

Planning Event Summary

The Village held a Planning Event on March 24, 2010 at the Village Community Center from 6:00-7:00 p.m. There were approximately 60 participants at the event. The forum involved residents/business owners at several round tables each with a facilitator asking and taking notes from several defined questions.

The following is a summation of the comments, and questions stated at the meeting. Those comments that were repeated multiple times are listed first and those that were mentioned only once or twice are listed second. Please note that the order within the comments of emphasis category does not denote that the comment was more frequent or less frequent than the next. There is often conflicting value choices (bolded below) within the areas i.e. (remain residential vs. become a defined business corridor on Main Street). It is those conflicting value areas where the Plan Commission, Village Board, and community will need to identify a vision to work from to realize successful growth of the Village.

AREA A (Main Street and Silver Spring)

1. What do you think will happen in this area in the next 10-20 years?

Comments of emphasis (Stated multiple times/multiple tables)

Remain residential

Cannery site will be developed (high rise condos, restaurant and shops)

Widening of Main Street

Family Restaurant, established chain

Become a defined business corridor

Expanded Main Street East around Waukesha Avenue

Miscellaneous comments

Too many empty buildings

Park space

New residential homes on Main Street

Small business shops

2. What are your concerns if those 5-15 things happen?

Comments of emphasis (Stated multiple times/multiple tables)

More traffic

A business on either side of a home

No defined plan of the area will lead to problems

Leave zoning alone until a developer wants to develop a project

Drop in home values for the houses not developed commercially

Property taxes/assessed value will go up

No parking available for businesses

Why does Main Street need to change?

Miscellaneous comments

Do not want to see apartments

Do not want 24 hour businesses

All Property values will decline

What happens to other area business with new development?

Do not want to see businesses East of Outer Circle

3. What would the best outcome be for the community if X happened here in the next 10-20 years?

Comments of emphasis (Stated multiple times/multiple tables)

Family restaurant

More Downtown shops

Bring more people to downtown (farmers market, concerts, and restaurants)

Miscellaneous comments

Park space

Motel/hotel at Cannery Site

Increase in jobs

4. What is your number one concern with this area right now?

Comments of emphasis (Stated multiple times/multiple tables)

Cannery is an eye sore

Traffic

Train noise

Need items to draw people to the downtown (bugline, etc.)

Miscellaneous comments

Need better snow plowing

DOT ruined the Hardee's site with only 1 access

Being able to sell a house as a house

Currently have a house next to a businesses and it doesn't look right

Village owned homes on Deyer Drive should have a "for sale" sign and should be sold as single family not multi family.

What's happening with the quarry development? Are there Soil problems?

Area B (Waukesha Avenue South of Silver Spring)

1. What do you think will happen in this area in the next 10-20 years?

Comments of emphasis (Stated multiple times/multiple tables)

Small box retail businesses (drug store, ace hardware, family restaurant)

Businesses on East side of Waukesha and residential on West side

Light industrial use

Traffic will increase

Miscellaneous comments

Train station

Flood area along railroad tracks

Don't see development in this area over the next 10 years

2. What are your concerns if those 5-15 things happen?

Comments of emphasis (Stated multiple times/multiple tables)

Traffic on 74 will increase

Too many driveway access points

Crime will go up

A business on either side of a home

What will happen to the houses that do not sell to a developer?

Miscellaneous comments

Do not want to see adult entertainment establishments

Potential water drainage problems

Noise from businesses

3. What would the best outcome be for the community if X happened here in the next 10-20 years?

Comments of emphasis (Stated multiple times/multiple tables)

Tax revenue increases from new businesses

Increase in jobs

Something better than empty lots

Family restaurant

Miscellaneous comments

Prefer open areas

More diverse uses/businesses

Area is suited for professional buildings

Better appearance as you drive in to town

4. What is your number one concern with this area right now?

Comments of emphasis (Stated multiple times/multiple tables)

Loud train whistles

Need a traffic signal at Clover and Waukesha

Appearances of the current businesses along this corridor are poor

Miscellaneous comments

This entrance into Sussex looks like a ghost town

C. Other areas

1. Are there any concerns with any of the other areas not discussed above and what would the best outcome be for the community if X happened here in the next 10-20 years?

Comments of emphasis (Stated multiple times/multiple tables)

Need to develop Hwy 164

Would like to see another big box store (Best Buy, Target, YMCA)

Current strip malls that have empty tenant spaces

Too many businesses leave the Village

Miscellaneous comments

Owner of property off Good Hope Rd wants to be rezoned back to multi family

Need better Public transportation

Need more Senior living units

What happens to Sussex if Quad leaves?

D. Other General non site specific comments

Comments of emphasis (Stated multiple times/multiple tables)

If my zoning changes, what happens to my house if it burns down, can I rebuild? Can I add on to my house? Can I make repairs?

The Village will do what they want to and not listen to our concerns

Miscellaneous comments

The letter was not clear about the meeting