

Wisconsin Ave. Corridor Plan

Open House Meeting Comments

11-9-16

Land Use - Zoning

- Can zoning for churches be expanded for more use?
- Question about proposed zoning changes through corridor
- Concern over too much focus on widening the public thoroughfare (turn lane, sidewalk, trees, plants...). Beautification is nice but the adverse affects to homeowners is a negative
- 2 lots directly south of lodge to WRB-2/ Currently buffer this to the south
- Please no big boxes, industry or stores. Keep building houses designed for most attractive "neighborhood" feel.
- Please put in 20' set back minimum for new buildings.
- Need to keep views open to the mountain.
- Disincentive cramped development. Allow tax breaks or reduced development fees for more open development.

Environment/Water Quality

- An adequate boulevard on one or both sides of roadway will add tremendous aesthetic value
- Sad we don't have view sheds to the lake
- We should not burden the wastewater treatment plant. Big businesses (like hotels) should use greywater and pretreat their sewage
- So much development on seasonal wetlands. Feel almost sorry for Viking Creek and Hidden Meadow homeowners if we ever have a big winter again.
- Most important.

Commercial/Local Services

- No big box stores*
- More public access to lake; Boat launch or path to water
 - Mostly private & public beaches are crowded- lake access should not just be for the wealthy
- Please, please keep businesses/offices small – house size to retain a neighborhood feel. So far so good.
- There is currently enough commercial so don't add more, give priority to housing.
- No Complaints- Commercial & business create self sustaining neighborhoods! Incentivize light business.
- Fewer stores more parks.

Transportation/Trails/Transit

- Pedestrian safety & SNOW bus safety*
- Middle Turn Lane
- Express shuttle between downtown and Corridor (evening hours primarily)
- Maintain two lane road for Wisconsin small town resort feel
- More sidewalk- continuous down one or both sides
- Reduce road speed
- Traffic Control at big mountain road
- Need a bike lane or enforce bikes using the bike path. When they are on the road it slows traffic as its hard to get around them.
- Use bicycles and public transit
- Emergency access – viaduct is a massive bottleneck
- Maintain two lane w/ pedestrian paths sidewalks consolidate driveways to reduce access issues/conflicts
- Consolidate driveway access to make safer. Use PUD for development.
- Colorado acts as a bypass for Wisconsin (counts, speed, Study?)* **
- Plan and implement now before we are too crowded. The free buses are great – is light rail too expensive?

sake brakes

Housing

- We need smaller Homes that are ecological
- Need affordable workforce housing- not short term rentals*
- This is a great opportunity to consider affordable housing options
- Neighbors already have noise concerns with a minimal parking lot use@ Whitefish United Methodist church be ready for pushback
- If the City is to spend so much \$\$- focus should be on providing affordable housing in town (along corridor) over beautification
- Planned redevelopment of west side of Wisconsin – north of Skyles- Redevelop old SF homes

Urban Design

- Native landscaping- keep old growth trees, Unique buildings
- Native landscaping, keep neighborhood feel w/ design, limit footprint of buildings to retain neighborhood feel
- Keep Climate “dumb” cars to a minimum
- Use the sewage plant for growing trees for landscaping.
- It might be too late (sorry) – but, yes, let’s keep a mix – reduce development fees and incentivize responsible developers

General Comments

I am interested in seeing more areas made available for public use/enjoyment. Public spaces (i.e. Nature trail) and restaurants vs. all retail so there are places to go past 5pm. I like the trend towards outdoor seating. Also bikes can be problematic when not on the bike path

- Affordable housing for employees
- Traffic flow safety for all involved – vehicles bikes pedestrians domestic, and wild animals.
- Uniformity consistency of trails/fencing building approach.
- Potential for changing negatively the landscape and traffic by tall/high density development on lake side
- Keep the buildings low in height
- Look at how far the set backs are for the bike trail – is there a minimum of 50'? To give a sense of space for recreationists
- Keep design looking like a small close community