

Concord Park & Planning Committee Questionnaire - 2005

People not living in Concord Township

(4 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (4) Single family residences in designated zone area one acre
- (3) Light industry in business park in the 1-94 corridor
- (3) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (2) Convenience stores
- (1) Keep the township pretty much as it is
- (1) Jefferson County should allow farmers to divide five to thirty five acre parcels into agricultural acre parcels
- (1) Condominiums in designated area
- (1) Duplexes in designated area
- (1) Housing developments of more than 10 or more units in designated zoned area
- (1) 3-5 acre parcels
- (1) 35 acre minimum agricultural zoning
- (1) Clustered residential with 3-5 acres per dwelling unit with open green space
- (0) Apartment buildings in designated area

Question 14: Where would you like to see this business or industry located?

- (4) At the intersection of 1-94 and County F
- (2) Along Highway F
- (2) Along 1-94 corridor
- (2) Along County DR
- (1) In the Town of Concord Center
- (1) Along other county roads (B or E)
- (1) Separated from residential development
- (0) In a future sanitary and sewer district

pg 2

People living in Concord 0 - 5 years

(33 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (23) Keep the township pretty much as it is
- (12) 3-5 acre parcels
- (11) 35 acre minimum agricultural zoning
- (7) Clustered residential with 3-5 acres per dwelling unit with open green space
- (7) Jefferson County should allow farmers to divide five to thirty give acre parcels into agricultural acre parcels
- (5) Light industry in business park in the 1-94 corridor

- (4) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (3) Single family residences in designate zone area one acre
- (2) Condominiums in designated area
- (1) Convenience stores, etc.
- (1) Duplexes in designated area
- (0) Housing developments of more than 10 or more units in designated zoned area
- (0) Apartment buildings in designated area

Question 14: Where would you like to see this business or industry located?

- (11) Separated from residential development
- (10) At the intersection of 1-94 and County F
- (7) Nowhere
- (6) Along 1-94 corridor
- (5) In the Town of Concord Center
- (5) Along County DR
- (4) Along other county roads (B or E)
- (1) Along County F
- (0) In a future sanitary and sewer district

pg 3

People living in Concord 5 -10 years

(40 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (32) Keep the township pretty much as it is
- (14) 35 acre minimum agricultural zoning
- (11) 3-5 acre parcels
- (7) Light industry in business park in the 1-94 corridor
- (6) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (6) Clustered residential with 3-5 acres per dwelling unit with open green space
- (4) Convenience stores, etc.
- (4) Single family residences in designate zone area one acre
- (4) Jefferson County should allow farmers to divide five to thirty five acre parcels into agricultural acre parcels
- (2) Duplexes in designated area
- (1) Condominiums in designated area
- (1) Apartment buildings in designated area
- (0) Housing developments of more than 10 or more units in designated zone area

Question 14: Where would you like to see this business or industry located?

- (14) Nowhere
- (11) Separated from residential development

- (10) At the intersection of 1-94 and County F
- (6) In the Town of Concord Center
- (6) Along 1-94 corridor
- (3) Along County DR
- (3) Along County F
- (2) Along other county roads (B or E)
- (0) In a future sanitary and sewer district

pg 4

People living in Concord 10 -15 years

(40 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (32) Keep the township pretty much as it is
- (13) Light industry in business park in the 1-94 corridor
- (11) Single family residences in designated zone area one acre
- (11) 3-5 acre parcels
- (10) Condominiums in designated area
- (9) 35 acre minimum agricultural zoning
- (9) Clustered residential with 3-5 acres per dwelling unit with open green space
- (8) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (8) Jefferson County should allow farmers to divide five to thirty five acre parcels into agricultural acre parcels
- (6) Duplexes in designated area
- (4) Convenience stores, etc.
- (3) Housing developments of more than 10 or more units in designated zone area
- (3) Apartment buildings in designated area

Question 14: Where would you like to see this business or industry located?

- (18) At the intersection of 1-94 and County F
- (15) Nowhere
- (12) Along 1-94 corridor
- (11) Separated from residential development
- (5) In the Town of Concord Center
- (5) In a future sanitary and sewer district
- (3) Along County DR
- (2) Along County F
- (1) Along other county roads (B or E)

pg 5

People living in Concord 15 - 20 years

(21 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (11) Keep the township pretty much as it is
- (5) Light industry in business park in the 1-94 corridor
- (5) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (4) Convenience stores, etc.
- (4) Single family residences in designated zone area one acre
- (4) Jefferson County should allow farms to divide five to 35 acre parcels into agricultural acre parcels
- (4) 35 acre minimum agricultural zoning
- (4) 3-5 acre parcels
- (3) Housing developments of more than 10 or more units in designated zoned area
- (3) Duplexes in designated area
- (2) Clustered residential with 3-5 acres per dwelling unit with open green space
- (2) Condominiums in designated areas
- (0) Apartment buildings in designated area

Question 14: Where would you like to see this business or industry located?

- (11) At the intersection of 1-94 and County F
- (10) Along 1-94 corridor
- (5) Along County F
- (4) In the Town of Concord Center
- (4) Along County DR
- (4) Separated from residential development
- (3) Nowhere
- (2) In a future sanitary and sewer district
- (1) Along other county roads (B or E)

pg 6

People living in Concord more than 20 years

(111 survey's submitted)

Question 7: What is your vision for the future of the Town of Concord?

- (60) Keep the township pretty much as it is
- (44) Light industry in business park in the 1-94 corridor
- (36) Single family residences in designated zone area on acre
- (32) 3-5 acre parcels
- (30) Retail shop: Restaurants, boutiques, convenience stores, etc. in zoned area
- (21) Jefferson County should allow farms to divide five to 35 acre parcels into agricultural acre parcels
- (19) 35 acre minimum agricultural zoning
- (17) Duplexes in designated area
- (16) Housing developments of more than 10 or more units in designated zoned area

- (16) Clustered residential with 3-5 acres per dwelling unit with open green space
- (16) Condominiums in designated areas
- (12) Convenience stores, etc.
- (10) Apartment buildings in designated area
- (7) Nothing

Question 14: Where would you like to see this business or industry located?

- (54) At the intersection of 1-94 and County F
- (27) Separated from residential development
- (26) Along 1-94 corridor
- (25) Along County F
- (20) Along County DR
- (17) In a future sanitary and sewer district
- (16) Nowhere
- (15) In the Town of Concord Center
- (12) Along other county roads (B or E)

pg 7

Town of Concord Survey

The attached pages indicate how many replies there were to each question on the survey in the exact order the survey was printed. The comments are also noted in the section that the people wrote them.

pg 8

Town of Concord Planning Survey

Demographics:

1. Circle all that apply

239 Home Owner

117 Land Owner

26 Business Owner

8 Renter

Comments:

Previous homeowner, now just landowner.

Irrelevant

pg 9

2. How long have you lived in the Town of Concord?

33 0-5 years

40 5 - 10 years

40 10 - 15 years

21 15 - 20 years

111 More than 20 years

4 Don't live in Concord Township

Comments:

Irrelevant

Why does this matter? And who cares?

pg 10

3. Circle all that apply to you and/or your family:

23 Single

0 Single, children under 5 years old

2 Single, children in elementary school

1 Single, children in high school

29 Married, no children

26 Married, children under 5 years old

41 Married, children in elementary school

24 Married, children in high school

115 Married, children grown

15 Widow/Widower

Other:

2 Divorced

3 Married, children in middle school

Comments:

Take care of my mom

Helping raise 2 grandchildren

Irrelevant

Who cares?

pg 11

4. Where is your business or place of employment located?

35 Locally in the Town of Concord

38 Oconomowoc

17 Watertown

74 Waukesha County

21 Milwaukee County

5 Madison

17 I work out of my home

48 Retired

25 Other: 3 Jefferson County

3 Sullivan

1 Janesville

1 Waterford

4 City of Jefferson
5 Washington County
2 Ixonia
3 Dane County
2 Fort Atkinson
1 Mequon
1 Waterloo
1 Hartland
1 Racine County
1 Elkhorn
1 North Lake

Comments:

Irrelevant

None of your business!

pg 12

5. If you moved here within the last 10 years, where did you move from?

25 Oconomowoc

8 Milwaukee

19 Milwaukee suburbs

1 Madison

2 Out of State (Michigan & Texas)

28 Other: 4 Waukesha County

2 Watertown

1 Washington County

1 Mukwonago

1 Dodge County

5 Waukesha

1 Summit

1 Sullivan

3 Delafield

1 Hartland

1 Jefferson

3 Pewaukee

2 Johnson Creek

1 Ashippun

1 North Lake

1 East Troy

Comments:

Lived in 5th wheel trailer

I've lived here all my life 36. Campers welcome - fish, hike, ride dirt bikes. Oh! A golf

course (small) parks for gatherings. It's great to live here!

Johnson Creek - they were at that time getting too busy. Wanted to keep country, country not turned into a city.

Left Delafield because of traffic & politics of town government.

Born and raised.

Irrelevant

Does this mean that I do not matter or have a voice!!

This is a joke!!! We are covered by County zoning already 2020 that took 5 years to develop and approve! Leave Concord alone! Scott Naylor - registered architect A-6126

State of Wisconsin

6701 East River Drive

Oconomowoc, WI 53066

pg 13

6. Why did you move to the Town of Concord? (Circle all that apply)

162 Rural atmosphere

47 Pursue hobbies on larger lot

19 Close to lake country

76 Close to freeway

94 Low taxes

76 Get out of city

82 Secure place to raise family

88 Affordable land

41 Family farm

110 Less people

106 Close to nature

21 Divide work distance

130 Quiet

45 Minimum restriction

28 Affordable living/mobile home

0 Farming

17 Have horses

106 Natural beauty

78 Good neighbors clean small town

5 To have legal kennel

pg 14

Comments

Concord taxes are higher than Waukesha County.

Closer to family.

Keep Concord the way it is. No new business or factories - no rental units or condos.

Have fees for horses, like dogs.

Started business.

"Close to lake country" - *are you stupid, what lake, what country. All Oconomowoc has is people destroying land and the water.*

Lifetime resident.

Close to work

pg 15

Vision for the Town of Concord

7. What is your vision for the future of the Town of Concord? (Circle & rank)

162 Keep the township pretty much as it is

77 Light industry in business part in the 1-94 corridor

27 Convenience stores, etc.

57 Retail shop, restaurants, boutiques, convenience stores, etc in zoned area

66 Single family residences in designated zone area one acre

74 3-5 acre parcels

59 35 acre minimum agricultural zoning

23 Housing developments of more than 10 or more units in designated zoned area

46 Clustered residential with 3-5 acres per dwelling unit with open green space

44 Jefferson County should allow farmers to divide five to thirty five acre parcels into agricultural acre parcels

14 Apartment buildings in designated area

30 Duplexes in designated area

33 Condominiums in designated area

4 Other: Culvers

Grocery Store

Golf Course

Planned & Managed Residential Growth

Comments:

If they want their city living, stay in the city. Johnson Creek & Oconomowoc are getting to big now.

If development must happen, keep parcels larger - maintain country atmosphere!

No bars, or one that is not such a dive.

pg 16

No large developments. Cluster housing - condo mix, max 1/2 acres.

Space

Single family residence even on 1/2 acre. Affordable housing developments or more than 10 or more units in designated zoned area. Would not be opposed to apartments, duplexes or condominiums in designated areas.

We moved to get away from all this.

Decent affordable senior housing or apartments - Spacious Acres is no longer affordable.

Keep the way it is.

Further distance from lot line.

In keeping the township pretty much as it is, the only constant is change. Expanded hamlet plan but with more designated industrial area.

No changes - leave the town the way it is.

Regarding "3-5 acre, parcels" - there are enough cluster homes within 10 miles to the east (Oconomowoc) and the west (Johnson Creek).

Have restrictions on the Sportsman Club. They disturb the peace more and more.

Live within budget adopted at annual meeting.

Boutiques, small grocery in zoned area. "Single family residences in designated zone area one acre" with ownership of land for so many years, development could occur.

I/we believe that some single and multi unit homes are needed, but business and industry first to keep taxes low.

Allow established farmers with 40 acres or more to have the right to split property for themselves and for their families in an area of their choice.

Let people build where they want on their property within set backs and off set.

pg 17

8. What vision do you have for the "old" Town of Concord Center (Circle & rank)

117 Try to restore the historical character of Concord

62 Require any new business construction in the town to reflect the historical flavor of the town

43 Allow mixed development in zoned areas only

70 Continue to develop Dahnert Park into a showcase for the town

158 Clean up the eye sores in the Town of Concord Center, upgrade the quality and improve the appearance.

8 Other: Leave alone

Comments:

Get rid of bar and junky houses next to it.

Walking trails.

What historical town, you're kidding yourself??

Keep it country

Dahnert Park needs restrooms - please!

WHO determines what is an "eye sore". Be very careful with this one! If one prefers tight controls on personal land use, it might be better to move to an area with restrictions in place!

Everything is just fine

Antique stores; ice cream shop; drug store at 194 & F

Need bathrooms at Dahnert Park.

Regarding cleaning up the eye sores in the Town of Concord Center and upgrading the

quality and improve the appearance - you will not be able to implement this without an expanded hamlet.

Black top Willow Glen Road - Concord Center Road.

pg 18

Keep Dahnert Park as a park.

Fine the way it is.

"Allow mixed development in zoned areas only" - *only business in that area - not enough room for both.*

That is up to the homeowners - if a person sees a mess that bothers them, they should offer to help - sometimes folks just need a helping hand.

It's okay the way it is.

Get rid of stone pile on F.

New restrooms at Dahnert Park

It's OK the way it is now

Keep area clean and useful

pg 19

9. What type of business or industry would you like to see in the Town of Concord (circle & rank)

84 Light industry

17 Farming

34 Gas Station

36 Industrial Park

115 Small Business

73 Home business

49 Skilled worker, contractors, etc.

56 Retail business

11 Large retail "Big Box" stores

10 Warehouses

79 Other:

68 Nothing

7 Grocery Store

1 Commercial Horse Stables

2 Restaurant

1 Car Wash

Comments:

No gravel pits that destroy the land and the natural environment!

No factory farming

Grocery store like a Pick N Save or Sentry.

pg 20

Keep it country, let the city slickers stay in the city - we don't have much crime or gangs out here. Keep violence in the city. Keep taking land away from farmer and there will be no land to grow food. It will all be houses.

All the above would be great. Love the gas station we have.

Industrial Park - extensive landscaping. No gravel pits; no quarries; no rock piles along side of F.

Grocery store, no convenience stores.

Keep as is - we didn't move here to end up living in another "developed" crowded area!

I do not want to see it become like Johnson Creek and Oconomowoc!

Small shops, hardware or antiques, etc., coffee shop. Make it quaint, a little shopping square.

Except for Big Box stores and Warehouses, all are equally important to keep a mix of interest.

The business that we already have are enough.

All of the above could be appreciated with a growth plan, which is what this questionnaire is all about.

The town has no need for industry. We have enough on all sides of us, east, west, north, south!

Should not surprise me the agriculture was left off!!

pg 21

10. Where would you like to see this business or industry located?

(circle & rank)

111 At the intersection of 1-94 and County F

40 Along County F

41 In the Town of Concord Center

25 Along other county roads (B or E)

46 Along County DR

66 Separated from residential development

27 In a future sanitary and sewer district

65 Along the 1-94 corridor

62 Other:

55 Nowhere

1 Oconomowoc

1 Farming Usage

1 In new quarry area

2 Johnson Creek

1 Town of Summit

1 In the home

Comments:

Hwy 26 - keep business away from here.

Keep it in the city where it belongs. If Johnson Creek & Oconomowoc want to grow than let them handle it.

Doesn't matter.

No businesses other than what we have.

Wherever the comprehensive plan finds most suitable.

Do not add more business & industry. It is not needed to "attract" more people. People move here to get away from urban sprawl!

No preference.

Not in Concord

pg 22

"At the intersection of 1-94 and County F" - *along the Christian property?*

"Along County DR"- *along on the Meyer property?*

Have all the businesses we need!

No more industry please.

Put more in Johnson Creek - they want it.

"In a future sanitary and sewer district" - *who should pay for that?*

How about where it is currently zoned/permitted now.

pg 23

11. What type of billboards, if any, would you like to see in the township?

38 Billboards that only promote local businesses and products

40 Billboards that have certain height and lighting restrictions

155 No additional billboards

137 Remove abandoned billboards

22 Other:

22 None

Comments:

Doesn't matter. Don't mind cell towers either - they are needed.

Remove billboards - there are enough distractions.

These are controlled by the County.

Who cares.

Remove all billboards.

Take down billboards. What other towns have these??

Go with state rules for size, etc. Stay within 1-94 corridor.

Only along 1-94

What other town have these?

Doesn't matter

Eyesores

Remove all

Good taste

All billboards okay (no restrictions)

Remove all billboards

pg 24

12. Which of the following make the Town of Concord a desirable place to live?

219 Rural flavor/country living

47 Concord Community Center

65 Dahnert Park

171 Easy access to the freeway

154 Accessibility to both Milwaukee and Madison

90 Reasonable land values

55 Biking/Hiking availability

72 Hunting/Fishing availability

41 Snowmobiling

16 Camping

29 Horseback riding

49 Being able to have horses

15 Other:

1 Low taxes

1 Locally owned business

1 Nature

1 No street lights

4 Quiet

2 Quality of air

2 Agriculture

1 Farmer market/flea markets

1 Low population density

1 Oconomowoc School System - close to Oconomowoc

Comments:

Not enough hiking/hiking availability.

Master plan should include walking paths.

Stop wasting money on Dahnert Park.

Concord Community Center needs to be developed into money making business.

Being able to live in the country. No city life. Quiet

pg 25

"Reasonable land values" - *not true, land is too expensive due to 3 acre minimum*

Hunting & fishing very important.

Small town that everyone knows everyone and they all pull together when needed. If we get big, crime will come from Milwaukee. We do not want anything like that.

The way it is - with no more development.

5 generations of our family is living here now or has lived here.

Land values are no longer reasonable. Recent purchases are \$2,000 per acre and in town an excess of \$20,000 per acre sales! This is ridiculous and drives local prices way up & is a selfish act.

Keep it rural.

Farmers market/flea market.

No business cluttering town

pg 26

13. What do you see as the most important things to improve in Town of Concord as a community? (Circle and rank)

83 Master development plan

72 Citizen involvement

70 Protect against annexation

73 Winter roads/road maintenance

83 Clean up properties

25 Industrial land use

26 Old downtown area

28 Parks

41 Enforce speed limits

22 Get safe walking trails in town

129 Maintain character of town/small town flavor

39 Tax base improvement

23 Promote town activities

32 Update older buildings

81 Control zoning/new houses

14 Lighting where safety requirements dictate

78 Keep large lots

50 Retain "old" town hall for other possible uses

30 Town government responsiveness

105 Regulate growth

52 Limit signs

183 Keep rural living atmosphere wherever possible

pg 27

21 More support for business

10 Welcome to our community brochure

26 Plan sewer and water for future business district

67 No additional auto farms

48 Get out of county control zoning

46 Better communication with citizens

Comments:

Maybe if you included garbage pickup on tax bill like Sullivan does, some of these properties wouldn't look like this! This really is a must for importance!

Would have liked a "welcome to our community" brochure as we just moved here.

Need to get a new Town Chairman.

Newsletter is great!

Improve roads especially Willow Glen, the remainder of & take sharp curve out - possibility of east bound ramp to 1-94. Willow Glen should have been regarded and then black topped - all existing cracks pop through new asphalt the next year. Hwy F south needs replacement. Tremendous increase in traffic.

Need more road maintenance - our roads are crap!

Do not control zoning/new houses - need more affordable housing for families. Do not keep large lots or regulate growth.

After replacement & reconstruction of Sunnyside Drive, we need our private driveway graded & restored for reasonable use. P.S. This is not the Town's problem, but the road contractor.

Clean-up used car sales on residential property (Hwy F & Sunnyside Dr.)

"Enforce speed limits" - *key word here is enforce, don't just lower the limit. If they don't obey 45 mph they certainly won't obey 35 mph.*

"Citizen involvement" - *town government must listen. Keep the farms. No growth. No signs.*

Some roads need to be retopped.

Keep Concord quaint.

pg 28

"Control zoning/new houses" - provide new housing but 1-2 acre lots so not using too much land. Person developing should have owned land for a certain period of time tike (10 years +) so developer cannot just buy property & develop. This way community residents could be the ones to profit instead of the developer just coming in and using all the land. Let the people of the community maintain their land rights - zoning changes should have a "grandfather clause" so that a resident does not buy property (example A-3 no longer being eligible for up to 3 lot division) and now they have lost their property rights. This should be addressed when these changes take place. See what happened in Oregon - Measure 37 where property owners took back their rights. When changes are made in what you are allowed to do with your land - then the change would not affect current owners only new owners - current owners should be grandfathered into what it was when they bought the land! This needs to addressed with the county.

Farmers market - bargain and rummage fairs - art festivals.

Clean up properties in downtown area.

"Plan sewer and water for future business district" - *is the business district going to pay for this?*

"Get out of county control zoning" - *this must be kept*

"Better communication with citizens" - *necessary - please no secret meetings, it's against the law!!!*

Organized effort to maintain Concord rural character.

"Winter roads/road maintenance" - *the snowplow driver needs to know that he should not plow into front yard areas along the street. Every spring we need to replant grass bordering the street about 3 feet into our yard. Last winter we placed reflective stakes to mark the edge of the yard and the driver just knocked them down and ruined a portion of our yard. If this continues, I will send the town a bill for labor and materials. Please educate the drivers! (Name and address removed)*

Sell the town hall - keep the garages - put the money in for local use. Save money, quit the picnic that many people attend that don't pay taxes in the town.

Sell town hall for money for area.

Park and Ride 1-94 & F. Clean up salvage yard.

Get Rich Herr Septic business out of our backyards. He has a business in a very residential area (that we will probably end of getting cancer from). "Retain old town hall for other possible uses" - *get this thing making money for town.* Residential should develop away or a distance from 1-94/F. Grow light industrial/retail around that F/194 corridor only. Keep residential growth to larger lots not 1/3 acre lots where people live on top of each other.

Get possible school system.

"Plan sewer and water for future business district" - \$

pg 29

14. If you could add (5) new businesses in the Town of Concord, what would they be: (circle and rank)

25 Gas Station

50 Convenience store grocery

107 Restaurant

40 Antique/gift/historical shop

42 Post Office

47 Golf Course

8 Garage

41 Coffee Shop

26 Additional Mini Supermarket

68 Expand uses at the Community Center

5 Department Store

30 Bank

42 Hardware store

19 Pet/Garden Store

14 Bait/Tackle shop
32 Retail shops
18 Medical Center/Offices
33 Assisted Living Centers
8 Art store
58 Light/small industry
14 Power equipment rental center

pg 30

16 Office Park
7 Mall
52 Supermarket
33 Other:
33 Nothing

Comments:

Maintaining historical character

The township is fine as is. Oconomowoc has the goods & services I require.

Do not develop Concord.

Office park to include restaurant & service retail.

Farms - no subdivisions or housing developments, industrial parks. Let them go build in Pabst Farms.

Poor questions - N.A.

Love the gas station. Make use of the Community Center. Need a supermarket - even Johnson Creek doesn't have one.

Drugstore - Denny's restaurant.

Another bank other than Premier.

Leave Concord the way it is! We are not 500 miles away from any of these businesses. All of these area short drive away. We do not want them in this area!

Expand uses of the Community Center if they pay.

If you want to live in the city - move to the city. All these are available in reasonable driving distances.

Sentry or Pick N Save.

We don't need another Johnson Creek or Delafield.

Have Clerk hours @ Community Center and all books & records there and not in house.

pg 31

"Expand uses at the Community Center" - this should be bringing money in for our town taxpayers should not have to keep up building that sits "idol" and only used 2 times a month.

pg 32

15. The population of the town is approximately 2,070. What would you like the population to be in: (Please circle your choice)

5 YEARS

101 2,200

74 2,500

18 2,700

Other:

20 - Stay as is

2,071

2,100 or less

2,080

3,500

3,000

2,170

20 YEARS

105 3,300

39 4,000

29 5,000

10 6,000

Other:

17 - Stay as is

2,072

4 - 2,200

2,500 or less

2,500

2,570

15,000 - 20,000 (village)

Comments:

We don't need lots of people in the country. That's what cities are for!

Poor questions - N.A.

Doesn't matter - but we don't get more families if we don't lower the acreage restriction to build houses.

Some growth is going to happen whether we like it or not so we might as well shape it toward our preference.

"Growth in 5 years" - would like to keep it on the small side but doubt it's possible with westward expansion from Waukesha Country. Growth in 20 years - not sure. Would like smart growth plans w/clusters of houses though it's difficult to tell people what they can and can't do with their own land!

The population is fine the way it is.

Stay about the same in 5 years and 20 years.

No "growth" & urban sprawl!

pg 33

Do not need increase in population just to say we need more people?

2,070 should have been one of the choices.

Probably won't be here in twenty years.

Smart/slow growth. Not pieced together like Oconomowoc.

pg 34

COMMENTS: (Please include any suggestions that you feel are necessary for a comprehensive town plan)

We moved here for the peace and quiet of a rural area and to escape the strip malls, traffic and congestion of the city. We would like Concord to remain an oasis in the county and avoid the influx of the city.

Keep taxes low

Keep development along 1-94 and Hwy F

Lower taxes

Please - no medical facility by Aurora & no non-taxable property with high medical costs.

Like to see- community building available for use by residents for gatherings such as graduation, anniversary, card parties, etc. Usage fee for electricity should be applied.

It would be nice to have "AN OASIS" in which families can go to enjoy one another and relax. "Old Town" and some of the surrounding area could be that place.

We live more on the outskirts of the town (Morgan Rd.). We moved here because of the rural atmosphere. We really don't want to see subdivisions put up around us - they are close enough as it is (Valley Road).

People move here from the city and think they can do anything. We have problems with dogs running in our yard (our dog was attacked when he was in our yard). Farm animals loose. Burning garbage. You have people illegally building & remodeling without permits (the son of 1 of our board members). People trimming trees of their neighbors so they can mow under them, etc. etc. etc. Along with development you get problems.

Development in Johnson Creek has not helped to bring down the school taxes. Creek use to be a cute little town. It isn't anymore. If people want all this stuff they should stay in town.

Half of the time our town road doesn't get plowed, when it does, it's after we are at work.

Keep development out of Concord! What happened to the "Keep It Country" campaign?

Take a look at Green Lake County. Give farmers a tax break so they don't have to sell land.

The Town of Concord should enforce clean up of eye sore property that collect junk and old cars that are out in the open. Also the sand and rock pits along Hwy F. Keep looking worse everyday.

Town Board and Park & Planning Board need to take authority at their meetings and not let the people run them. You have an agenda STICK TO IT! It is a shame to spend taxpayers money on stopping a gravel pit when the town already knows that it is going to be approved

on State level and override any town rules and the town will not get 1 dime out of it.
Concord is covered by the county!!! Don't need one! Don't want one!!!

pg 35

Citizen involvement with professional planner.

Development is not progress for this town.

Please leave Concord rural. No developments, gravel pits, shopping malls, etc.

I feel strongly that the Town should adopt a "no growth" or "very low growth" strategy. With superb retail and commercial choices available in the adjoining communities of Oconomowoc & Johnson Creek, we should main our rural atmosphere, and land/properties will become more valuable overtime.

We need to control our own town zoning. If not, we must become a village or be consumed by others. I think whoever mailed out that letter to destroy this survey should be reprimanded to the highest degree. Any citizen group must be registered.

Any land development should be equal for all landowners so that not only a few landowners can benefit. Example, if they can sell an acre, so can I.

NO MINING

Please consider Market Square Concept. (Common Core Village - rural (cluster housing)

Please stop mowing 2 times a year. Just once in fall. Only place weeds grow (i.e. ragweed) is where you've mowed - waste of gas, time and unnecessary!

Leave Town of Concord as is, no business such as gravel pits, etc. Clean up rock eye sore on Hwy F. Rid of field of cars on Concord Center Drive that's been there for years.

Property taxes are getting so out of hand. We need to keep them lower and more reasonable. Our road is never plowed in the winter and we don't get waste removed. What are we paying for?

I think we need to stop letting Jefferson County determining the future of our town and our land use.

Let's become a village or city so there's no possibility of annexation. What businesses do we need to obtain that status.

I grew up on a farm and I am so sick of this development sh-t. A quick way to make a buck does not save the land. "Keep it country" was Jefferson County motto at one time. Too many people are for me and not the future.

My husband and I both like the idea of being proactive with planning rather than having it be random & reactive. Thanks for sending out this survey!

It seems to me the people moving in don't approve with our way of life! Please keep Concord family style!!

pg 36

Please keep our town rural as much as possible - no spread from Waukesha County please.

Life is quite - serene - relaxed. Traffic is not overbearing. More people, more crap!!!! - less country living!!!! Life is simple, please keep it simple for us !!!

All goods & services for most residents can be obtained within 18 miles or less of Concord, In Jefferson, Oconomowoc, Watertown or the discount center and other large retail stores located on Hwy 26. For those in need of expensive items, cultural events, or other big city attractions, Madison & Milwaukee are located very nearby.

There is no reason to be like all the other cities along 1-94 and become industrialized. The reason people move to Concord is to get away from that. Anyone who complains about being too far from stores and businesses knew what Concord was like and shouldn't have moved here in the first place. Anyone who is for all the industrialization is a follower and not a leader, just doing what other communities are doing.

No Hwy 18 gravel pit, please!

If we wanted all these things and neighbors in our backyard we would of stayed in the city. The small towns and the country are the best place to raise children - we raised 4 in the city and 2 wish we could of in the country. Stay small -

Keep taxes low - no gravel pit - quiet and fresh air. Keep it agriculture and farming.

Enforce stop signs. On Willow Glen the stop sign on Concord Center Drive and Willow Glen frequently have persons who speed 25 - 50 mph through the signs. On DR local residents do not obey the stop signs. We need enforcement before someone is killed.

We moved here from the suburbs. If you start to tear up your beautiful farms and develop - you will have the same problems the cities have: pollution, violence, traffic, noise, destruction of natural beauty of land, undesirable citizens and the consequences this brings. Do all of us a favor and promote keeping Concord the way IT IS NOW - peaceful, clean & quiet.

No gravel pit. Adequate pits are available now in area.

An experienced planner who has worked successfully with similar towns confronted with annexation threats and approaching urbanization. Someone who can work with local residents to achieve an acceptable plan for the future.

Keep Concord the way it is. No changes.

We need a plan.

Stick to town rules otherwise why have them. Went to town meeting, couldn't hear a thing they said in order to give a good town plan.

Expand the hamlet and develop the areas along the 1-94 corridor! Let progress begin!!

pg 37

I moved here from Milwaukee 28 years ago because I wanted to be away from the city life. The city is moving closer to us all the time and I would like to stay in the peace and quiet of the country. We are close enough to all the people and businesses.

Please leave Concord the way it is!

Better communication between all Town of Concord officials. Park & Planning, Town Board, Clerk and Treasurer, everyone receives the same information at the same time - "hard copied" not verbal.

Keep Concord Township as is. What Concord needs is a new Town Board!!!

Keep Concord the way it is. The hamlet is a loop hole to avoid Jefferson zoning, for the benefit of (name removed) and his relatives. This whole thing is unethical and wasting the taxpayers money.

Stop trying to be "big"! We have enough sprawl in Waukesha & Dane Counties. Stay RURAL!

No gravel pits at a II. Not sure we need our own ordinance for the hamlet. More research needed!!!

The plan should not encourage growth. Why is the planning commission trying so hard to see development happen in the Town of Concord?

I would hate to see the Town of Concord look like every other developing town in this area with subdivisions taking over green fields. I would like to see us focus on improving the downtown area and homes these before jumping into new development. If subdivisions are inevitable, let's focus on large lots (5 acres) and quality homes (brick or stone exterior). Parks and other green spaces for children to play, hike, explore is something I also value. Leave Concord the way it is.

WE NEED TOWN PLAN - DON'T NEED COUNTY ZONING

Mature, unselfish citizens & leaders who can discuss issues together & abide by decisions reached thru democratic process.

The plan would have strong provisions for keeping Concord rural. It would be a very detailed guide for the planning committee to use when deciding when zoning exceptions are appropriate.

Any changes should be put to a referendum to ensure it does meet the needs of the majority of the town residents, not the planning commission.

This is a sad survey, choices are clearly biased - who would spend \$ on such unprofessional "work"?

pg 38

We don't need a town plan. Concord is covered under county zoning!!

Fix the intersection of Concord Station and Valley Rd. Drives don't line up correctly - very dangerous intersection. You can't turn onto Valley Rd when coming from the south if someone is trying to turn into gas station from the north. Work on that before you build other crap.

Concord General Store intersection needs to be re-evaluated. Very, very difficult to go in any direction from store or Hwy F to Cty B. Drives do not line up and people do not use their directionals. How about stop & go lights??!! Very dangerous.

Time to require all cars parked outside to be licensed. Some Concord yards look like dumps. About time to regulate. Thanks - (name removed)

Park should be updated. Flush toilets, more swings, jungle gym, etc.

The town board needs to put into the statute, regulations for people starting business out of their garages/barns/homes. Concerns: Improper disposal of hazardous waste such as

motor oils, antifreeze, etc. Fires, lack of additional tax structure for the town, damages to existing business that are running their business according to state regulations. Those running construction, automotive, etc. (Trades) out of their homes should be required to have their property zoned commercial. This way the fire department knows where they are to have annual fire inspections. (This is a safety issue). All we need is one fire like Watertown had and Concord gets a black eye due to improper regulations. This needs to be addressed NOW! There are new business in residential areas opening every week, (people do side jobs on weekends/nights out of their home/garages. Please open your eyes.

We do not need any more cement or asphalt.

Property should not be assessed at what someone gets for their property when sold.

Our "quiet" community is not quiet anymore! Herr Septic should not be allowed to do his business of spreading & holding human waste within 300' of wells nor should he have gravel pit in our rural community around residential property.

Discourage newcomers to dictate what can be done with my property.

Look at developed communities and see what you like or dislike. Talk to more planners.

Growth will come so planning is important. Look at impacts and stage for growth. Get out of county control if possible or change some of their rules.

The town must have a development plan. That plan doesn't mean large growth. The plan should be goaled toward quality of life. The people of the Town of Concord must be told that the sale and development of a few properties benefit a few but impact all!! and I mean long term. Ask yourself why do you like it here, what will cost related development do to that lifestyle.

pg 39

As a life long resident, born & raised in the Town of Concord, I enjoy the rural atmosphere and would not care at all to see intersections like Hwy 83 & 194 or Hwy 26 & 94 - be developed in the Town of Concord - nor do I want a noisy, dirty gravel pit destroying our natural habitat.

I have reviewed the expanded hamlet for the area and with the proximity to 194 there should be more area designated for light industry and business. I appreciate having the opportunity to fill out this survey but by looking at some of the sections in the survey, there is already too much citizen involvement.

No street lights in any development. No strip mall development at all. No more bill boards to be allowed. Control development very, very strictly at a very slow rate from the center of the town out. No, I mean no_"hopping and skipping" around.

No suggestions at this time. Want to thank you for including me in on your survey.. Thank you. . . .

Do a complete comprehensive plan for the whole town. not just the hamlet.

Allow more activities for youth.

Do not want outsiders and new comers to tell me what I can or can't do with my property.

For a comprehensive town plan to succeed the "Sportsman Club" will have to be moved

back to Waukesha County where the majority of members live!

We are small town USA. Why can't we stay that way?

Don't restrict business or industry too tight. The town is doing a very good job now. Keep it up.

NO HAMLET!!! The only benefit are to those who now own the land - unfortunately they are on the Town Board and committees!

If people are dissatisfied with the number of businesses & "conveniences" in the area, let them move out! There are enough people looking for a rural area to live that the complainers won't be missed! There is no rule that every small town in America has to be developed!

**When these surveys are read, please notify everyone of the results.

Keep as a rural community.

Keep it rural!!!

Cut grass 1 more time. Plow snow quicker.

pg 40

Leave Concord the way it is. The hamlet is a loop hole to avoid Jefferson zoning, for the benefit of (name removed). This whole thing is unethical and wasting the taxpayers money.