

**Phase 3: August 2023-April 19, 2024**

Staff has reviewed, categorized, and summarized public feedback received from August 2023 to April 19, 2024 through the activities shown in the legend at the bottom of the document. The legend also includes abbreviations used within the document, to identify where the various comments came from.\*

Public comments received during Board, Committee and Commission meetings and third-party gatherings like neighborhood association meetings, friends groups, and other activities are not included. Board, Committee and Commission meeting recordings are available via the West Area Plan project webpage.

The "multiplier" column approximates how many times similar comments were received. There were over 1000+ online comments received. In certain cases, individuals may have submitted the same or similar comment multiple times. If the comment is not within the scope of what the West Plan covers, staff shared the comments with the appropriate city agency.

\*The details provided below are only from comments directly received by the City. There have been external community engagement efforts done like the Highlands Community Survey of property owner households and a Sauk Creek Greenway survey regarding the proposed shared-use path and the results of those surveys are not included below.

# West Area Plan - Community Feedback Summary

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Land Use			
Support increased density/housing density	(EIM12) (LCD) (EF) (OC) (EVM18)	64	Like redeveloping commercial areas to increase housing density, remove barriers to building multi-family buildings, this just forces property owners to get special approval for rezoning and variances, which only deters them from constructing the desperately needed housing, too much LR land use shown & not enough mixed-use, require more condos/townhomes, there's no excuse for so much of area to be exclusively single family, allow mixed use, there's no way that this little amount of suggested rezoning by the planning department would ever need meet the growth needs of the area, consider rezoning areas along arterials to include mid density housing and mixed use, more efficient use of resources and less environmental impact, bring more diversity to neighborhoods, allow duplex, triplex, and rowhouses in single-family areas, stop protecting low density SF, Plan does not go far enough to increase MF housing, increase density near shared use path to provide destinations and reason to use paths, promote walkability and bikeability, suggested locations for density: near Garner Park/Segoe corridor (LMR)/Hilldale/Gammon Rd/Old Sauk Rd/Odana Rd/Tokay Blvd/West Towne area (where folks won't complain about it being in their backyard)/University/Midvale
Oppose higher density	(EIM12) (EF) (OC) (EVM18) (HFNA)	19	Do not want higher density of residents, multi-family units impacts safety of current residents and changes character of neighborhood, no development that impacts schools, higher density within built up parts of city puts too much pressure on transportation infrastructure and drives down property values, light pollution, traffic, sewer, water, noise, parking, don't need more 10+ story buildings, people want single-family houses, areas already congested, concerns development will eliminate tree canopy, locations with concerns: Old Sauk, University Ave, Whitney Way, Old Middleton Road

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Old Sauk Rd.	(OC) (EVM5)	4	Agree with all actions that allow missing middle housing, remove escalator clause for LR, LMR and MR designations in Old Sauk Rd. area, add a "House-like development pattern" map note (similar to the Isthmus) for LMR on Old Sauk Rd farm property, don't build an apt. complex on Old Sauk Road, the development information mtg indicated the development will require residents to pay for onsite parking-this will push residents to park on nearby residential streets
Oppose West Plan Height Map	(OC)	2	Keep residential areas lower height and in-style with the residential neighborhood. Location: south side of Sheboygan Ave
Support West Plan Height Map	(EF) (OC)	9	Locations: West Towne Mall (increase heights), Western edge of Eau Claire Ave (2-5 stories), Buffalo Trl. (2 stories to protect single-family housing), SW corner of Mineral Point Road and Rosa Rd, Red Cross site
Support Hill Farms pool rezone [staff note: a change to GFLU, not zoning, is shown in public review draft]	(OC)	1	Homeowner in Hill Farms-fully support changes in zoning to increase housing density. Madison needs more housing and there's plenty of space in this part of town.
Oppose Hill Farms Pool rezone [staff note: a change to GFLU, not zoning is shown in public review draft]	(EIM12) (EF) (OC)	19	Take up rezoning at the time of an actual proposal, it is not close to transit or major streets, far from the nearest multifamily development (across a wide empty marsh), there are SF homes here not apartments, need more public pools, should be designated as park/green space
Approve expanding mixed use in residential areas	(LCD) (EF) (EVM18) (EVM5)	17	Want closer amenities, create walkable neighborhoods, integrate residential and commercial, allow heterogeneity along arterial streets, will bring better quality of life, likely improve many homeowners' property values, great way to reduce carbon emissions, want small apartment buildings/mixed use like Sequoia Commons sprinkled all throughout the neighborhood, stop protecting low-density single-family development
Oppose expanding mixed use in residential areas	(EIM12) (EF) (OC)	8	Concern the change will: encourage the loss of single family homes and churches, result in less options for homeownership, encourage developers to buy out current homes, increase traffic, overcrowd schools, less parking on the street, more noise, more light pollution, bring more problems, impact the quality of life of residents in area and health of the neighborhood, cause possible stormwater issues, lose privacy with buildings overlooking yards/homes, bring down property values, negatively affect those in lower social economic status ability to own home, plans should not focus on intensive mixed use development but affordable owner occupied housing for community service professionals, should focus using underutilized commercial spaces for additional housing density, maintain single family residential neighborhoods
Support changing single-family areas	(OC)	5	Areas around Hilldale ripe for upzoning - there's no excuse for so much of that area to be exclusively single family, Odana and Tokay need to be upzoned from single family to mid density and mixed use, there's way too much detached single family housing along major roads/arterials, consider rezoning areas along arterials to include mid density housing and mixed use, LR = selfish

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Oppose changing single-family areas	(EF) (HFNA) (OC) (CFG)	15	Preserve and encourage single family housing and ownership, do not want higher height development next to single family homes, rental units do not contribute to an investment to the neighborhood community, rental occupants are less likely to have and raise families with children, single family houses are more affordable for families, don't want high density in areas, use vacant or underdeveloped commercial or existing mixed use space that could accommodate med-high density residential instead; Locations: NMU near Hickory Dr. and University Ave., properties between Wynnwood Way and Whitney Way, Old Sauk Rd (stop escalator clause), generally oppose changes from SF to NMU or higher density residential
Concern about proposed GFLU changes	(EF) (EIM12) (OC)	26	Concerns: how change will impact current property owners, trees/wildlife, creating more access points causing more traffic congestion, lower property values, create more problems, will create urban high density/overdevelopment, change character of neighborhood, will not encourage missing middle development. Locations with concerns: Low-Medium Residential for 600 block of Dearholt Rd- want LR with SR-C3 zoning potentially, NW Block at Whitney and Regent-LMR instead, Dearholt should remain LR, Hillcrest should not be MR, N Gammon (200 Block), Wynwood Way, Whitney Way, LR to LMR along northside of Old Sauk Rd., MR between Old Sauk Rd. and Gammon should remain LMR, MR along Rosa Rd and South Hill Drive - should not developed beyond R-1, MR on Gammon Rd and Colony Dr is overdevelopment and should be LR, Beltline and Hammersley, limit population density along Old Sauk between Gammon and Old Middleton due to 2 lane street, Crestwood Elementary - steep hill, keep MR along western edge of Eau Claire Ave between Sheboygan and Regent and be sensitive to redevelopment to protect single family homes along Buffalo Trl., MR at Segoe Rd and Mineral Point Rd
Support proposed GFLU changes	(EF) (OC) (EVM18)	10	Good to have more medium/high density residential, need to allow small stores in neighborhoods so they are walkable - too much driving is required to get basics/groceries in many developments, LMR for Old Sauk Rd but oppose using the escalator clause to increase density, expand NMU area at Old Sauk and Gammon
Increase proposed GFLU changes	(OC)	10	GFLU changes are small-support more, too much low residential, low residential should be eliminated entirely to allow higher densities, add more LMR along streets like Whitney Way, Mineral Point, Regent, etc., would like to see more mixed use within residential areas focused on social life like shops and cafes within low/medium residential areas, allow up to 5 stories and mixed use along Whitney Way, allow 4 stories and mixed use at Midvale intersections (like Sequoya Commons), allow 7 stories at south end of Midvale, more intensity along Whitney Way - area is currently monotonous

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Opposed/concern - proposed zoning changes	(EIM12) (OC) (AVM4)	26	Want development to not change character of neighborhood, parks should not be rezoned unless to specially promote their use as community space in neighborhoods, residents near any proposed rezoning should have say in advance of a developer proposing a project, 4 stories at Whitney/Regent is too tall, rather than proactively rezoning Area A - seems like land use change is better, rezone of Area E seems not to affect much - make sure it doesn't negatively affect YMCA and affordable childcare, opposed to blanket rezoning rules - city should be zoned to retain beautiful character this city has now, don't understand how some lots are selected and some are not, cuts homeowners out of zoning decisions, Locations of concerns: NW Block at Whitney and Regent (Single Family)/NW Block at Whitney and Wynnwood Way/Sheboygan Ave, Rezone Area D (parking concerns)/Rezone Area A
Support proposed zoning changes	(EIM12) (EF) (OC) (EVM18) (HFNA)	37	Regional Mixed Use shown in Proactive Rezone Map areas B and C, zoning plans emphasize densifying housing and service with focus on providing affordable and missing middle housing, help reduce climate warming emissions and environmental sustainability, help reach equity and inclusion goals by providing affordable housing of the City, help not push low-income people to outskirts of the city to find housing, rezoning to prepare for future growth is a good idea - better now than when the need is critical, Madison desperately needs it, hope zoning changes can help people afford to live and stay in Madison and support local businesses, support proactive rezoning at Regent & Whitney, support B, C, E as long as existing businesses do not end up paying high lease costs
Increase proposed zoning changes	(EF) (OC) (EVM18) (HFNA)	34	We should eliminate single family zoning like other cities, automatically approve upzones and transfers from single use to mixed use zoning, landowners should be able to densify by right, loosen zoning along throughfares to address ingrained racism and climate change, will allow more amenities, SR-C1 zoning mandates car use - we need more mixed-use neighborhoods for walkability, doesn't go far enough to allow for willing redevelopment, critical need now, entire city needs to be upzoned to allow more homes for people, support hierarchical zoning allowing housing in all zones, allow duplex, triplex, and rowhouses in single-family areas, all residential zoning should be increased by one level similar to TOD, single-family zoning is too restrictive, add more multi use zoning to allow for offices, restaurants, grocery stores, etc. to be near more people to allow for walkability and bikeability. Locations advocated for increases: upzoning generally along major bus and transit corridors, Midvale Heights to support more missing middle and mixed-use, Whitney Way corridor, area around Rennebohm, increase RMX along University Ave, upzone all SR-C1/SR-C2/SR-C3 to SR-V1 to support Missing Middle housing, golf courses to allow for living spaces, upzone Segoe Rd to allow rowhouses, Old Sauk area, upzone low density residential areas in SF zoning along Whitney Way from Regents to Mineral Point Rd., especially near intersections, single-family area next to higher density areas of Hill Farms and Hilldale, all of Whitney Way should be MR and mixed-use, residential area along northside of Odana Rd. between Dearholt and Wedgewood could become SR-C3 since it's near a grocery store

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Support rezoning or future land use change for churches [staff note: the initial public review draft had only proposed proactive rezoning for two sites; others were proposed for future land use map changes]	(EIM12) (EF) (EVM18) (AVM4) (HFNA)	10	If churches choose to leave, area should be Low-Medium residential to allow for townhomes or condos for homeownership, churches are near BRT, could hold off change until BRT has been running for some years, could help extend their stay because being rezoned allows them to take advantage of new financing, like mixed use recommendation to maintain community supporting area/third spaces, ensure that development is pedestrian-oriented and includes viable neighborhood businesses, to encourage this area to develop as a complete neighborhood (not just additional housing)
Oppose rezoning or future land use change for churches [staff note: the initial public review draft had only proposed proactive rezoning for two sites; others were proposed for future land use map changes]	(EIM12) (EF) (HFNA) (OC)	26	Concerns: churches will sell to developers and lead to no churches in the neighborhood, what will repurposing of churches will look like, how the change will impact the church financially or influence churches to move or stay, encourage loss of single family homes, will contribute to lack of opportunity for homeownership, parking, churches should be Low-Medium residential, take up rezoning at the time of an actual proposal, churches are community serving spaces, change in future land use unnecessary because the Comprehensive Plan already addresses it, single family or duplex homes with backyards generate a real feeling of long term residency and community and apartment buildings do not
Oppose rezone of Highlands	(EF) (OC) (MHCA)	30	Concerns: shrink minimum lot sizes, loss of historic layout and design of neighborhood - O.C. Simmonds design, impact tree canopy of neighborhood, alter building requirements, loss of park-like setting for residents and community members who enjoy walking through the neighborhood will change character of Highlands neighborhood/one of Madison's premier residential neighborhood, will not add any meaningful quantity of new homes for Madison, will lead to more housing, more pressure on existing low volume roads and need for larger roads with curb and gutter, rezoning Highlands will add high end housing that isn't needed, people who live there paid a hefty price for their neighborhood of spacious lots
Support rezone of Highlands	(OC)	3	Small change to zoning would not significantly impact the neighborhood, the existing zoning type simply should not exist in an urban area, still private residential property that cannot be enjoyed by the community, can't guarantee that these lots actually preserve tree cover, SR-C1 is restricted to 2-stories and does not have any goals concerning the preservation of trees
Clarify land use map	(OC)	2	Include escalator clause on all GFLU maps, on map it looks like you have expanded the pool area to the homes next door and changed the zoning
Transportation			

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Expand bike/protected shared-use paths	(EIM12) (EF) (OC) (EVM18) (HFNA)	32	Painted lines with no physical barrier are not as safe, generally support bicycle paths that are not shared with a street or have a physical barrier from traffic, use quieter streets for shared use routes rather than heavily traveled streets, Old Sauk Road needs a fully protected bike lane, bike path on Segoe south of Regent is unprotected and drivers will go into bike lane at high speeds, no SE/NW bike route at all south of Regent/Old Sauk and is major gap in bike network. Add bike path: behind Queen of Peace Church for West/East connection, connectors and bus/BRT routes, to connect path behind Memorial High Schools to other paths, along railroad line, to connect Boundary Park to Skyline/Highlands neighborhoods, in Greenway connecting Old Middleton to Camelot, to complete West Towne area path west of Gammon, to complete bike lane network through URP
Support Gammon Rd. shared-use path	(OC)	6	Avoid this area currently because of poor biking facilities, path under Beltline should be improved as noted in plan text, slip lanes are unsafe and cars are always in cross walk, it should be a protected lane
Concern about bike lanes	(EIM12) (EF) (OC)	4	Bike lane at Glenway ends in traffic, sidewalk conversion on N. Segoe Road and Old Middleton does not facilitate bicycle connections and will decrease parkland, bike lanes on Odana/Midvale intersection disappear, shared use path on Regent St. is of minimal benefit since it does not extend to Whitney Way and removes trees along Regent St.
Oppose bike lanes/bike infrastructure	(EIM12) (OC) (EVM18)	9	Bikes are moving road hazards, winters mean bike infrastructure not needed, protected lanes are not welcoming - they are unsafe and provide a false sense of security, adding so many bike paths across Madison for small subset of population that bike, destroying nature for paving. Locations of concerns: Mineral Point Road, path along Regent by Rennebohm Park (not needed and will cut down trees where traffic is low), Eau Claire Road near Rennebohm Park, already a path along University Avenue
Approve of West Plan addressing pedestrian, bike, and transit/bus needs	(EIM12) (EF) (OC) (AVM4) (EVM5)	32	Like more safe bike routes, improved bus lines and bus stops, new paths need, dedicated bus lanes should be maximized, ensure paths are maintained year-round for area residents, consider modal hierarchy when rezoning [revising GLFU] to make transit/bikes/pedestrian modes more attractive than cars, keep improving bike and non-car options, support intersection improvements for ped/bike safety. Support changes in these locations: Owen Conservation Park, Walnut Grove Park, by Stephens School, connector paths from Sheboygan Avenue to Rennebohm Park, Beltline overpass, on-street lanes on High Point, enforce traffic regulations and improve pedestrian and bicycle safety on Old Sauk Rd., Gammon Rd., widening of sidewalks on Regent, Eau Claire, east-west shared use path connection through high school and middle school property, support intersection improvement at High Point Rd.
Approve of protected bike lanes	(EF) (OC) (EVM18) (EVM5) (HFNA) (CPFG) (CFG)	19	Provide safe biking facilities, want more protected bike lanes with some kind of barrier or additional signage, really like the bike plan, added mileage of protected two-way cycle track on major mixed-use corridors will really help reduce congestion, hopefully the need for a large parking ratio for new development - potentially down to .5 spaces per dwelling unit, youth use lanes, would like map showing protected lanes versus not protected lanes-not the same experience, in favor of all ped/bike proposals in the plan-the west side is fully dominated by cars

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Concern on pedestrian/bike safety	(EF) (EIM12) (OC) (AVM4)	29	<p>Converting sidewalk to shared-use path and shared use streets will increase accidents and injuries, add curb extensions/bump-outs at all intersections within the 1.5 mile school walk radius, more lighting and street crossings, rail corridor needs to promote safety first, need speed limits for bikes (electric), use education and training programs for bicyclists/ pedestrians/drivers and enforcement of road rules, increase access and crossing along University Avenue and treat as a heavily traveled street, Cooper path access on Old Sauk needs improvement, Beltline underpasses dangerous for bikes, Segoe bike lane needs more protection than a striped buffer, University @ Capital dangerous - reduce Univ to one lane in each direction, Midvale @ Mineral Point not safe for pedestrians, biking on Midvale feels unsafe &amp; Midvale needs parking and protected bike lanes, High Point-Mineral Point intersection unsafe, need to slow car traffic at Old Middleton/Eau Claire, improve bike safety at Eau Claire and Old Sauk, Segoe is difficult to cross-add bump outs to parking lanes and pedestrian oasis at intersections, Hilltop/Segoe-sidewalk moves pedestrians out of drivers' sight-make sidewalk and crosswalk parallel and reduce turn radius, Eau Claire Ave at Old Middleton Rd - terminus of Blackhawk Path - add RRFB, Midvale Blvd at the SW Path - consider automating RRFB or adding overpass, intersection of Midvale/Odana has smaller accidents frequently, add curb extensions/bump-outs at all intersections along Eau Claire and Regent (adjacent to Rennebohm Park), improve ped/bike safety at the West Towne Path and Whitney/Beltline, make north and south Gammon bikeable for all ages and abilities, Hammersley needs to be improved or removed from the bike network due to recent developments and parked cars making the street too narrow for safe bike traffic, as a biker/resident on Midvale Blvd adding an unprotected bike path on Midvale is not ideal - it would be more cost-effective to improve a parallel street, crossing Tokay/Segoe, marked pedestrian crossings within West Towne area streets, entire length of Donofrio Drive desperately needs active traffic calming measures</p>
Oppose/Concern about Lake Mendota Drive/Camelot Drive to Marshall Park shared-use path	(EIM12) (AVM4) (OC)	6	<p>Concerned about its impact on private property owners, no to street/concrete, yes to the connection, the City does not provide road or waste services anywhere on this road, these homeowners together pay for road repair/reconstruction/snow removal/etc., it is private property and intended for the private use of the Thorstrand Road property owners, it should be removed from consideration as a public path, already have a bike path going all the way down University avenue that connects over to Allen boulevard</p>
Support Mendota - Marshall Park bike path	(OC)	4	<p>Better access to Marshall Park from this side would be amazing, connection via Camelot and Thorstrand is excellent</p>
Support Sauk Creek Greenway Pedestrian/Bike	(EF) (OC)	14	<p>Need for good pedestrian/bike connector E of Beltline between Mineral Point and Old Sauk Road, include path via Sauk Creek Greenway, path would make area more walkable/less car dependent/increase property values, High Point is not a good alternative, more interested in a connector between High Point &amp; Westfield perpendicular to proposed greenway, would like path to minimize disruption to natural habitats and removal of trees</p>

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Oppose/Concern Sauk Creek Greenway Pedestrian/Bike	(EIM12) (OC) (AVM4) (EVM5) (SCNA) (CFG)	107	Concern bike path will: harm ecology/wildlife, disrupt/ invasion of residents' privacy and backyards, cause safety issues, not preserve trees, have more concrete, not increase connections in area, lighting concerns, increase CO2 Greenhouse Gas Emission impact, create unnecessary costs, increase tax and water bills, won't be properly maintained by the City, destroy trees, will be difficult for MPD to patrol, increase stormwater issues, there are already surrounding bike lanes on High Point Road and Westfield Road that are plowed and lit, children can ride on sidewalks along parallel streets, would rather have more direct straight route, people already have access to the greenway, there are 5600 trees and estimates are that 90 percent of the trees will be cut down, would like to delay decision until engineers design creek restoration, planned bike trail is too wide, older people will unsafe, path should be on the other side of the creek, greenway is not wide enough for a path--N-S or E-W path would require taking out 100s of trees--Westfield and High Point can suffice, there is a path shown partially in the nearby High Point Road to Sauk Creek park - this path should be extended to Tree Lane instead on this transit priority network per the Complete Green Streets Guide
Support Wexford Greenway Pedestrian/Bike	(OC)	1	
Oppose Wexford Greenway Pedestrian/Bike	(OC)	2	
Oppose Owen Conservancy Pedestrian/Bike	(OC)	2	
Like BRT but oppose further stops	(LCD) (EF)	2	Maybe not as practical when using for grocery trips or certain locations due to destinations being further away from bus lines and stops, especially during inclement weather
Oppose transit oriented development	(OC)	1	Remove Hill Farms from BRT Overlay, don't want multi-unit next to single-family homes
Support transit oriented development	(EF) (OC)	12	Higher density along future BRT routes, increase housing availability near transit
Support Road Diets	(EF) (OC)	9	Gammon side path is good idea, reduce east portion of Mineral Point Road to one-lane each way + protected/buffered bike lanes, implement temporary measures like paint & barriers eventually leading to permanent measures, road diet for Gammon along Memorial/Gillespie
Oppose Road Diets	(EIM12) (AVM4) (OC)	10	Mineral Point Road, Odana Rd, concerns road diet will: cause gridlock, make it difficult to get in/out of driveways and cross streets, cause accidents with merging of the lanes, will increase use of neighborhood streets, difficulty entering/crossing Mineral Point by neighborhood motorists and pedestrians, putting busy roads onto road diet forces cars onto community and neighborhood streets
Concerns on parking	(EF) (OC) (EVM18)	11	On-street parking in high density and high use areas will not be adequate, increase public use of off-street private and/or city or state-owned parking ramps or lots, additional Madison Yards parking should be underground/not facing Sheboygan, add on-street parking back to Sheboygan, moving more parking underground, developers must add more parking so new residents and business patrons don't park on streets, removal of on-street parking on Whitney Way was bad, don't need to consider parking by Rennebohm park, concerned bike paths will remove necessary parking in area, two sided parking should not be allowed on Beach Street- Emergency vehicles have trouble navigating this area, eliminate parking



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Additional traffic turn signals	(EIM12) (OC)	4	Whitney Way going east on Mineral Point Road, In/out of Memorial High School, stop sign on the Presidential/Tocora Intersection, for Tocora Lane where yield signs are now, Sheboygan/Segoe needs stop light
Concern for proposed street changes/planned streets	(EF) (OC) (AVM4) (EVM5)	66	Rennebohm Park-width of sidewalks-biking may conflict with people trying to walk, street is unnecessary and can be dangerous for park goers and trees, would cut park space and not allow room for community garden, do not need additional parking, street through TruStage is not safe, oppose streets by/through Karen Arms/street through the Monticello Apts.-would result in loss of housing, proposed street off Old Sauk is on a steep hill in area that already has traffic issues, remove Laub Lane & keep Berwyn Dr, block off Berwyn Drive access to S. Segoe Road, don't change Berwyn/Laub/Segoe intersection, concern opening Middleton Street up to through traffic, don't make Cable Ave a Stephens drop-off site - it's part of a low stress bike route, don't study St. Dunstan's Dr for two-way traffic, no to connecting Sauk Ridge Trail to Appalachian Way/no Appalachian Way connection to Old Sauk- use as greenspace, too many planned streets in West Towne Mall area, oppose new north-south street along Cooper Lane Bike Path to connect with Appalachian Way, Concern over planned streets East of Whitney Way and North of Tokay Blvd, planned streets in West Towne Mall area - should be used as more park space, don't put N-S street in on TruStage property-not needed, proposed straight streets are boring/not creative--if proposed streets were curve it would add interest/slow traffic, proposed streets adjacent to Old Sauk are not needed, Yosemite was a through street at one time - the reason it was blocked and turned into a cul-du-sac was for traffic and pedestrian safety on Yosemite and Old Sauk Roads - the direct access to Old Sauk encouraged traffic and the slope of the street contributed to high speeds on Yosemite - it was a good idea to block Yosemite then and a terrible idea to return it to the same dangerous conditions now
Expand Connections	(EVM18) (OC)	4	Connect the Highlands to Stonefield and Harvest Hill, no bike path currently from Brule street to Tree Lane - excellent area to install a shared use path, add painted bike/parking lines on High Point Rd., connect the east/west path to the on-street bike path at Regent instead of having to go north to go back down Rosa to continue going east or to access Garner Park
Support street changes/planned streets	(OC)	7	Support additional crossings of the Beltline, support a new street between Sheboygan and Rennebohm Park- proactively addressing the traffic needs when more dense housing is built in this area-these roads will help alleviate traffic congestion without reducing Rennebohm park access, support URP street connections between Science Dr. and S. Whitney Way and Science Dr. and Tokay Blvd., support removing Berwyn Dr at Laub and enhancing ped crossing

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Streets	(EF) (OC)	19	Lower radius on wide/add maximum desirable curving radius for curbs, curved turning radius to reduce speeds coming into neighborhoods, install roundabouts at Gammon/Old Sauk and Gammon/Tree, Old Sauk by Crestwood needs a drop-off zone on the N side, no more speed humps, new street across Tru Stage property should intersect Rosa and not Mineral Point, reduce existing neighborhood street connections to Mineral Point/Midvale/University/etc. (modal filters), narrow all traffic lanes to 9' to reduce speed and make room for sidewalks, construct speed humps on Regent St, monitor speed on Segoe, intersection safety improvements @ Whitney Way & Odana, focus on crosswalks vs sidewalks, signal timing adjustments needed at Midvale-Regent intersection left turns, need signal or roundabout at Old Sauk-Old Middleton intersection, slip lane from mall to southbound Gammon is unsafe and drivers can't see people on path, Mineral Point between Midvale and Glenway should not be considered a neighborhood street due to volume of cars, Medium Residential at northwest corner of Segoe/Mineral Point will result in apartment replacing Covenant church and increasing already congested intersection due to school traffic, additional mitigation is needed on Whitney Way north of Mineral Point Road to decrease vehicle speeds and make the street safer for pedestrians, make Whitney Way and south of Mineral Point Road a car light street in the higher density area to promote pedestrian safety -similar to State Street
More Sidewalks/Pedestrian Routes	(OC) (AVM4) (HFNA)	23	Ped-only corridors close to University and Hilldale, close sidewalk gaps (e.g., Tocora, north side of Old Sauk), Old Sauk needs sidewalk west of Crestwood school, Olympic Dr missing sidewalks, better crossings at Whitney Way with flashers, support people first, pedestrian friendly infrastructure, improve access & crossing Mineral Point @ Gammon and by Memorial High School/High Point/Westfield, West Towne needs to be more ped friendly, sidewalk gaps shown on Rosa & Elder PI where there are sidewalks, missing sidewalk on Sherwood Rd., crossing Midvale at Ames connection, prevent left turn northbound Midvale at Ames, secret sidewalk that leads to a crossing for school access-add bump out in the parking lanes, add midblock ped crossing with RRFB between Mineral Point and Rosa to improve access to Garner Park, add a stairway where there is a zig zag sidewalk to access bike path at northwest corner of Gammon/Beltline, it would be great to have car-free and car-lite streets in higher density areas to promote pedestrian safety and walking/cycling - similar to State St. downtown, sidewalk on one side at Hilltop just south of Segoe
Lighting	(OC) (AVM4) (CPFG)	5	Support Gammon-Beltline underpass ped lighting, increased street lighting, consider dark lighting, more lighting along: Tree Lane Rd, Garner Park, along bike paths (motion lights), Greenbriar bike path, back of Lussier, support increased lighting on shared use path by Ezekiel Gillespie Middle School, concerned about how much light shines upward from the areas extending northeast from the Gammon/Mineral Point area, if lighting is added please take care to limit uplighting
Support Old Middleton-Craig RR Underpass	(OC)	2	
Transit improvements needed	(OC)	2	Need a N-S transit route on Midvale, park-and-ride needed at West Towne
Bus/Bicycle/Intermodal Infrastructure	(OC) (CFG)	5	Add bike racks, B-cycle stations and bike lockers near BRT & other bus stops

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
High Injury Network	(OC)	6	Intersection of Felton Pl and Falles Ct-Zero crashes in 25+ years, HIN should highlight intersection of Midvale and Mineral Point Rd which lies 400' southwest, other similar errors may be corrupting the HIN map, MPD do not file reports for bicyclist and pedestrians hit by cars unless seriously injured, MPD should report all non-life threatening injuries, City should also have a self-reporting feature for calls not responded to by MPD, HIN on Gammon is concerning since it is a route to Memorial/Gillespie Middle, disagree with W of Eau Claire and Sheboygan intersection identified on map, disagree with Gammon Place being shown on this map
Convert the Beltline to a street	(OC)	2	Please add in the adjoining areas on the other side of the Beltline to your plan
Beltline underpass improvements	(OC)	9	Underpass floods frequently and ices over in winter, include more information on changes to crossing of Beltline (Whitney Way) where bikers are expected to cross from SW Commuter path to West Towne Path, Old Sauk underpass bike lane is not in great condition and is not protected, City should take responsibility for reducing noise by reducing car dependence and improving public transportation/walkability/bikeability throughout the city and not just development along West Beltline Highway, crossing at Mineral Point Rd and Beltline is dangerous and should have improved crossing signage, restart abandoned bike path along High Point Road- should connect to the Beltline Path
Oppose the proposed bike/ped crossings of the Beltline	(OC)	1	Underpass/overpass at south of Old Sauk Rd is superfluous, too close to underpass at Old Sauk Rd and will interfere with sound barrier
Support the proposed bike/ped crossings of the Beltline	(OC)	3	Excited to see important connection south of Research Park Blvd and increased access to ball fields and ice arena, excited for extending path south of West Towne Mall
Oppose rezoning Planned Developments (PDs)	(OC)	2	Oppose the review of Planned Development zoning
Miscellaneous	(OC)	(single comments - see details at right)	Give Garner Park vibrancy - HDR (10 stories+) across Mineral Point Road from the park, rail corridors should be studied & repurposed for Metro light rail/passenger rail to complement BRT and reduce car dependence, rather than sidewalks in Glen Oak Hills/Crestwood/Highlands - install traffic calming measures like chokers/chicanes to create Woonerfs, allow 30 story bldgs. at West Towne Mall, ban electric motor vehicles on bike paths-unsafe, I do know that the Beltline will be with us for a very long time but we need plan to convert it to a regular street now
<i>NOTE: sidewalk comments summarized in Health &amp; Safety section</i>			
<b>Neighborhoods and Housing</b>			
Want more ownership opportunities with new development	(EVM18) (OC)	9	Apartment ownership in Madison should be explored, affordable condos, want more owner occupied housing
Want more missing middle housing	(EIM12) (EF) (OC) (AVM4) (EVM5) (CPFG)	13	Include escalator clause in plan, be intentional about adding missing middle, more missing middle housing can be done, concerned about multifamily housing, examine other existing barriers to missing middle, want townhouses adjacent to each other (not duplex style), want missing middle-not large apt buildings, want missing middle-hard to create sense of community when everyone is living in a high rise
Like addressing missing middle in Plan	(EF) (EVM18)	4	Missing middle and small multi-unit buildings along collector streets and larger buildings along arterials, middle housing can greatly increase neighborhood density and tax revenue

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Concerns about developers	(AVM4) (EVM5) (HFNA) (OC)	4	Developers need to pay their fair share-specifically regarding schools, certain developers have their input weighed more than the community, out of town investors will dramatically change things for the worse, we have a severe housing ownership deficit and don't want investors buying up houses
Rent Assistance / Rental concerns	(CPFG)	2	Want rent assistance and rental resources, not fair management practices in Tree Lane and Wexford, landlords are less likely to rent to families, want better conditions
Want more diverse housing stock	(OC) (CPFG)	3	Want more family friendly spaces, in multifamily units-people have issues with families (noise, etc.), more affordable options, want diverse housing stock--but in strategic locations to minimize disruption to current/future residents
Prioritize and ensure affordable housing options within new development	(EIM12) (LCD) (EF) (CPFG) (OC)	9	Plan for affordable rent and ownership, don't lure developers to develop new unaffordable housing, can upgrade existing development to be more sustainable, opportunities for more ownership with new development, incentivize developers to build more affordable housing-- Whitney Reserve and Madison Yards are expensive
School comments [staff note: the City does not control school attendance areas or school expansions]	(OC) (AVM4) (HFNA)	7	Don't change school attendance boundaries, school expansion needed @ Hamilton/Van Hise, work with MMSD to avoid overcrowding in schools with new development, funding comes with additional students, reconsider school related actions as the City does not control school expansions, confirm Lincoln Elementary School attendance area
Miscellaneous	(OC)	(single comments - see details at right)	Prioritize City funding assistance for missing middle - not large apts, encourage expansion of Lussier programming, physical barriers needed along Beltline-or a larger plan to reduce traffic and mitigate noise-suggest adding green space/trees
<b>Economy and Opportunity</b>			
Oppose/ Concern with boundary of Tax Increment Districts [staff note: being in a TID boundary does not mean land would have to develop/redevelop]	(AVM4) (OC)	4	Concerned about the implications for TID 46 and boundary, impact of parks within boundary, against development of 2 city parks and HF pool due to being in TIF boundary
Agree with increasing small business funding from TIF	(OC)	1	Especially BIPOC-owned businesses
Agree with increasing childcare options	(OC) (CPFG)	5	
Taxes	(OC)	2	Study the impact of low-density housing on tax revenues - observe the cost to serve the property vs the tax revenue paid for the property - pair finance with Planning to understand how zoning can impact the City's tax revenues
Land banking	(OC)	2	Strengthen language beyond "consider land banking"--this is important for improving economic opportunities for underrepresented groups, consider land banking for Highlands to convert to small conservation areas for large lots
<b>Culture and Character</b>			
Preserve character of neighborhood(s)	(EF) (HFNA) (OC)	3	Historic district, do not want to change, opposed to housing in a National Historic District being part of TOD overlay

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Design elements changes	(EIM12) (LCD) (OC) (AFG)	17	Include requirements for aesthetic architectural design (no ugly housing), greenspaces and trees, implement pre-reviewed building plans to allow for faster approvals/construction, architectural approval for very large developments, remove/reduce restrictions so different looking buildings are approved via UDC, more creative building designs, support for "Commercial Core" design requirements, add stipulations to reduce light pollution and protect trees, add murals to blank building walls that lack architectural variety
Oppose/ Concern UDD #6 boundary changes	(EIM12) (EF) (OC)	11	Oppose boundary further south, boundary should not include Rennebohm Park, the south side of Regent street, or existing streets west of Eau Claire Avenue since the TOD Overlay Zoning in those areas differ from UDD, want specific area, add curb extensions at all intersections and midblock crossings every 500'-need to make sure that when development happens is in conjunction with making the surrounding area safer for peds/children, added boundary area in purple rectangle that includes Rennebohm Park should not include single family homes, it is inappropriate to use an UDD to promulgate changes in zoning, it is irrational to include a residential neighborhood a half mile away from University Ave. to this district while removing houses in an essentially identical residential neighborhood area directly abutting University Ave., UDDs add unnecessary bureaucratic red-tape, we should not be expanding UDDs, but reducing them or replacing them with form-based codes, new development needs to complement existing development
Support UDD #6 boundary changes	(OC)	1	Extend UDD 6 to include all of Hilldale Mall
More things to do	(LCD) (CPFG) (CFG)	3	More social spaces in new development, entertainment venue, community center, Hilldale Male like areas,
Support of Arts/Build on arts infrastructure in West Area	(AFG) (OC) (EF)	5	Indoor gathering spots needed for artists to gather, more communal studio space, makers spaces, pop-up opportunities and events for music and arts, more art resources, support wrapping utility boxes-sidewalk poetry-and other things that include the community, support West Plan inclusion of art spaces in Research Park - thank you for including affordable artist studios, exhibition space, etc., in this plan - it is sorely needed on the west side which can feel like a cultural wasteland - artists need it and it would enrich the general public as well
Pools	(CPFG) (OC)	3	Show pools in facilities, issues with accessibility for local private pools for some, highlight Hill Farm Pool significance to West Area
Local Historic District	(OC)	2	There is not much in the way of historical significance in this area that's worth preserving over potential redevelopments that better meet city and community needs, National Register sounds preferable to Local Historic Districts--Madison needs to be able to change--concerned about resistance to changes
Youth Sports Complex/ Facilities	(HFNA) (CPFG)	2	Madison needs a new or renovated sports complex for youth - all cities and towns outside of Madison have updated facilities for youth - specifically baseball and softball fields - there are not enough and low income people don't have an option, previously lots to do for youth - but now staffing shortages and shortage of activities - Lussier is a great resource - but not many other options

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Miscellaneous	(OC) (AFG) (CFG)	(single comments - see details at right)	Support neighborhood-oriented events in underserved areas, support educational plaques for Ho-Chunk, wrapping utility boxes is minor worry - while at same time plan drastically changes longtime and beloved character of Hill Farms Neighborhood, if we're considering the historical significance of the Highlands area land use the Plan does not do enough to consider the 12,000 years of Ho-Chunk land use precedent - the City should follow Vancouver's example of the development at Seḥákw as reconciliation to the Ho-Chunk Nation, UDD 3 - overriding the requirements to maintain the character of the neighborhoods seems arbitrary and without any evidence simply offering the judgement of "auto-oriented", preserve viewsheds - Old Sauk view blocked by Hilldale area
<b>Green and Resilient</b>			
Increase/preserve greenspaces and parks	(EIM12) (EF) (EVM5) (AVM4) (HFNA) (OC)	20	Continue to provide green areas for newcomers and dog owners, more density creates need for additional park area -especially around South of Mineral Point Road and around Hilldale, preserve trees in Rennebohm, preserve greenspace in University Research Park as it redevelops, more parks - not enough greenspace, ask for parkland dedication for Rennebohm Park, preserve Indian Hills Park, turn golf courses to parks, preserve Kenosha greenway and add as extension of Park between Garner and Glenn Oaks Park, more trees in parks, plan needs to include new greenspaces given all the new development proposed in the plan--non-humans need habitat--birds, mammals, invertebrates, insects, etc., the greenspaces should connect for the benefit of wildlife/bikers/hikers--show on a map how the greenspaces could be connected and let residents comment on the proposal, invite you to make parkland more accessible - Odana Hills Golf Course is not for multiple users and there are really only tiny micro parks in the area around it, work with developers of large apartment buildings to increase tree canopy and green areas, New construction in TOD has no open space requirements and minimal terraces--City will need to provide small pocket parks
Like that West Plan address parks and greenspace needs	(EIM12) (OC)	4	Support buying land for more parks, like Vernon Blvd. greenspace
More tree canopy/nature	(EIM12) (EF) (OC)	18	Add to shrubs/plants/trees, avoid removal of trees with new development/BRT/paths, work with Urban Forestry Task Force and report of 2019, do not use grassy swale approach, work proactively to minimize threats of spongy moths and other infestations for trees, keep mature trees, mandatory native vegetation, ban pesticides, provide programs/ initiatives/ grants/ education/ zoning requirements for private property owners, this part of Madison is lower density with lots of trees and greenery-should quadruple the amount of new green space you are calling for, plan proposes too much development. Locations for tree preservation/new trees: preserve trees at Whitney, Sheboygan, along S Kenosha greenway, NE of Whitney Way and Mineral Point Rd, increase tree canopy in Rennebohm Park and University Ave, plant trees on the median strips on Regent, Segoe, Whitney Way, and Mineral Point Rd
Stop cutting mature trees	(OC)	3	Stop cutting mature trees down unless absolutely necessary, don't remove old growth oaks
Support West Plan addressing tree coverage	(OC)	4	Support increasing tree canopy, increase terrace widths, need to water new street trees to ensure success
Want West Plan to better address climate crisis	(EIM12) (OC)	4	Climate change increases rainfall issue

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Concerns about stormwater	(HFNA) (OC)	4	Plan states that stormwater is a significant issue in this area--but Plan calls for more impervious surface, concerned about the impact of higher density on stormwater issues, area south of Mineral Point road for increased stormwater holding to reduce the need for Pheasant Branch Creek to be the outlet valve in a 1% storm- consider decreasing impervious surfaces in commercial areas north and south of Mineral Point
Support West Plan addressing stormwater needs in area	(EF)	4	Support efforts in Old Sauk Road down through East Spyglass Court, need to address flooding
Support West Plan addressing stormwater needs in Sauk Creek Greenway	(EIM12) (OC)	6	Addressing flood issues in Sauk Creek; concerned about erosion due to lake of maintenance
Oppose West Plan addressing stormwater needs in Sauk Creek Greenway	(OC)	2	Do not change the greenway in the name of "stormwater mitigation"
More paths in parks and greenways	(OC)	2	Gravel path from Yellowstone through Owen would increase hiking routes; more natural surface paths in greenways and parks
Support future planned parks	(OC)	2	Walkable areas and the ability to host events would be welcomed, park west of West Towne Mall
Concerns about future planned parks	(OC)	4	Park space B conflicts with brand new development, expand park space A instead, park names should come from local Native/Wisconsin tribes, there are 500 acres of open space within 1.2 mile radius of proposed park off Normandy Lane--how can the City justify spending \$20M to purchase developed parcels and remove them from the tax base, do not expand Rennebohm Park into/toward Karen Arms
Support park improvements	(OC) (CPFG) (CFG)	4	A splash pad at Garner Park sounds like a good idea, expand Lussier playground, improve Wexford playground, mountain bike trails in parks would be fun, add pump track/skills course (like at Leopold) to current Odana Hills East Park's playground area, Walnut Grove tennis courts
Do not build road on northern end of Rennebohm Park [staff note: the public review draft shows a planned street <i>north</i> of Rennebohm Park, not in Rennebohm Park]	(OC)	8	Adds little value, adds cost, takes away open space, increase access by putting in a path instead, the proposed drive on the north side of Rennebohm Park goes far beyond what was proposed in the University Hill Farms Neighborhood Plan - the neighborhood plan only proposed a quiet noncontinuous park side drive to provide additional access to Rennebohm Park and intentionally did not go from Segoe thru to Sheboygan Avenue (please see page 36 of the University Hill Farms Neighborhood Plan), building this street would limit the free movement of people and children to and from the park, additional ped/bike access to the park is good--more car streets around the park is bad, proposed streets are redundant--if these streets are needed developers should construct and maintain
Concern plan does not cover all environmental considerations	(EVM18)	2	Hydrology benefits and pathways of contamination associated with our rich but complex groundwater resources and drinking water and impacts on our recreational uses of the west side of Lake Mendota, has an environmental analysis been done on the impact of all this added density in terms of tree canopy/impervious/habitat/noise/traffic etc.
Build a public pool	(OC)	2	Acknowledging that the Hill Farms Swim Club is an amenity, the City should identify a future priority of adding a public pool in the area

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Repurpose Odana Hills Golf Course	(OC)	8	Restructure as a mix of park/recreational spaces and multi-family housing, include other recreational uses that are more equitable and sustainable than golf, support clubhouse with a year round facility, golf courses often have paths through them and could probably be linked together with little disruption to make a longer hiking path, repurpose for dense housing, sell land for dense housing--plug City budget deficit
Rain Gardens	(OC)	2	More rain gardens, rain gardens in large terrace bump outs where parking isn't allowed currently
Miscellaneous	(OC)	(single comments - see details at right)	Support greenway shown to west of West Towne Mall, change from "Oak Park Heights Park" to say "Piper Park", Zook Park - increase connectivity between park, surrounding neighborhood, and Southwest Commuter Path via a paved path, encouraging responsible exterior lighting (staff note: already in lighting code), support Vernon Blvd. reduced street width, Spring Harbor Boat Launch is not accessible enough, Reduce air pollution of internal combustion engines (ICE) vehicles by incentivizing EV & hybrids instead or increasing ICE registration fees
<b>Effective Government</b>			
Want budget and cost information/estimates for proposed changes	(EIM12)	2	
Build awareness on City plans and polices	(EF)	2	
Support expanding Lussier Community Education Center	(EIM12) (LCD)	2	
More libraries	(AVM4) (OC)	3	Develop a strategic plan for the Library's west side footprint, and better align to areas of high growth and the new redesigned transit network
Miscellaneous	(OC) (CPFG)	(single comments - see details at right)	If Rennebohm will be a polling place--add walls, want more resources-like MOMs resource center, limitations to accessing neighborhood centers due to living location, tackle unbridled spending and deal with 27 million without burdening property taxes, Want less police presence as they sit in certain neighborhoods with no explanation - want more intentional interactions and create more neighborhood connections, more residents - need more police
<b>Health and Safety</b>			
Opposed to sidewalks	(OC) (EF)	11	Old Sauk Road northside sidewalk from Crestwood School to San Juan Trail-loss of trees, along north side of Old Sauk Rd, Harwood Circle North, Walnut Grove Neighborhood, concerns about 10' wide sidewalks impact on trees along edge of Rennebohm Park, sidewalk along north side of Old Sauk will be expensive and require a retaining wall which has a long-term maintenance cost, concern about shared use path along Regent - peds/bikes should not share the same path as its dangerous for people with disabilities, prioritize fixing roads over sidewalks and bike paths, northern section of Hilltop (400~450ish block) would prefer to keep that section sidewalk-free, Dearholt does not want sidewalks- recommend canvassing the street to get a more complete picture of resident preferences
Support West Plan shown sidewalks	(OC)	3	Support closing gaps in the sidewalk network - prioritize routes used by children to get to school and residents to get to bus, and routes with no sidewalks on either side, many sidewalks segments that have been created with developments that make no sense- should extend beyond the limits of the property, sidewalk connectivity is critical for safety and pedestrian access to UW Health and the offices on Science Dr and to Sequoia Commons



COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
Want to add sidewalks/ pedestrian safety	(EF) (OC)	4	Sidewalks on both side of Capital Avenue, corner of Capital/Taychopera Rd., infill sidewalks (relevant streets are: Hilltop, Hillview, Tocora, Edward, Ames, Agnes-only on one side, Sherwood Rd.)
Support actions listed	(AVM4) (OC)	2	Specifically the partnerships actions, prioritize keeping Tree Ln residents in apartments
Concerns on community health care	(HFNA) (CPFG)	2	private equity investors have reduce service and raise rates, changing community health care and hospitals, mental health resources
Concern over traffic and speed	(AVM4) (HFNA) (OC)	4	Like recommendations, but enforcement would be a challenge, lower speeds on Mineral Point heading east towards Science Drive, cars on Segoe continue exceeding new 25 mph limit plus more traffic with new apt. units on Whitney Way, enforce new 25 mph on Whitney Way as drivers still do 40 mph or more
Install speed cameras that issue tickets	(OC)	2	
Miscellaneous	(OC) (CPFG)	(single comments - see details at right)	No halfway houses within 1 mile of schools; mandatory background checks for rentals, want safe/quiet/low crime neighborhood/community, want to add emergency poles (implemented by/within trails and dark paths), no need to have engagement at Tree Lane housing since housing is being sold
<b>Planning Process/Other</b>			
Engagement concerns/suggestions	(OC)	5	Reddit users drawing outside influencers to flood support for their opinions and they don't even live in the neighborhood in question - please require input to show residency proof, please listen to Hill Farms homeowners (don't feel heard), don't feel safe providing comments in public venues due to neighbors being disrespectful - but provide comments on Konveio, Outreach to stakeholders has been low, survey response rates low - more outreach and time for commenting needed
Support for planning process	(OC)	4	Greatly appreciate the work that you do -watched the March 12 public meeting and am embarrassed by the behavior of my fellow community members, appreciate work being done to think about the needs of the city as a whole - including taking into consideration the needs of those that don't have the capacity to actively participate in these planning processes (e.g., those working multiple jobs, raising children, studying in college, etc.), I've lived on West side for almost 60 years and thank those who put countless hours into this plan, please add in the adjoining areas on the other side of the Beltline to your plan
Issues with plan language	(OC)	2	What is a TID? no wonder people don't understand or trust what the city is saying when they don't explain abbreviations and use jargon - use plain English., have list for acronyms
Homeowner "Veto"	(OC)	6	Homeowners should not have veto power over efficient land use - they are obstructing sustainable growth and affordable housing options
General Plan Support	(OC)	7	"I support this plan"
Map corrections	(OC)	2	1/2 of Science Drive has sidewalks both sides, a small portion of Herrick, near Odell, only has sidewalk on one side

COMMENT	SOURCE	MULTIPLIER	AREA/DETAILS
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**Phase 3 Engagement**

- (HFNA) Hill Farms Neighborhood Association October 18
- (CPFG) Community Partners Focus Groups October 18 & November 21
- (CFG) Chinese Focus Group November 7
- (AFG) Arts Focus Group November 13
- (SCNA) Sauk Creek Neighborhood Association November 15
- (MHCA) Virtual Public Meeting with Highlands Community Association January 31
- (LCD) Lussier Community Dinner March 1
- (AVM4) Virtual Public Meeting March 4
- (EVM5) Virtual Public Meeting March 5
- (EIM12) In-Person Public Meeting March 12
- (EVM18) Virtual Public Meeting - Zoning Focused March 18
- (EF) Emailed Feedback
- (OC) Online draft Map and Action Comments
- (CP) Community Partner Comments (The West Area Plan hired Community Partners to focus and highlight feedback from underrepresented communities during this planning process. Partners reached over 275+ residents during this planning process).