the neighborhood, connecting to the rest of the City and to the greater Dane County trail system.

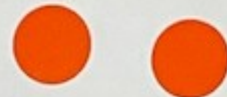


Discourage cul-de-sac streets in favor of connected streets that **provide transportation flexibility and increased safety** in case of an obstructed street.

Encourage alternative north-south and east-west collector streets that **shift traffic growth away** from S. Syene and Irish Lane.



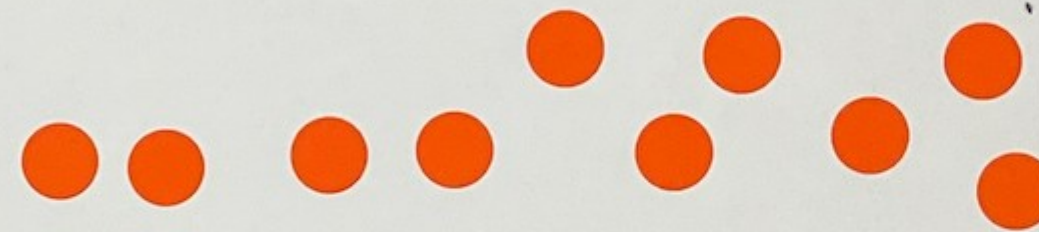
Continue consideration of a **USH 14 Interchange** between the Lacy Road and M / MM interchange to plan for regional transportation needs.



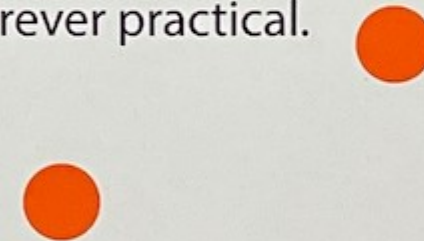
Goal 2: Implement safe, convenient, and attractive streets for everyone regardless of age, ability, or mode of transportation (pedestrian, bike, vehicle, transit).

Potential Plan Strategies (Place a sticker dot to show support)

Provide **sidewalks and bike facilities** (if necessary) along all streets to promote **walkability** and connectivity.



Require proposed streets to **connect to existing** streets and intersections, wherever practical.



Promote **narrower streets** to increase **pedestrian safety** and to develop land more sustainability.



Utilize **traffic calming measures** (e.g., bump-outs, traffic circles, speed tables, rectangular rapid flash beacons) where appropriate to create a better street environment for pedestrians and cyclists.



GREENFIELD DEVELOPMENT

Land Use Scenario A

July 31, 2024

LEGEND

- 70 ACRES Business Park
- 5 ACRES Commercial
- 26 ACRES High Density Residential
- 41 ACRES Medium-High Density Residential
- 59 ACRES Medium Density Residential
- 215 ACRES Low Density Residential
- 189 ACRES Farm/Rural Residential
- 204 ACRES Parks, Recreation, & Open Space
- 11 ACRES Business Park or Neighborhood Mixed Use
- Potential Roundabout

Approved Mixed Residential Neighborhood

Adopted McGaw Neighborhood Plan

Potential Interchange

