

**PLANNING DEPARTMENT**

Windsor Forest Place

2021 May 4

TO: Windsor Forest Neighborhood

FROM: Joshua Clements AICP, City Planner

CC: Colin Thomasgard, UW-Madison  
Eric Schuchardt, UW-Madison  
Windsor Forest Place Steering Committee

Residents of Windsor Forest Neighborhood,

The City will host a virtual presentation by Colin Thomasgard of his Senior Capstone Project in the UW Madison Department of Planning and Landscape Architecture on his Windsor Forest Place concept. The virtual meeting will be held via Zoom on **May 20<sup>th</sup> at 6:00 p.m.**

To join the virtual presentation, visit <http://zoom.us/join> and enter the Meeting ID 881 3463 3921 and Password 015771. You may also call in by dialing 1-312-626-6799. The meeting will be recorded and posted on the City's website for later viewing.

The duration of the presentation is expected to be approximately 20 minutes, followed by Q&A and feedback. Questions and comments from the public will be received in writing during the meeting, and will be moderated. All questions and comments submitted will be documented as artifacts of the process.

All members of the City Council and Plan Commission are invited to attend, and the meeting will be posted as a public meeting. No action will be taken.

Three letters distributed to all addresses in the neighborhood invited residents to contribute by completing an online survey, attend a site tour, and attend a virtual discussion. The results of the survey is available online at: [www.ci.altoona.wi.us/news.phtml/2659BC8A/windsor\\_forest\\_place\\_capstone\\_virtual\\_presentation\\_may\\_20\\_2021\\_6\\_pm/](http://www.ci.altoona.wi.us/news.phtml/2659BC8A/windsor_forest_place_capstone_virtual_presentation_may_20_2021_6_pm/) or <https://tinyurl.com/AltoonaWindsorPresentation>

The capstone project entailed studying the landfill and adjacent property in the Windsor Forest Neighborhood and to generate a concept plan that incorporates community parkland and housing where possible. The study area is approximately 20.25 acres with approximately 6 acres of likely developable property along the north side of the landfill, between Nottingham Way and Saxonwood Drive (see illustration on back of this page). Colin's concept plan is valuable to envision potential parkland features and future uses.

Colin's work product is not intended to be adopted by the City as the plan for the property. The results of the public engagement and Colin's design will inform how the City may proceed in seeking further refinement, detailed design and plans for the property. Additional public engagement is anticipated at that time.

Please contact me directly with any questions, suggestions or ideas at [joshuac@ci.altoona.wi.us](mailto:joshuac@ci.altoona.wi.us) or 534-444-5430.

  
Joshua Clements, AICP  
City Planner



Above: Windsor Forest Place Study Area

**PLANNING DEPARTMENT**

“Windsor Forest Place” UW-Madison Capstone Project

2021 April 30

TO: Altoona City Council  
Residents of the Windsor Forest Neighborhood

FROM: Joshua Clements AICP, City Planner

CC: Mike Golat, City Administrator  
Colin Thomasgard, UW-Madison

This memorandum summarizes the public engagement and feedback process contributing to the Windsor Forest Place UW-Madison Student Capstone Project. This memo also serves as an artifact of this project for the purpose of future planning for this area that may be contemplated.

**Background and Process**

The City of Altoona is studying opportunities to improve access to housing and investment throughout the City, and engaged in completing a parks and trails plan. This is part of a city-wide mission to improve access to quality open spaces, housing opportunities, and quality of life for all residents.

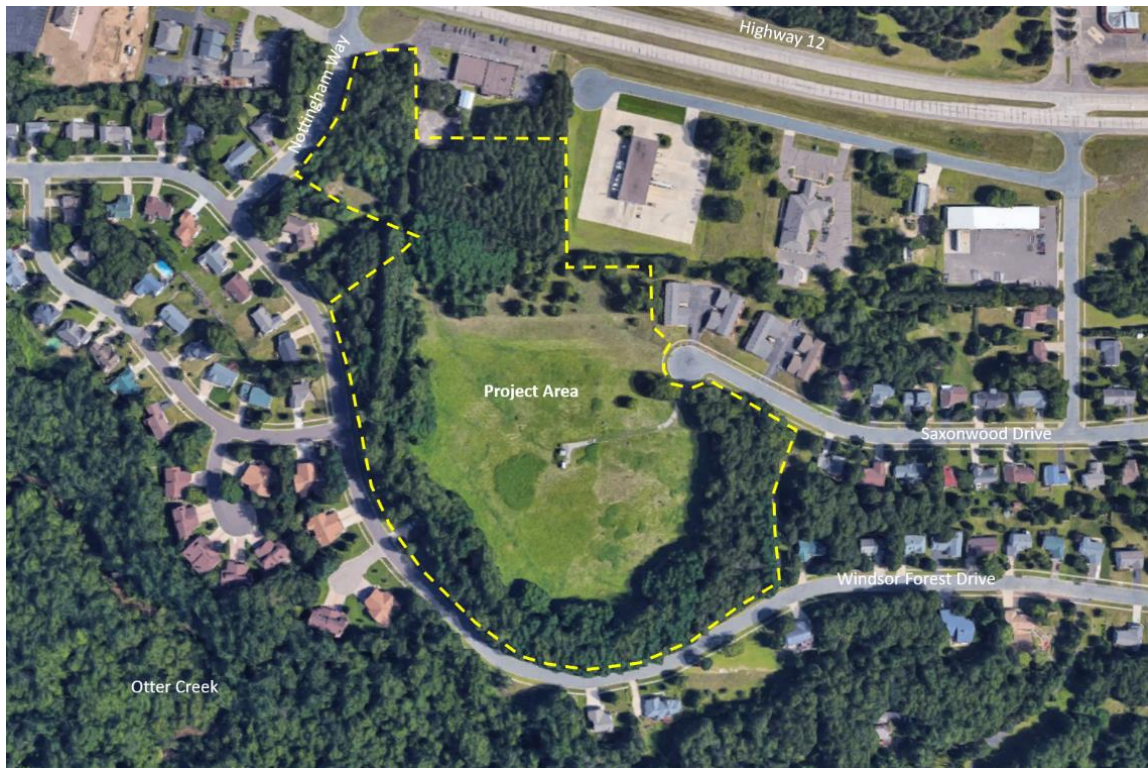
The City is partnered with the University of Wisconsin Madison Department of Planning & Landscape Architecture to engage a talented student, Colin Thomasgard, to complete a year-long senior capstone project in the City. The capstone project entails studying the landfill and adjacent property in the Windsor Forest Neighborhood and to generate a concept plan that incorporates community parkland and housing where possible. The study area is approximately 20.25 acres, of which approximately 6 acres is likely developable along the north side of the landfill, between Nottingham Way and Saxonwood Drive. The City controls all the property except for a portion currently owned by Finley Engineering. This study does not contemplate removing landfill waste, but may include utilizing that area as a park.

This is an excellent opportunity for a Colin to engage in a consultative exercise with the City to begin envisioning future uses of this property. Colin will gain experience in a potential real-world project, including engagement with City staff and the community. The City will gain a concept plan that may be valuable to determine potential future uses and guide direction for further refinement. The expectation is that the concept plan will facilitate dialogue concerning future parkland and development. The final product and information from the engagement process may result in contracting a consultant to build upon this content to assist in the creation of a detailed plan.

Capstone project assumptions include:

- The existing landfill monitoring devices will not be modified in any significant way, and that the only changes to the area where waste is located is minor surface improvements such as walking paths.
- Areas north of the primary ring of monitoring devices, located near the crest of the hill, is able to be utilized for some type of development.
- The developable area is +/- 6 acres, depending upon the result of DNR assessment and restrictions, and desired character of development.
- Approximately 2.5 acres is available from Finley Engineering.



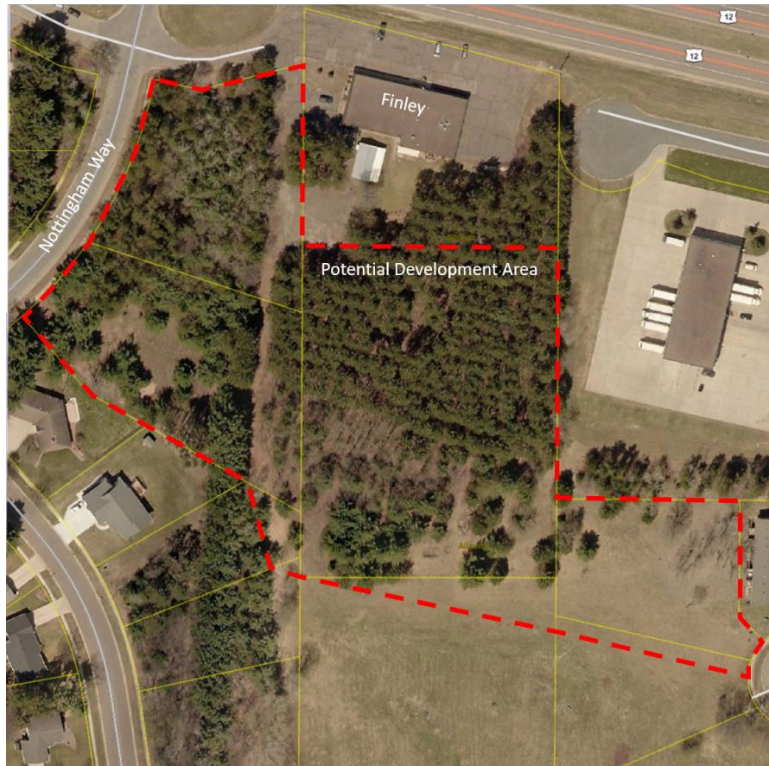


The following illustration reflects the known extent of the buried landfill waste, with a Google Earth image overlaid for visualization purposes<sup>1</sup>. The City of Altoona is working with the Department of Natural Resources to study landfill records to determine (1) What modifications to the landfill cap are possible to utilize the area for public space, such as walking paths, gardens, or other features; and (2) What development activities are possible nearby the landfill, where, and under what conditions.



Source: SEH field survey, 2005

<sup>1</sup> Due to overlaying a scanned record of the landfill survey, with Google Earth, property lines do not precisely align with actual conditions. The illustration is for reference purposes only.



## Public Engagement

Public engagement, feedback and contributions to inform the capstone project was focused during the month of January to correspond with the timeline of the academic expectations. Mr. Thomasgard developed an electronic survey, and City staff held three site tours and three virtual discussions held via Zoom.

Date	Event	Attendance <sup>2</sup>
January 16 <sup>th</sup> , Noon	Site Tour	12
January 19 <sup>th</sup> , Noon	Virtual Meeting	7
January 20 <sup>th</sup> , Noon	Site Tour	2
January 27 <sup>th</sup> , 6:00 PM	Virtual Meeting	4
January 28 <sup>th</sup> , 8:00 AM	Virtual Meeting	2
January 30 <sup>th</sup> , Noon	Site Tour	1

Letters were sent out by the City to 168 addresses in the neighborhood dated December 24<sup>th</sup>, January 8<sup>th</sup>, and January 21<sup>st</sup> providing a brief summary of the study, links to the survey, site tour and virtual meeting information.

The site tour on January 16<sup>th</sup> served as a kickoff event, attended by Mayor Pratt, Councilpersons Rowe and Biren, and nine neighborhood residents. Councilperson Stuber, whose district includes the neighborhood, attended each of the three virtual meetings. The survey was active from December 24<sup>th</sup> to January 31<sup>st</sup>.

<sup>2</sup> Attendance figures include residents and public officials, but do not include city staff. Persons may have attended more than one event.

Consensus comments provided by attendees include:

- Appreciate the trees, and limit any removed for development or park.
- Enjoy the relatively quiet neighborhood.
- Opportunity for parkland with nature feel. Consistent support for walking trails. Positive feedback regarding addition of playground.
- There were some who shared concerns regarding how a new park would draw people from outside the neighborhood to utilize it.
- Desire to maintain as many trees around landfill as possible, and natural landscape rather than playing field or similar changes.
- The potential of additional development was understood, but mixed perspectives regarding favorability. Most related comments favor no new development or at similar use as existing neighborhood, with good landscape buffers. Concerns shared included traffic, loss of open space, enjoy not having neighbors (in that space).
- Concerns about existing traffic, especially vehicle speeds. Additional potential traffic created by adding certain park features or new development a concern, especially along Saxonwood.
- Feedback regarding a potential off-leash dog park was mixed. Concerns shared included potential noise from dogs and traffic from people driving to this destination amenity. Supporters indicated their interest to utilize such a feature, and noted the number of people they see walking their dogs in the neighborhood.

Additional comments:

- Concerns about how the existing four multi-unit properties on Saxonwood are managed.
- Maintain the wooded entry along Nottingham Way.
- Disc golf features might be a good use of the open space.
- Several residents shared hearing about a potential park for the landfill area in the past, and are interested to see the effort move forward.

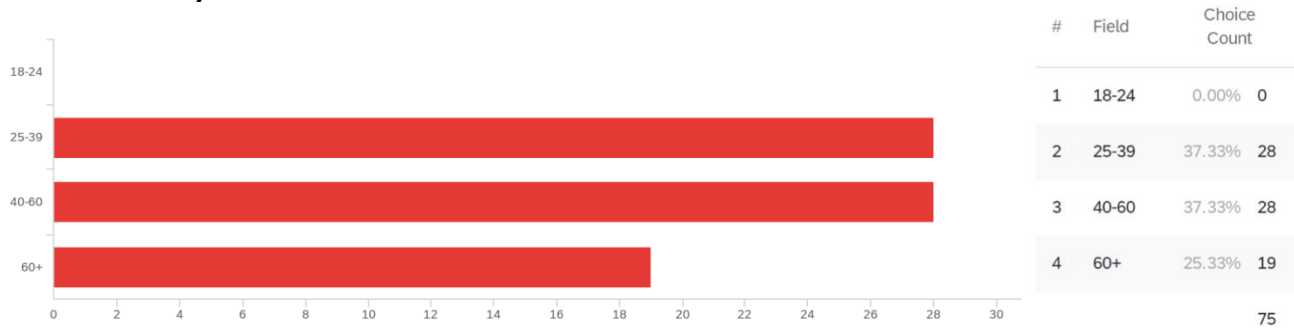


## Survey

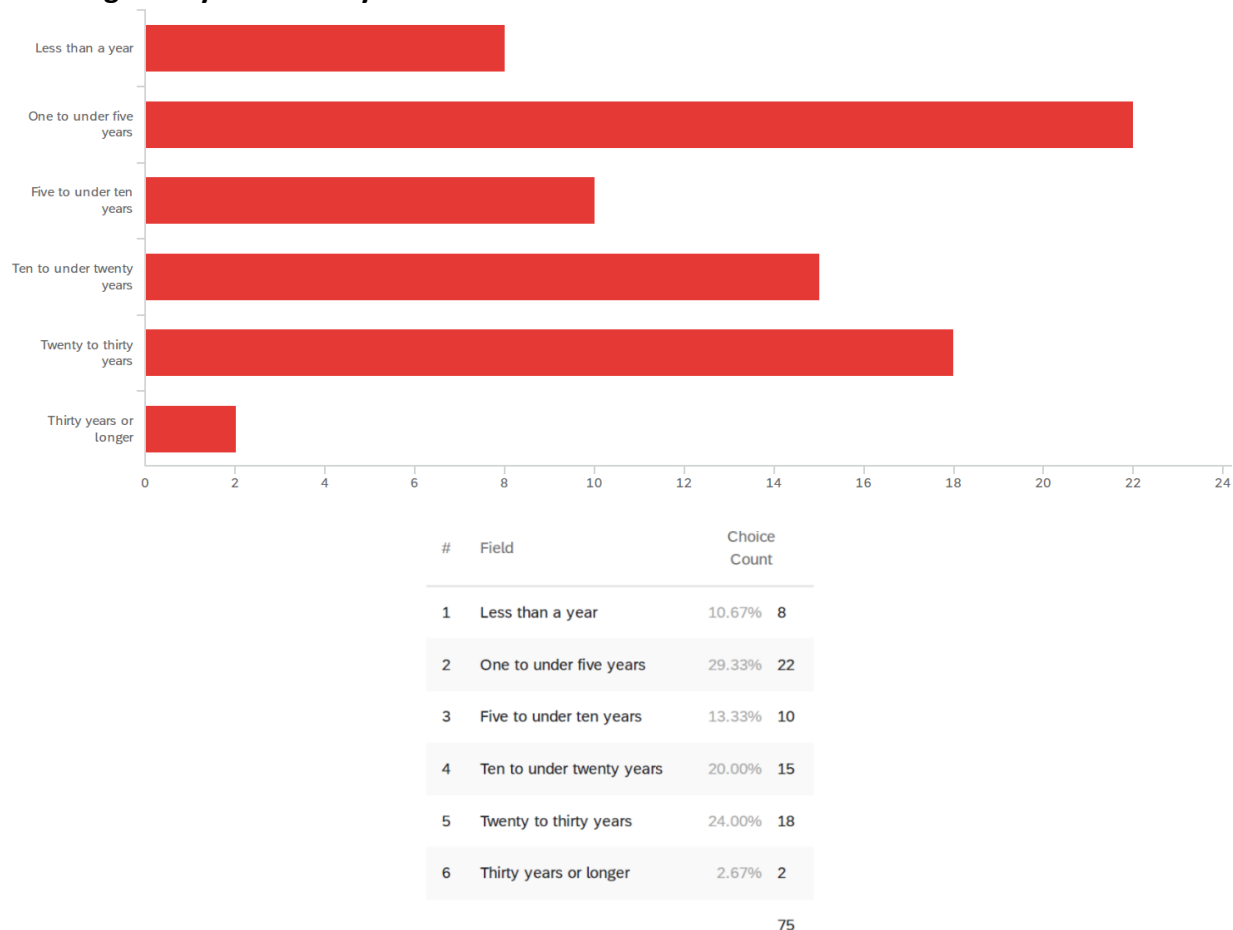
Colin utilized the University's Qualtrics license to construct a survey to gain insight into the preferences of residents. The survey collected limited demographic and housing tenure information, preferences on characteristics of a future park, and potential housing development. A total of 75 survey responses were submitted. Some respondents did not complete every question, and some questions permitted more than one selection.

The following results are presented without interpretation, editation, or analysis.

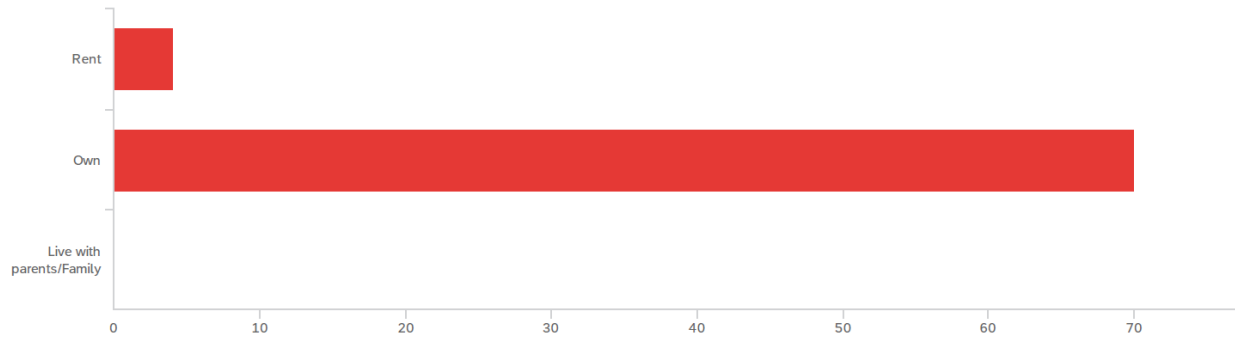
### Q1 How old are you?



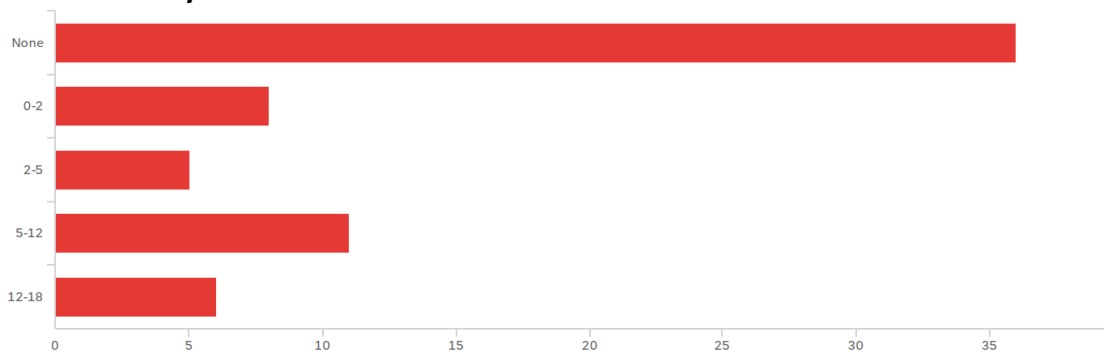
### Q2 How long have you lived in your current home?



### Q3 What best describes your current living situation?

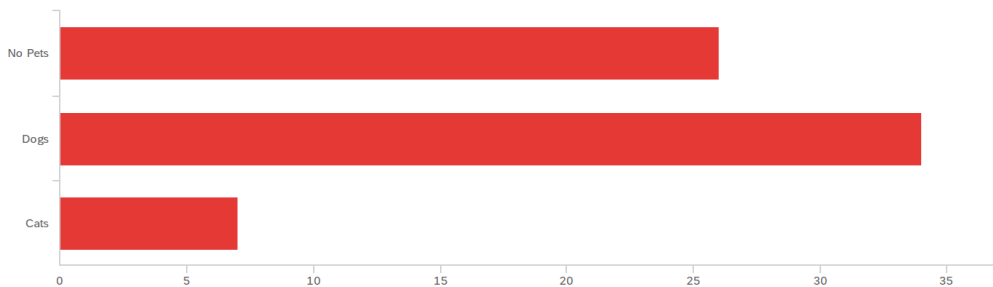


### Q4 Ages of children in your household



#	Field	Choice Count
10	None	54.55% 36
11	0-2	12.12% 8
12	2-5	7.58% 5
13	5-12	16.67% 11
14	12-18	9.09% 6
		66

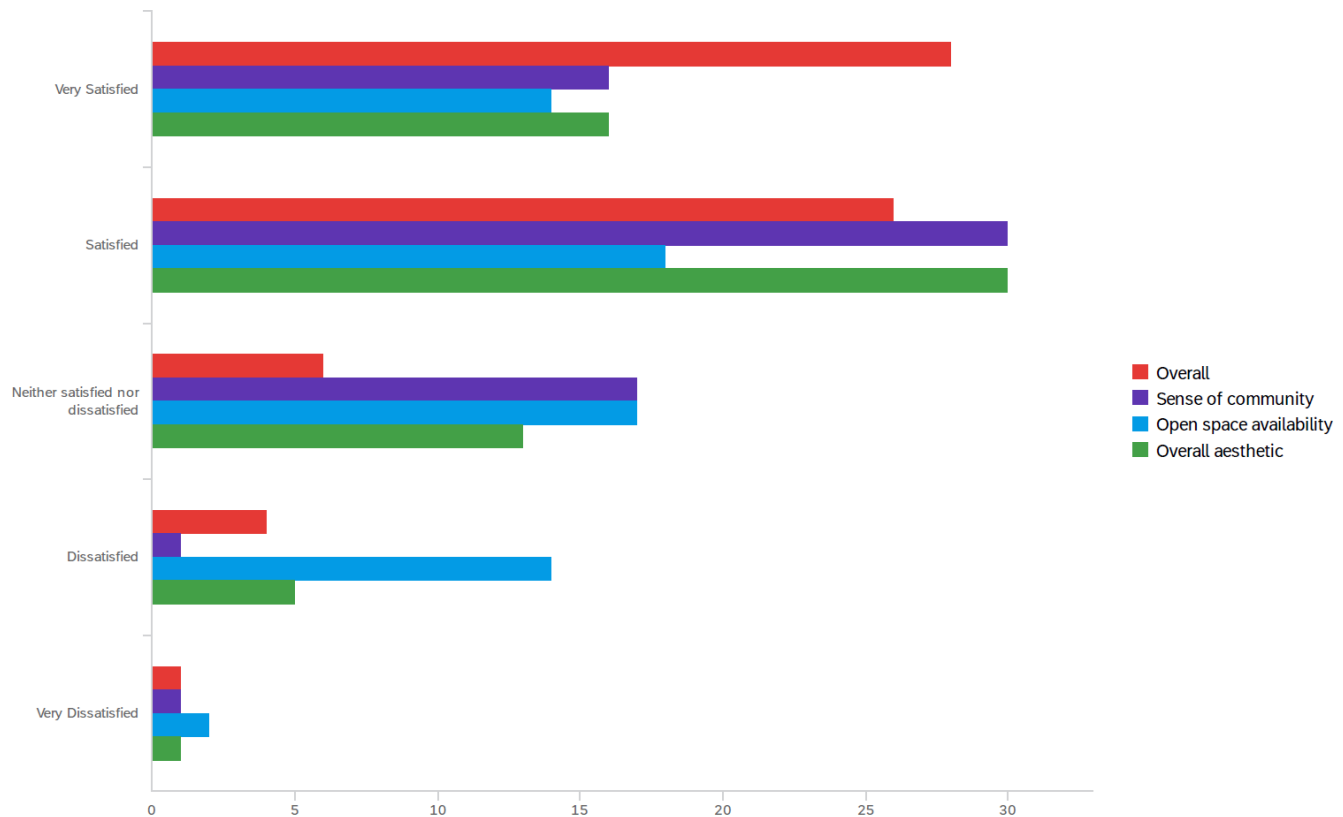
### Q5 Do you have any pets?



#	Field	Choice Count
3	No Pets	38.81% 26
4	Dogs	50.75% 34
5	Cats	10.45% 7
		67



## Q6 How satisfied are you with your neighborhood?



#	Field	Very Satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very Dissatisfied	Total
1	Overall	43.08% 28	40.00% 26	9.23% 6	6.15% 4	1.54% 1	65
2	Sense of community	24.62% 16	46.15% 30	26.15% 17	1.54% 1	1.54% 1	65
3	Open space availability	21.54% 14	27.69% 18	26.15% 17	21.54% 14	3.08% 2	65
4	Overall aesthetic	24.62% 16	46.15% 30	20.00% 13	7.69% 5	1.54% 1	65

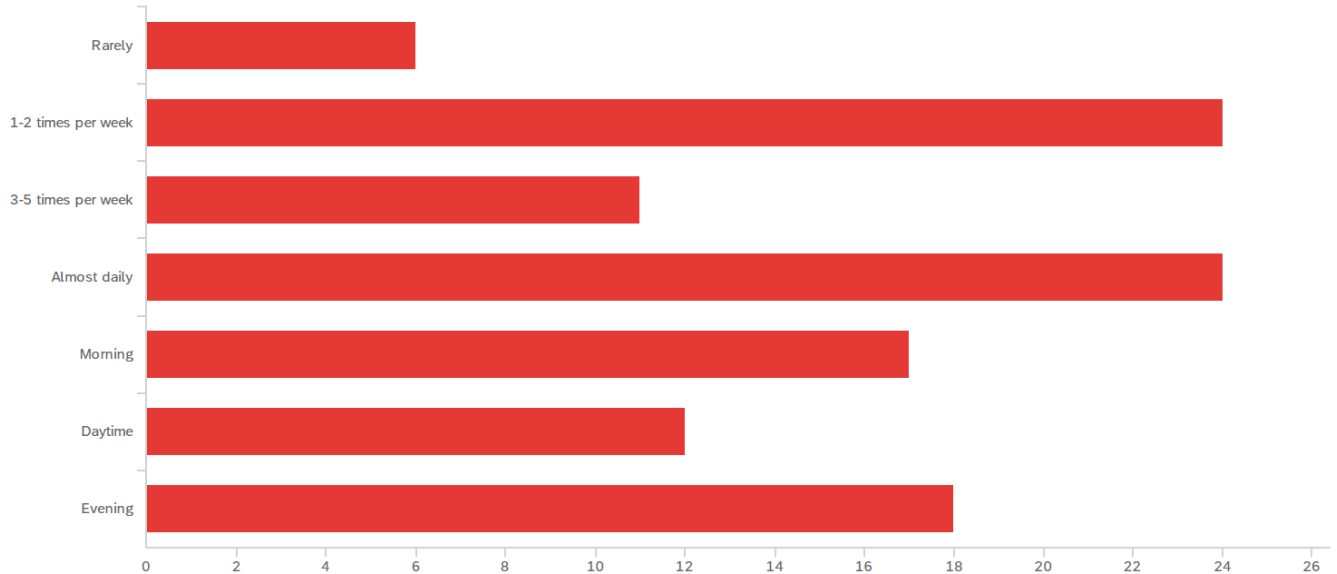
## Q7: What do you think your neighborhood is missing?

Family friendly areas to hang out and enjoy	the trees that have been cut for new houses. Playground for kids/
Ice cream shop	No more low income/apartments- get rid of them
The most pressing issue in the Windsor Forest Neighborhood is the lack of regulatory control or enforcement of ordinances aimed at curtailing the trash strewn on the lawns and beoulevard in front of the apartments at the end of Saxonwood Drive adjacent to the intended project area	QUIET

We have lost a lot of natural areas and wildlife	A park or recreational area, nature area to enjoy being outdoors
The trees and natural back drop we once had on our culdesac until the current building project happened that dropped our property value and took away the privacy we desired and the reason we built a house on the culdesac to bein with	A park, safe walking trails
Community space	Neighbors knowing each other
Usable access to Otter Creek	Connection with the rest of Altoona via walking and biking
Definitely a park for children . More lighting along walkway areas, dark areas along Windsor Forest below 603 Windsor walking toward city utility building	Green space for wildlife
nothing	Nothing! It is perfect as it is!
Nothing	Nothing Low taxes...
nothing	A place for children to play.
A park and water features	Access to parks and a safe way to cross the highway
Neighborhood garage sales	Have some concerns with the condition of the townhosues and he occupancies at the end of Saxonwood dition
We have two young kids and within the Windsor Forest neighborhood there are no flat fields to play sports. To access a baseball/soccer/etc. field kids have to unsafely corss HWY 12.	Park for children
I love the idea of turning this space into a park!	Communal park/a park
A park.	A park and bike trail
No Parks. Thanks for the new trees last year	nothing, I like the quiet
There are no parks nearby!	Playground
Playground	Parks. Dangerous to cross the highway
Playground area for children	The property owners with the run down apartments next to where you want to develop a Dog Park. That would do a lot more for the people living on Saxonwood Road then a Dog Park! Didn't you learn anything when you visited the neighborhood with TV 13 News. I believe the people you tried to sell this dumb idea too said no! Short term memory? Thanks to the Einstein with the idea of planting trees ion the boulevard! Are they going to come out and pick up th eleaves in the fall? No! Spend your efforts putting up more stop signs in Altoona, repairs the roads and may be create programs for the young people vs. spend your time and money on River Prairie! Paying someone to say this is a dumb idea is priceless!

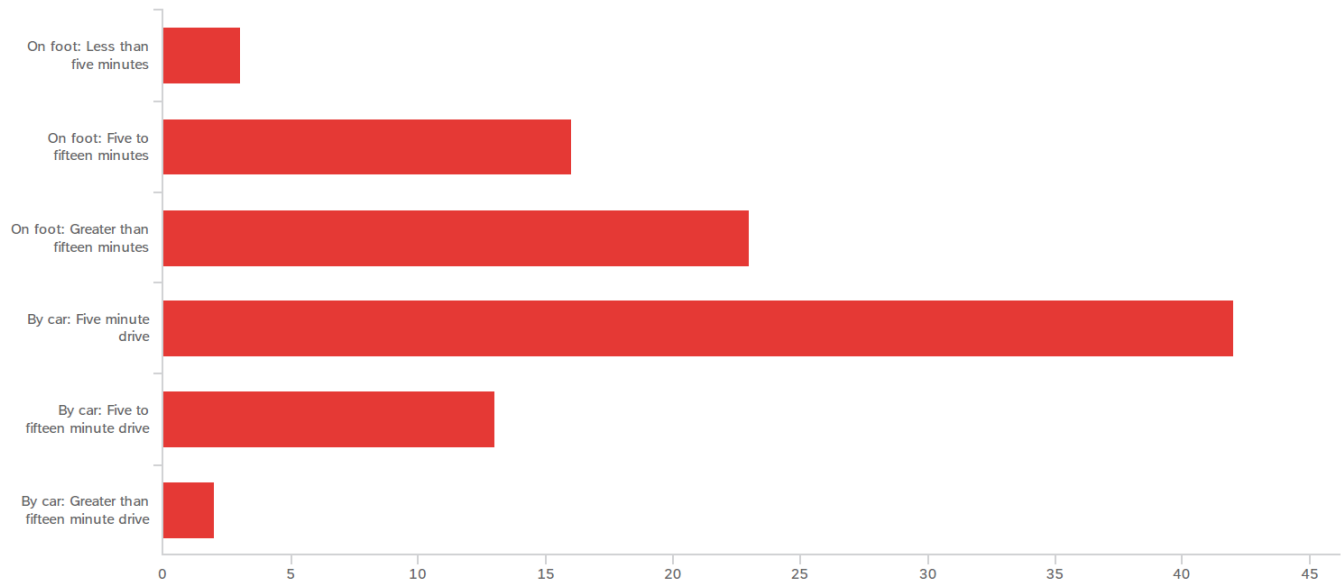
A children's playground and play fields	Speed bumps
I'd like to see the traffic on US-12 slowed down.	Nothing. We have everything we need: quiet, privacy, woods.
A park and a crosswalk to cross highway 12	A playground for all the kids
Park/walking trails	Playground/park

**Q8: How often do you go on walks in the neighborhood? Select all that apply.**



#	Field	Choice Count
1	Rarely	5.36% 6
2	1-2 times per week	21.43% 24
3	3-5 times per week	9.82% 11
4	Almost daily	21.43% 24
5	Morning	15.18% 17
6	Daytime	10.71% 12
7	Evening	16.07% 18
		112

**Q9: How far is the nearest park or recreational space to you? Select two.**

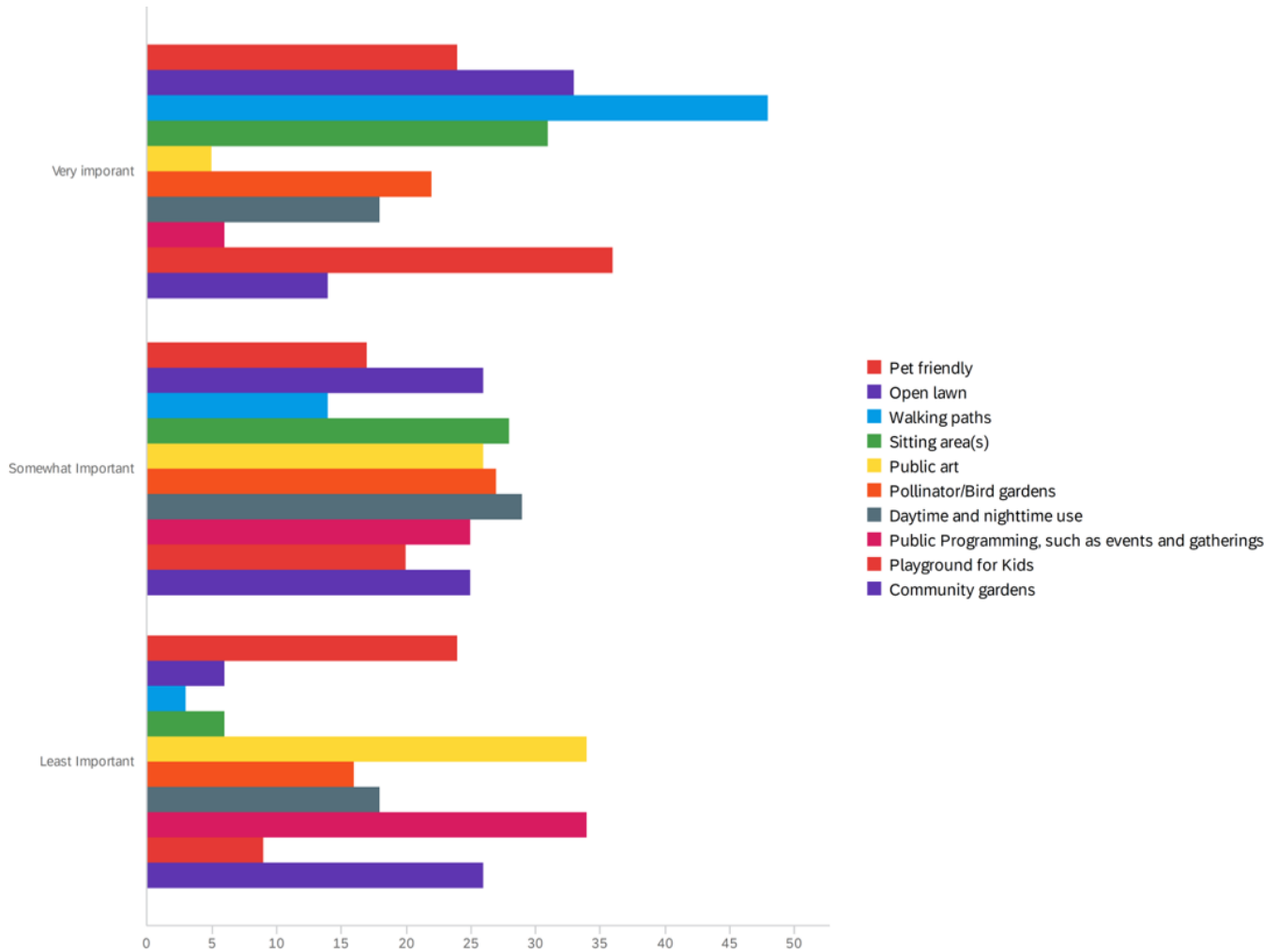


#	Field	Choice Count
1	On foot: Less than five minutes	3.03% 3
2	On foot: Five to fifteen minutes	16.16% 16
3	On foot: Greater than fifteen minutes	23.23% 23
4	By car: Five minute drive	42.42% 42
5	By car: Five to fifteen minute drive	13.13% 13
6	By car: Greater than fifteen minute drive	2.02% 2

99



**Q10: In your ideal park, please rank these features from most important to least important.**



#	Field	Very imporant	Somewhat Important	Least Important	Total
1	Pet friendly	36.92% 24	26.15% 17	36.92% 24	65
2	Open lawn	50.77% 33	40.00% 26	9.23% 6	65
3	Walking paths	73.85% 48	21.54% 14	4.62% 3	65
4	Sitting area(s)	47.69% 31	43.08% 28	9.23% 6	65
5	Public art	7.69% 5	40.00% 26	52.31% 34	65
6	Pollinator/Bird gardens	33.85% 22	41.54% 27	24.62% 16	65
7	Daytime and nighttime use	27.69% 18	44.62% 29	27.69% 18	65
8	Public Programming, such as events and gatherings	9.23% 6	38.46% 25	52.31% 34	65
9	Playground for Kids	55.38% 36	30.77% 20	13.85% 9	65
10	Community gardens	21.54% 14	38.46% 25	40.00% 26	65


**Q11 Is there a feature not listed that you'd like to have?**

Regular maintenance of the area	No
re: pictures, I would choose none. re: what is not listed: trees, for shade and wildlife habitat	Water feature
Nothing, leave it how it is	Fountains or water features; flower beds; more aesthetically appealing methane ventilation system; small steel or weather resistant tables
Large enough so there's room for social distancing / No crowded feeling / Nature-like	Natural grasses for wildlife
Restrooms would be important, shaded area/trees	not really
Water feature	Gazebo and/or public shelter
Bike path so we don't have to ride up and down the hills of the road	N/A
Would,like more natural area	no
No	I enjoy the natural beauty of the trees. I am opposed to a dog park or children's playground or any kind of gathering place for large groups of people. One of the reasons I moved here was the natural beauty of the trees which could be enhanced by walking trails, but other than that, I am not in favor of a high traffic park.
Not raising taxes. If this project raises our taxes by even \$5, I'm moving.	no
No	Water feature place for music or listening to music
Just flatten the space or just leave as is.	natural beauty and wildlife
Sports field	sledding would be great
Maintenance and upkeep. I think there needs to be long-term plan to maintain a park. Currently there often seems to be a lot of trash/garbage new the end of Saxonwood Drive 9acrsso from the apartments).	Workout stations
things to do in the winter	No
bike trail	no
Pavilion or shelter	Hiking and cross country ski trails
Hiking or ski trails	Parking.
There is enough parks in Altoona that are not being used now!	snow shoe and xc ski trails
Picnic tables/pavilion and benches	bike friendly
Just daytime hours. Not open at night. Keep the woods/trees! We do not want this park	No


baseball diamond, basketball courts, frisbee golf	No
Games/recreation – ping pong / houseshoe / etc	

**Q12 Which of these paces do you like the most?**


1




2



3



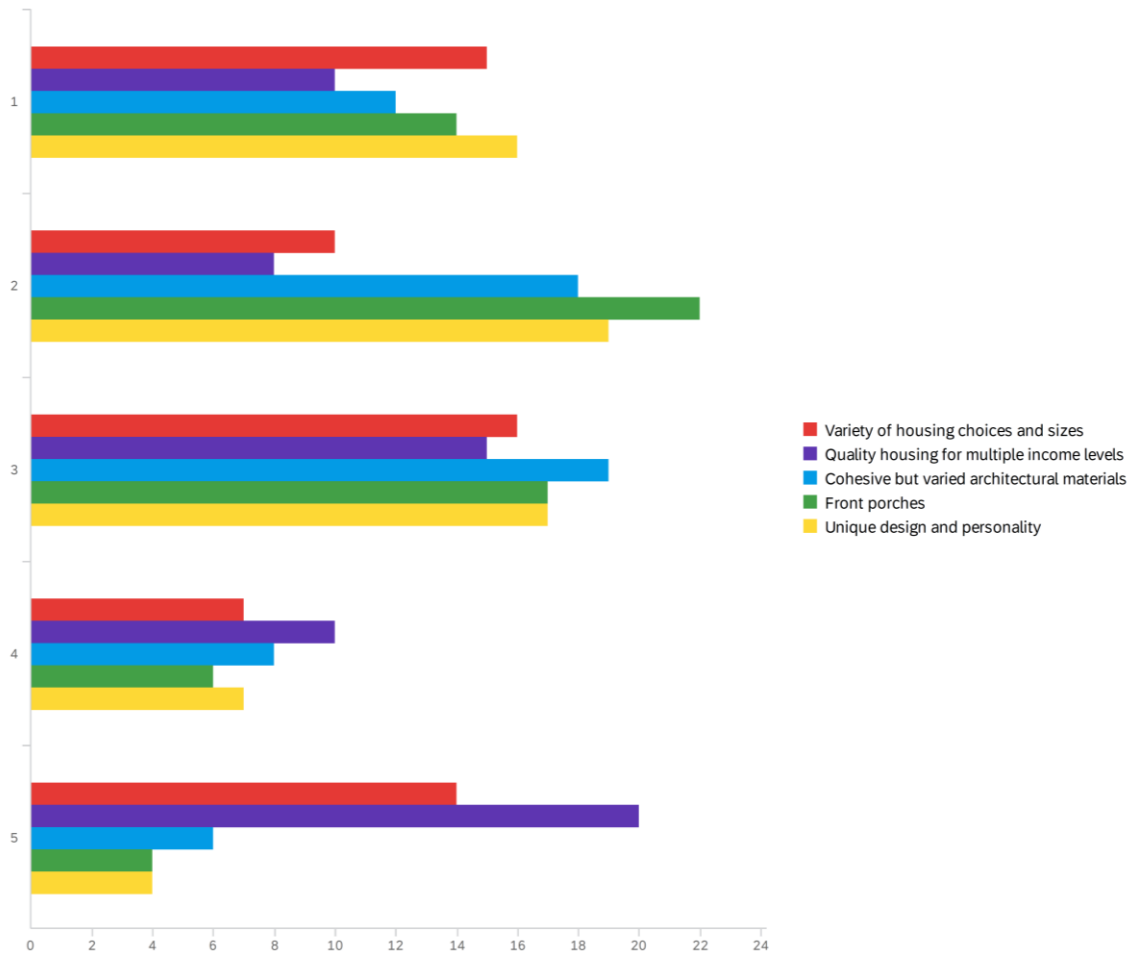
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#	Field	Choice Count
1	1	38.46% 25
2	3	27.69% 18
3	2	21.54% 14
4	4	12.31% 8

65

**Q13 How would you rank these characteristics of a neighborhood regarding the houses themselves?  
1 being maximum priority, 5 being least priority.**



#	Field	1	2	3	4	5	Total
1	Variety of housing choices and sizes	24.19% 15	16.13% 10	25.81% 16	11.29% 7	22.58% 14	62
2	Quality housing for multiple income levels	15.87% 10	12.70% 8	23.81% 15	15.87% 10	31.75% 20	63
3	Cohesive but varied architectural materials	19.05% 12	28.57% 18	30.16% 19	12.70% 8	9.52% 6	63
4	Front porches	22.22% 14	34.92% 22	26.98% 17	9.52% 6	6.35% 4	63
5	Unique design and personality	25.40% 16	30.16% 19	26.98% 17	11.11% 7	6.35% 4	63



**Q14 If you were considering adding a new housing area to the neighborhood, which of these examples would you find most desirable? Feel free to select multiple.**

**1**



**4**



**2**



**5**

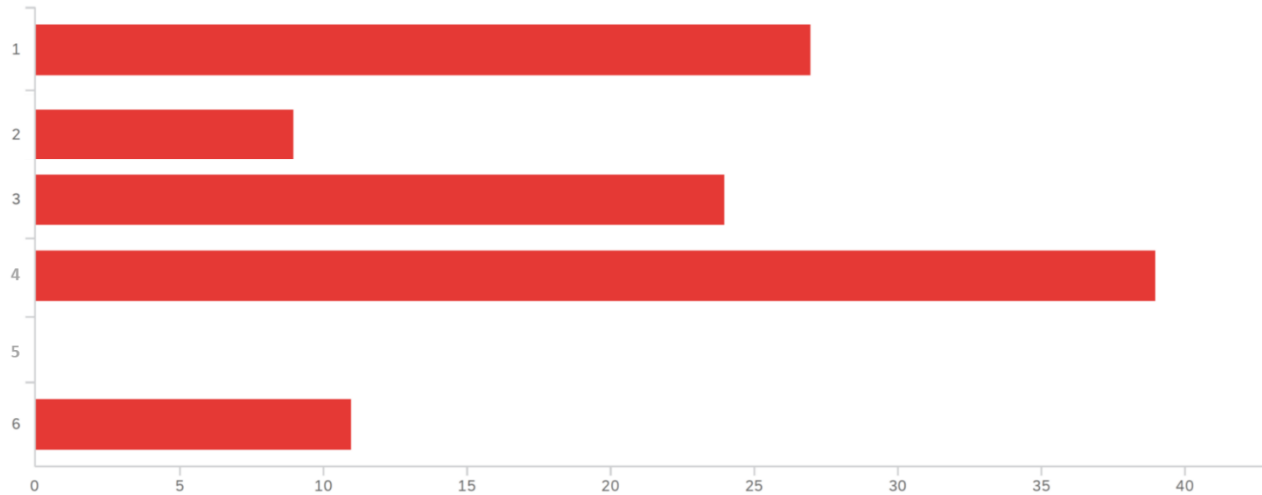


**3**



**6**





Field	Choice Count	
1	27	24.5%
2	9	8.2%
3	24	21.8%
4	39	35.5%
5	0	0%
6	11	10.0%
Total	110	

**Q15 Thinking about your choices from the images in the previous question, please share what you liked about them.**

Single family homes	Open spaces – trees
1 All seem dense. We chose to move here because there was a feeling of “outdoors” and “off the major traffic route”. I realize the lot our house is on had trees that were cut as the neighbor complained about but this has been a peaceful area and we’re pleased with the variety of birds that come to our backyard	Trees, walking paths, open porches to invite conversations with neighbors
Not low income, no apartments, appealing to the eye, yard space, inviting	Seems more appropriate for independent seniors of which we have little to offer in Altoona’s most apartments available for rent are for younger individuals or are ALF’s managed by a conglomerate.
Single Family Dwelling Preferred	Trees
They look more unique than the other newer developments in the area. Welcoming and affordable	green space, variety of architecture, and welcoming neighborhood porches for connection with each other
More of a single family unit.....not interested in anymore multi-family buildings.....way too many being built around us.	Single family homes, community space
Has a sense of community, especially for mature owners	I like single family households

Single family homes	Single home appearance
Like the idea of nicer SINGLE family homes.	Some space in between houses
I like individual homes, not apartment complexes	Green, bright, attractive, lots of windows
A	Homes not apartments
Nothing	There is some space between the houses. The new neighborhoods going up in Eau Claire and Altoona are basically tiny lot wood boxes. We need neighborhoods with more space to them.
Not too close to each other	Homey, inviting, warm, traditional, green area,
Outdoor space. , character	Right now we are getting slammed with apartment buildings so to see more apartment building would be disappointing
Do not want multiple family homes or apartments.	single family structure
single family homes	attractive, interesting. solar panels. porch.
design. clean lines. character.	I feel that we have enough “apartment complexes” in Altoona, especially with all the recent development.
Classic styling, neighborhood feel, environmental friendly design	Walking paths, detached houses.
looks nice, like what is shared	Bigger yards and porches
high quality, porches, trees	I would like to see single-family, OWNED units. This site is near rental townhomes, which do not fit the character of our neighborhood—poor landscaping, vehicles parked on lawns, overflowing trash containers, etc.
too crowded, need more open space	Nice design with windows and porches, gardens. Looks friendly and interesting. Nice places without huge yard and driveways, someplace I could downsize
Single family dwellings with well manicured green spaces	Single dwellign houses, landscaping
Trees. Gardens. Porches. Community. High quality. Hidden garages?	Single Dwelling.
Single family homes or condos	Single family housing
Some didn’t include apartments or high densit housing. This is a residential non-rental neighborhood.	Living spaces, lawns, porches, nice houses
We like the one we chose because it is a single-family household.	I like bigger front yards, housing not super close to the street
single family homes or condos, homeownership and stability is important to promote	They look nice
They look nice	Family homes no apartment building
Greenery	Medium density, single family. Sma

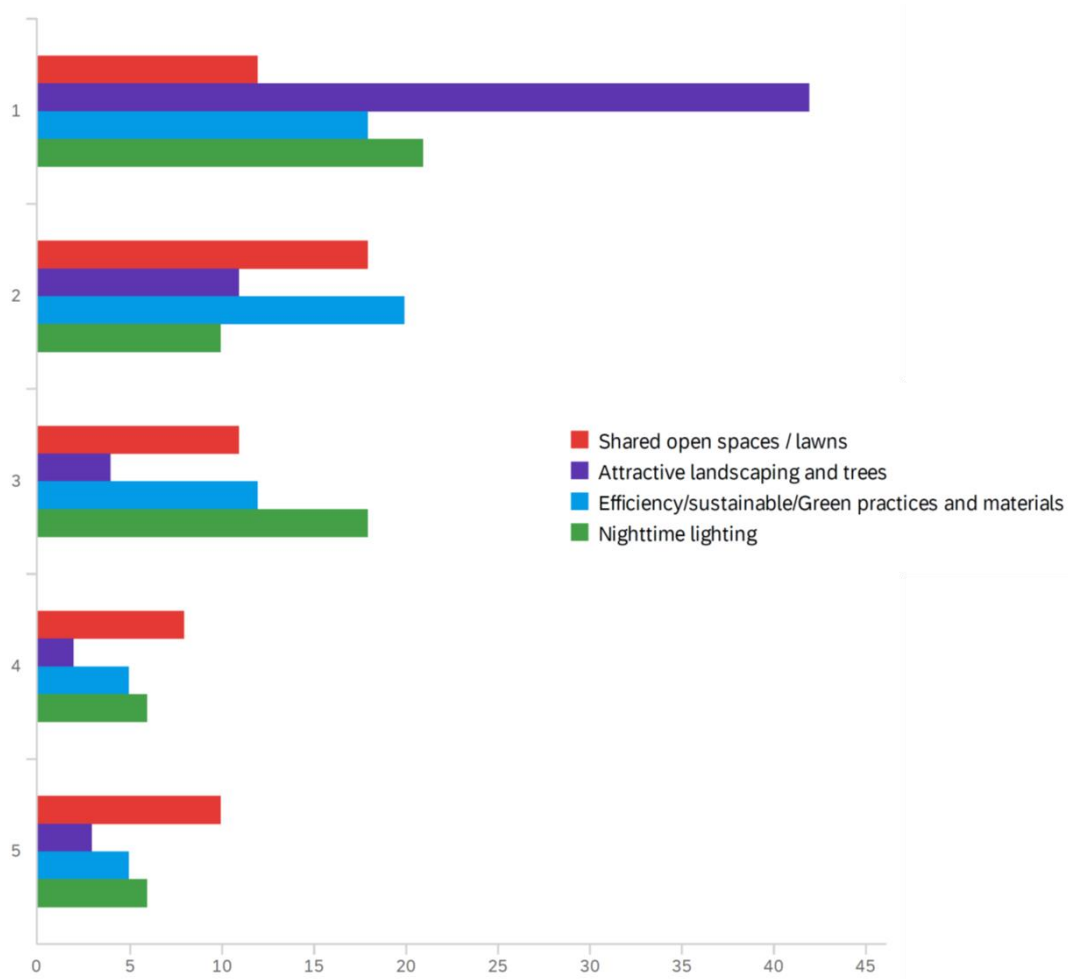
**Q16 What did you dislike of the images above?**

Low income housing, or increasing neighborhood population, we have enough crime in the low income housing we don't need anymore	High density housing
too dense.	Nothing in particular
Too close together, apartment complexes, no yard space	I'm not a fan of multiplex apartments with multiple floors that tower over single family homes or other smaller dwellings in quiet, secluded neighbor.
Multi-Units	Overcrowding
I dislike the very large homes/buildings specifically thinking about my neighborhood and the area you are surveying.	multi family homes mixed in with single family homes, industrial nature of some of the pictures, I'm for energy efficiency but not making a residential area looking industrial
Houses too close together	Too many multi family or apartments
Apartment buildings	Connected homes\commercial looking building do not fit.
Duplex/ apartments	Density of living space
The modern appearance of #2 doesn't match the neighborhood	Multi family living, commercial property and homes being built too close to each other
Too many apartments and houses too close together	Too crowded. Multiple units in one building is not desirable in our neighborhood. There is already enough options for multi family housing near by.
add brick or stone character	A
Apartmentments	I dislike the crowded number of living spaces. This neighborhood is very quiet & serene. By adding multiple housing units, the makeup of the neighborhood is destroyed.
Town homes and apartment buildings look awful in a neighborhood with single family homes. If you have to do something with the land, please put in a dog park.	large apartment buildings and very little private space
The hard, cold, grey lines of square architect, with no green space	We don't need more apartments
Too many people and sometimes lower income in apartments. Our neighborhood is currently safe.	multi-family construction
high density of homes. no yards	I prefer single family homes.
Hate row houses or too many of one style/color	Large complexes
Big rentals. Creates more traffic for kid friendly neighborhoods	High-density units. This is a quiet residential neighborhood. We do not need increased traffic. New units should be consistent with the current neighborhood. There are lots of rental/ownership options next door in Hillcrest Greens.



too cluttered	Big driveway
Apartments/ high density dwellings, low green space	Apt styling housing
What do these look like in winter	Condos, apartments
Town houses, apartments- multiple family homes	Apartments
High density housing and rentals.	Pretty close together
Anything. DO NOT want anything that introduces traffic or noise to area.	We really don't like any of them. Too close together.
Apartments are ok but would rather have individual houses	apartment buildings, we don't need more rentals
Multiple unit apartments	Clustered
High density	

**Q17 How would you rank these characteristics of new housing in this location? 1 being maximum priority, 5 being least priority.**



#	Field	1	2	3	4	5	Total
1	Shared open spaces / lawns	20.34% 12	30.51% 18	18.64% 11	13.56% 8	16.95% 10	59
2	Attractive landscaping and trees	67.74% 42	17.74% 11	6.45% 4	3.23% 2	4.84% 3	62
3	Efficiency/sustainable/Green practices and materials	30.00% 18	33.33% 20	20.00% 12	8.33% 5	8.33% 5	60
4	Nighttime lighting	34.43% 21	16.39% 10	29.51% 18	9.84% 6	9.84% 6	61

### Q18 Do you live in the Windsor Forest neighborhood?

#	Field	Choice Count
1	Yes	96.92% 63
2	No	3.08% 2
		65

### Q19 Any final comments or concerns here. Thank you for your time!

Please do not put low income housing in the one we have now is an eyesore and there is constant police activity	Thanks for your work!
some comments have been added above. We walk in the golf course subdivision, but would not choose to live there. If that's what Windsor Forest is to become, we can move. I recently thought that the trees in back of the Windsor Forest stone sign on Nottingham Way were about the only "forest" left. Of course the name could be changed to "Windsor Twigs" or "Windsor Lawns with Grass" just like every other development.	I hope some of the existing trees will be kept, it adds to our Windsor "Forest" look to our neighborhood
Please no low income, no more apartments, nothing that is going to let the apartment people congregate at who will disrespect the space	Thank you for involving the residents of the Windsor Forest Neighborhood and soliciting our input in the planning process
Thank you for doing this survey so there is opportunity for input, as opposed to pre-made decisions!	Traffic on Saxonwood is a major concern
We have lived on Saxonwood since June and i have always wished the west cul du sac area was turned into walking trails, park, useable space for families, friends, and dog walking. I would possibly be concerned about additional traffic in the area. Overall looking forward to the outcome and am pleased to have the opportunity to provide input, thank you!	I like the idea of adding shared green space to my neighborhood
I am concerned about any dramatic increase in vehicle traffic	Please no megaplexes like what's going up east of the neighborhood, single homes or duplexes fit better.

My wife and I believe there is plenty of commercial property available in other locations around Altoona. This area should be developed into a few more single family homes and a nice park for the children and grandchildren living in this beautiful area of Altoona	Too many housing developments in this area, as where Hillcrest Golf was. Also having the extension of 3rd St shoved down our throats when stop lights could have been installed at Highway 12 & Nottingham Ct., rather than destroying trees and wildlife habitat. Residents did not want that extension & were very vocal about it. City of Altoona does not seem to care what residents say.
I'd welcome green space but more housing with multiple units in one building is NOT needed in this area.	Our neighborhood is a mature one and any changes that occur should fit the current set up. Its called Windsor Forest so it would be nice if you kept the tree that separate our neighborhood from the Highway. Please do not disrupt our amazing neighborhood
Suggesting you can make things "better" by destroying the natural beauty of the area seems unnecessary & costly. If you're going to build housing, do so away from Nottingham. & Windsor Forest	Our property taxes are already way to high for a small town in Wisconsin. Please don't do anything that is going to raise them more. We have had many neighbors sell their houses in the past 3 years because of how high they are. If you have to do anything, put in a nice dog park and call it good. The neighborhood will like it and it will attract people to the area without costing too much.
We are getting too many large apartment complexes in the Altoona area	None
I would really prefer no twin homes or apartments. There are so many in Altoona. Let's make this neighborhood unique.	Open space for children to play is a high priority
I'd prefer that the area stays without a playground or dog park. It will bring too many people to the neighborhood. A walking trail would be nice.	we have resided in Windsor Forest since 1996 first on Old English Road and the most recent 5 yrs on Windsor Forest Drive. The wooded areas on Nottingham Way and Windsor Forest Drive lend natural beauty and wildlife to our neighborhood. It's what makes Windsor "Forest" a wonderful area! It's area s a for
We don't have child friendly rec space on our side of Hwy 12. A simple sports field where the neighborhood kids can play pickup games would be priority #1.	what about the landfill
I think this space would be great for a large park, however, I do not see the need for additional housing.	Thank you for looking into this space, we have said since we moved in how nice it would be to use that area for a park!!
thanks	Parks and grassy areas would be awesome. Places for kids to play outside together, especially athletically.
like to see where this project goes but like what i see	With regard to the park area, I would be opposed to a dog park. This would bring unnecessary traffic and noise into our quiet neighborhood.
The need is not there. There is too much construction in the area	Great survey, thanks
The Windsor Forest Neighborhood is a well established community with families and numerous elderly individuals.	Prefer to see single dwelling homes. No dog park

Multi family dwellings and housing that is more transient would disrupt the feel of the neighborhood and would make the neighborhood feel less safe. The field in the study would make a great open space for the entire neighborhood to use for hiking, snowshoeing, cross country skiing, etc.	
Like the pictures, need to see how something like this would fit and where it goes	Absolutely NO Dog park. Traffic from the Apartment complex next to the area on your map is not good. Traffic needs to be slowed down.
Would HATE a Dog Park or anything that would increase traffic in our quiet neighborhood!	Find something else to do that will actually help Altoona and clean up the apartments at the end of Saxonwood Road!
I think a dog park in part of the area would be good, we have a lot of dog owners	No low income housing since we already have that and have issues. No dog park but dog friendly trails on leash. No apartments because the area has added too many in the past two years.
No more low income housing	No additional traffic or noise.
This is unnecessary development. It's comparable to urban sprawl and we are part of that, but it has to stop. We like the neighborhood the way it is. Will this raise our taxes? Will more people be walking around the neighborhood? Kids from the latest housing development have come to our door asking to use our phone, our bathroom, a drink of water. Not good. We do not want more development in this neighborhood!	I love the neighborhood but always said there needs to be a park on this side of the highway and in the neighborhood so I am excited about these plans! I have two small children who would love a park
More housing shouldnt be the priority here. Our neighborhood has a lot of kids, and no place for them to go play without crossing the dangerous highway. It would be absolutely ideal to have a safe neighborhood playground.	A new park would be great in the landfill area. We use Fairway Park often and would love something closer :). An apartment building is undesirable with all the single family unit housing.
I think it is important to maintain as much wooded area as possible and not clear out the trees	