1. Agenda

   Documents: COW_20150128_AG.PDF
2. Complete Packet

   Documents: COW_20150128_PK.PDF

Administrative Offices
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608) 270-4200 Fax: (608) 270-4212
www.fitchburgwi.gov

AGENDA
COMMITTEE OF THE WHOLE
WEDNESDAY, JANUARY 28, 2015
7:00 P.M.

NOTICE IS HEREBY GIVEN that there will be a meeting of the Fitchburg Common Council, Committee of the Whole at 7:00 P.M. on Wednesday, January 28, 2015 in the Council Chambers of the City Hall, 5520 Lacy Road to consider and act on the following:

(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the city web site at http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Minutes – Committee of The Whole – October 29, 2014

5. Public Appearances Non-Agenda Items

6. Process for Administrator Recruitment and Update on other 2015 Recruitments – Lisa Sigurslid, Human Resource Manager

7. Housing Study Report – Tom Hovel, City Planner/Zoning Administrator
   a. Link to the Housing Assessment is at: http://www.fitchburgwi.gov/DocumentCenter/View/9210

8. Announcements
   a. Next Scheduled Meeting February 25, 2015

9. Adjournment

Note: It is possible that members of and possibly a quorum of members of other government bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Fitchburg City Hall, 5520 Lacy Road, Fitchburg WI 53711,(608) 270-4200

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DRAFT MINUTES
COMMITTEE OF THE WHOLE
WEDNESDAY, OCTOBER 29, 2014
7:00 P.M.

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1. Call to Order by Council Chair Bloomquist at 7:05 p.m.

2. Pledge of Allegiance

3. Members Present: Mayor Pfaff, Steve Arnold, Becky Baumbach, Richard Bloomquist, Dorothy Krause, Carol Poole, and Patrick Stern, Jason Gonzalez

   Others Present: Tony Roach – City Administrator, Misty Dodge, Finance Director

4. Approval of Minutes – Committee of The Whole – September 24, 2014
   Motion to approve minutes by Arnold, 2nd by Stern. Motion carried

5. Public Appearances Non-Agenda Items - None

6. 2015 Budget Amendment Discussion
   a. Motion by Arnold to amend the budget schedule.
   b. Overruled by Council Chair Bloomquist
   c. Motion by Arnold to appeal Council Chair Bloomquist decision. Roll call vote: Ayes: Arnold, Gonzalez, Krause. Nays: Baumbach, Carpenter, Mayor Pfaff, Poole, Stern. Abstain: Bloomquist. Motion Failed.
   d. Mayor Pfaff presented the budget
   e. Alders presented amendments to the budget
   f. The committee reviewed and discussed Omnibus and the Council amendments. Roach and Dodge answered questions

7. Announcements
   a. Next Scheduled Meeting January 28, 2015

8. Adjournment - Motion to adjourn by Stern, 2nd by Gonzalez, motion carried at 9:30 p.m.

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THE CITY OF Fitchburg
HUMAN RESOURCES

City Administrator Recruitment Process

01/28/15 **Step 1: Committee of the Whole (COW)**
The COW will discuss the desired qualifications and traits of Fitchburg's next City Administrator. In addition a search committee will be discussed. This committee will assist Human Resources in screening applications as well as serving on the Interview Panel. I recommend 2-3 council members plus 2-3 community members.

February **Step 2: Community and Staff input**
Community Members and staff will be asked to provide input into the qualities and characteristics they would like to see in the next City Administrator. This information will be used to develop the candidate profile and advertisements

4 Weeks (March) **Step 2: Advertisements/Application Period**
Advertisements will be placed with the following agencies:

Publications & Websites	**Duration**
*Wisconsin State Journal	1 placement (Sunday) and online
Internal Posting at City Hall	duration of recruitment
Fitchburg Access Cable Television	duration of recruitment
City of Fitchburg Website	duration of recruitment
University of Wisconsin Consortium Website	duration of recruitment
Edgewood College	duration of recruitment
Wisconsin Department of Workforce Development	duration of recruitment
The Municipality	duration of recruitment
ICMA (International City/County Management Association)	duration of recruitment
Wisconsin City/County Management Association	duration of recruitment
National Organization of Blacks in Government	duration of recruitment
National Black MBA Association	duration of recruitment
E-Mail Contacts and Listservs	duration of recruitment

Centro Hispano
Kennedy Heights Community Center
Bridge Lakepoint Waunona Neigh. Center
Vera Court Community Center
Boys & Girls Club of Dane County
Nehemiah Community Development
United Refugee Services of WI
WI Women of Color Network Inc. (WWOCN)
Links Inc.
League of Martin
Urban League of Greater Madison
NAACP – Milwaukee & Madison
African American Council of Churches (AACC)
Robbi Dreifuerst (rdreifuerst@dcs.wisc.edu) (UW CPM program director)

* Paid Advertising

During the application period the search committee will meet to establish the selection criteria. An application scoring form will be developed. This form will be used to score the applications and select candidates for the panel interview. Interview questions will also be developed.

04/13/15 **Step 2: Applicant Screening**
Applications will be evaluated based upon previously determined criteria.

04/23/15 **Step 3: Panel Interviews**

04/28/15 - **Step 4: Council Selection of Top Candidate(s)**
Closed session

04/29/15 - 05/08/15 **Step 5: Background Check**

05/12/15 - **Step 6: Council approval of Top Candidate, Extension of Conditional Offer of Employment**
Closed Session

05/13/15 - 05/15/15 **Step 7: Pre-employment Physical and Drug Screen**

07/13/15 **First Day**

Lakeville, Minnesota

Position Profile
City Administrator
Lakeville, Minnesota
Salary Range – $134,414 – $161,295

Lakeville is a thriving city of cohesive neighborhoods, vibrant businesses, and successful partnerships. Working together, education, commerce, and local government have built a dynamic city offering a wide array of shopping, housing, and business development opportunities.

Our parks, lakes, and award-winning schools are alive with countless cultural, recreational, educational, and leisure activities. Lakeville is also ideally positioned for easy access to the Twin Cities' numerous regional amenities and attractions.

With a current population of over 58,000, we continue to be one of the fastest growing communities in the Twin Cities metro area. This rapid growth brings new opportunities and new challenges. How well we meet these evolving challenges will determine how successful our community is as we grow to become one of the largest cities in Minnesota.

The Mayor and City Council are seeking a City Administrator who is a "proven leader with dynamic vision to guide Lakeville as we grow into the future."

From a historic downtown to industrial and high-tech business parks, Lakeville continues to attract quality growth while maintaining the small-town feeling and high quality of life that make it exceptional. We offer you the opportunity to help us build the future for our remarkable community.

Lakeville, Minnesota
Positioned to Thrive!

Lakeville

www.lakevillemn.gov

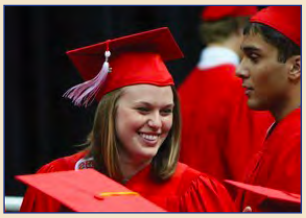
Lakeville

At a Glance

Population	58,256
Population change since 2000	+30%
Size	38 square miles
Median age	35
Median home price	$245,000
2013 new housing starts	398
2013 building permit valuation	$149.5 million
2014 budget	$77.8 million
C/I businesses	1,000
Miles of road (center line)	347
2013 miles of road added (center line)	4.7
2013 Arts Center visitors	542,315
School districts	3
Households with kids under 18	49%
Average student graduation rate	95%
Airport	1
Parks & open space	1,400 acres
Miles of trail	100
Lakes	5
Beaches	3
Athletic fields	152
Distance to the MSP airport	18 miles
Distance to Mall of America	16 miles

"Housing and schools remain the major reasons for settling in the City of Lakeville. The search for "small town or rural ambience" is a secondary motive for locating in the community. When people move to the city, location remains the most often valued characteristic of the community."

2012 Community Survey, Decision Resources.



Envision Lakeville

In 2013, the City completed a plan that sets forth a vision for the future of Lakeville. This plan articulates a set of community values.

Community Values:

Diversified Economic Development
We value the stability and independence provided by a strong, diversified local economy.

Good Value for Public Services
We value high-quality public services delivered cost effectively.

Safety Throughout the Community
We value living in a community where people feel safe everywhere they go.

Design That Connects the Community
We value a well-designed community and we place a priority on development that enhances connectivity and accommodates our changing needs.

High Quality Education
We value and are committed to high-quality education that sets us apart.

A Home for All Ages and Stages of Life
We value living options for people of all ages and stages of life.

A Sense of Community and Belonging
We value the sense of belonging that comes from our traditions and institutions, and we strive to support and preserve them.

Access to a Multitude of Natural Amenities and Recreational Opportunities
We value widespread access to nature, the outdoors, and recreational opportunities of all kinds.

Strategic Priorities
- Increase economic sustainability.
- Support high-quality education.
- Continue to be a community of choice.
- Cultivate a sense of community.
- Provide services that add value.

Achieving the promise of this vision requires focus and follow-through. The new Lakeville City Administrator would be charged with leading the follow-through to make this community vision a reality.

Position Description

Duties and Responsibilities

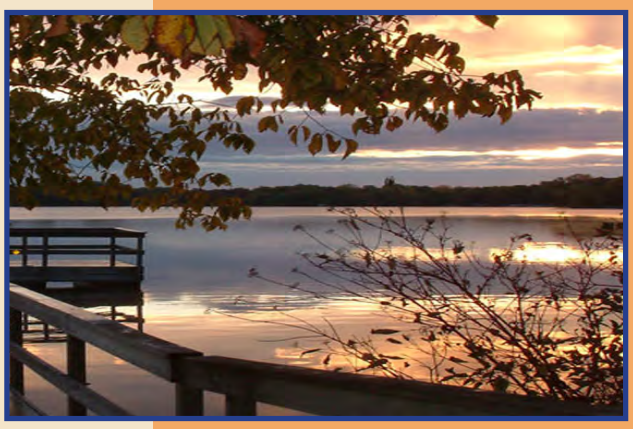
- Supervise the administration of all departments.
- Recommend employee recruitment and selection.
- Prepare and submit proposed annual budget.
- Attend and participate in discussions at all meetings of the City Council and other official bodies.
- Negotiate contracts on behalf of the city.
- Recommend appropriate measures for the health, safety and welfare of the community.
- Monitor consultant and contract work performed for the city.
- Represent the city at official functions.
- Maintain a high level of confidentiality.

Skills and Knowledge

- Capable of encouraging positive relations with staff and the citizens in the community.
- Capable of entrepreneurial thinking, planning and forecasting, and putting strategies in place to proactively address anticipated changes.
- Proven knowledge of and experience in municipal government operations including community and economic development, municipal budgeting and public finance, infrastructure, transportation, information technology, public relations, and personnel management.
- Knowledge of city government, public policy, and public administration principles.
- Experience in policy analysis and development.
- Knowledge of and experience in balancing priorities of elected officials.
- Knowledge of and experience in collaboration, service sharing and public/private partnerships.
- Knowledge of and experience in continuous improvement to introduce progressive and positive change.
- Knowledge of and experience in local, regional and state-wide legislative and policy matters.

Leadership Essentials

- Interest in and passion for community engagement.
- Ability to think globally and initiate ideas locally.
- Possess an equal balance between patience, determination, and drive.
- Approachable, level-headed, and strong communicator.
- Aspiring leader who creates and maintains a positive work environment.
- Lead by example through dedication, hard work, and promotion of work-life balance.
- Value and appreciate the distinct needs and qualities of elected officials.
- Possess the fortitude to say no and the ability to get to yes.
- Know when to make difficult decisions and be accountable for them.
- Problem solver willing to take prudent risks.
- Exhibit vision, planning, and tactical leadership.
- Capacity for team leadership and employee engagement.

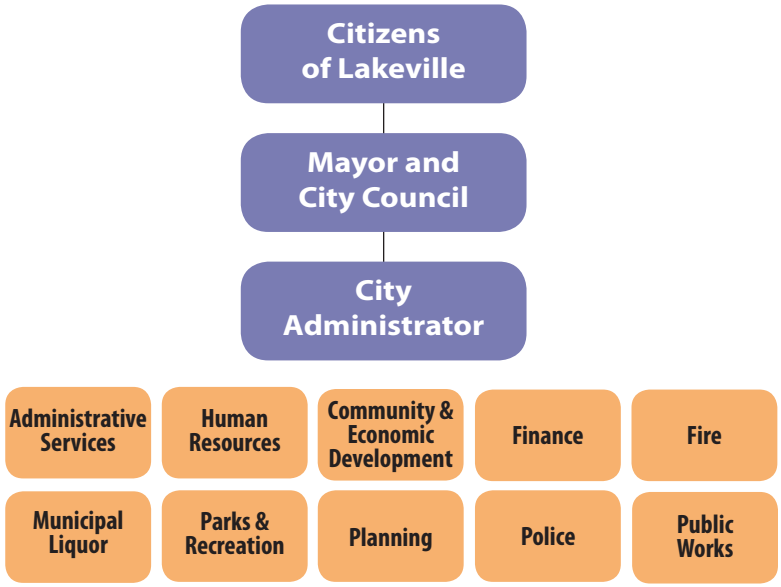


The Organization

Lakeville is a 'Plan A' Statutory city, with a part-time Mayor and City Council and a full-time City Administrator who serves as the chief administrative officer. As a Statutory city, Lakeville operates under Chapter 412 of the Minnesota State Statutes. The City Council functions as the legislative and policy-making body for the City.

Functions

The City Administrator is the chief operating officer and responsible for the day-to-day operations of the city. The City Administrator works collaboratively with all department directors to ensure effective administration of City services.



The City Administrator reports directly to the Council. The position oversees all city departments and has 13 direct reports.

Announcement

City of Lakeville, Minnesota
City Administrator

Lakeville, Minnesota (population 58,250) is seeking a strategic leader with dynamic vision to become its next City Administrator. The City of Lakeville is a thriving and growing city in the southern metropolitan area of the Twin Cities region. The City Administrator is the chief administrative officer under the direction of the City Council responsible for a $77.8 million budget and 185 full-time employees.

Qualified candidates shall possess a Bachelor's degree in public administration or a closely related field and at least seven years of increasingly responsible management experience in a government agency. Master's degree desired. Extensive knowledge of multi-faceted and complex municipal government operations, public policy, communications, public finance, continuous improvement, economic and community development, organizational development and service sharing is desired. Proven experience in working with elected officials is required.

Salary range is $134,414 to $161,295. Starting salary is commensurate with qualifications and experience. Excellent benefit program. Position profile available at www.lakevillemn.gov or *www.springsted.com*.

Send resume, cover letter, salary history and four work-related references to David Unmacht, Springsted Incorporated, 380 Jackson Street, Suite 300, St. Paul, MN 55101 or to *Lakeville@springsted.com*. Review of resumes begins on August 22, 2014; position open until filled. EEO.

Position open until filled.

Review of resumes begins August 22, 2014.

Council Interviews of Finalists: September/October, 2014

New Administrator Starts: November, 2014

City of Fitchburg
Position Description

Position:	City Administrator
Reports To:	Mayor
Union Representation:	Non-Represented/Contract Position
Written By:	MB/MV/ND/JO
Revised Date:	07/26/06

Position Summary:
Under the general direction of the Mayor and the City Council, is responsible for directing, coordinating, and expediting the effective and efficient performance of all City services, functions, and programs. Decisions within areas of responsibility are made independently. Supervision received is general. Overall work plans are discussed with periodic review of progress. There is frequent interaction with the general public and other officials outside City departments.

Essential Duties/Responsibilities:
The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive; other duties may be required and assigned.

Essential Functions:
- Coordinates and administers all City functions, except where such authority is vested in boards and commissions by the Wisconsin Statutes or City ordinances.
- Informs the Mayor on a regular basis of all activities, programs, and department functions.
- Attends all City Council meetings, and brings to the attention of the City Council pending matters requiring council action.
- Attends meetings of Council Committees or other meetings of City boards, commissions, committees, and task forces at the request of the Mayor.
- Reviews and assesses pending and adopted county, state, and federal legislation that may affect the operations of the City.
- Coordinates, advises, and prepares such work papers as necessary in the preparation of the annual report, capital improvement plan, and budget of the City.
- Coordinates, advises, and prepares such work papers necessary for the issuance of municipal debt.
- Coordinates, advises, and prepares the creation and monitoring of Tax Increment Districts and other economic development financing tools.
- Provides information, including a regular review of expenditures and revenue status, on an advisory basis to the Mayor and the City Council.
- Prepares periodic and special reports.

Other Functions:
- Coordinates and administers all employee relations activities
- Maintains an ongoing program of employee performance and evaluation with the advice and assistance of the Mayor, City Council, Personnel Committee, and department heads.
- Plans and advises the Mayor and City on programs for staff development, and implements such programs.
- Receives and investigates citizen and other complaints.
- Assures that persons affected by City Council actions are properly notified.
- Represents the City's interests in intergovernmental relationships with neighboring cities, the county,

and the school districts providing services to City residents.

- Develops goals and objectives for the performance of the Administrator's duties and responsibilities and for the proper administration of the City.
- Oversees preparation of the official agenda for the City Council meetings, in coordination with the Mayor and City Clerk.
- Attends professional meetings and keeps current on new developments in municipal government.

Supervisory Requirements:

- Department Heads, City Staff

Education and/or Experience Requirements:

- Must posses an undergraduate degree from an accredited college in Public Administration, Finance, Human Resource Management, Business Administration, or related field;
- Course work and/or training in such areas as Business, Finance, Public Administration, and/or applicable Management Institutes desired.
- A minimum of three years progressively responsible municipal operations experience involving supervisory and administrative responsibilities required;
- A minimum of three years progressively responsible experience in financial management and/or economic development required;
- Additional experience may substitute for education.

Licenses, Certifications, etc.

- None

Knowledge, Skills, and Abilities:

- A minimum of three years experience in administration, with specific experience in planning, budgeting, and leadership required;
- Thorough knowledge of the principles of administration, budget, planning, labor relations, and personnel management;
- Thorough knowledge of the ordinances and statutes affecting the operations of the City;
- Proven leadership and administrative skills
- Three years of progressively responsible supervisory and managerial experience required;
- Ability to plan and direct programs and activities, including employee training and development;
- Ability to foster cooperation and teamwork among subordinates;
- Ability to identify and analyze problems, evaluate alternative solutions and make sound judgements, especially in stressful situations;
- Have a proactive/participative management style;
- Ability to apply strong community solving skills by anticipating community needs and concerns related to the City.
- Ability and experience in personally preparing effective written reports and correspondence and delivering effective oral communications.
- Knowledge and experience in the utilization of computer applications including word processing, spreadsheets, relational databases, and e-mail;
- Work with laws and regulations, sometimes written in legal terms;
- Knowledge of labor laws and regulations;
- Knowledge of municipal operations;
- Ability to maintain confidential records;

- Ability to oversee the work of various City departments;

Physical Demands:
Light Work: Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently, and/or a negligible amount of force constantly to move objects. Requires walking or standing to a significant degree, or requires sitting most of the time

Work Environment:
Inside: Protection from weather conditions but not necessarily from temperature changes. Inside work 95% of the time and outside work 05% of the time.

Employee Signature Date

Supervisor's Signature Date

FITCHBURG HOUSING ASSESSMENT

Common Council update

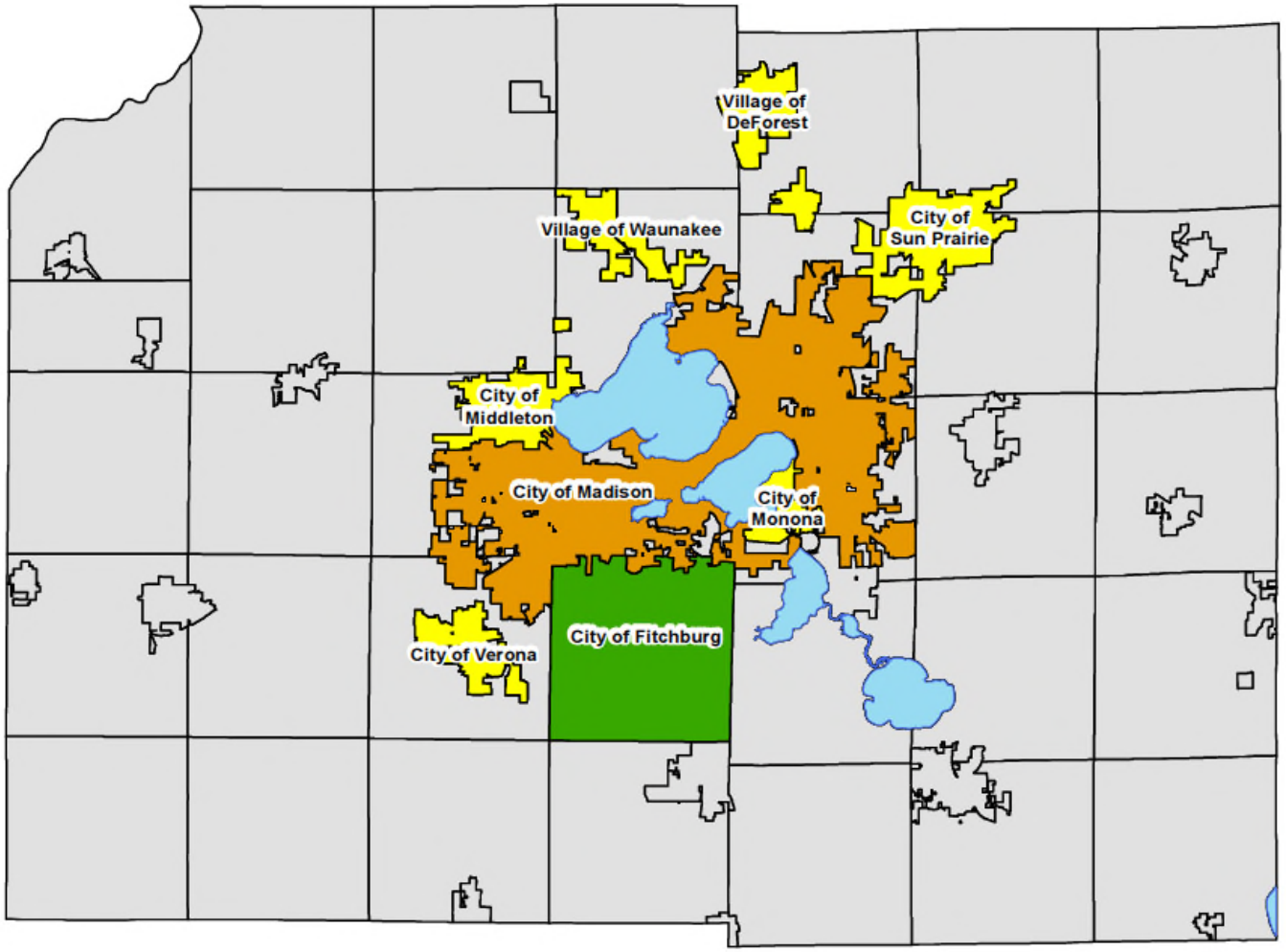
January 28, 2015

THE CITY OF Fitchburg PLANNING & ZONING

Overview/Project Purpose

- ASSESSMENT PURPOSE: Evaluate supply, distribution, and quality of existing housing stock and its relationship to socioeconomic and demographic indicators based on the most recent census (2012) and HUD data including
  - Population growth
  - Median income
  - Low income households
  - Occupancy characteristics
  - Building age and characteristics
  - Home value and gross rent
  - Units in structure
  - Transit access

Comparable Communities



Fitchburg Population Change

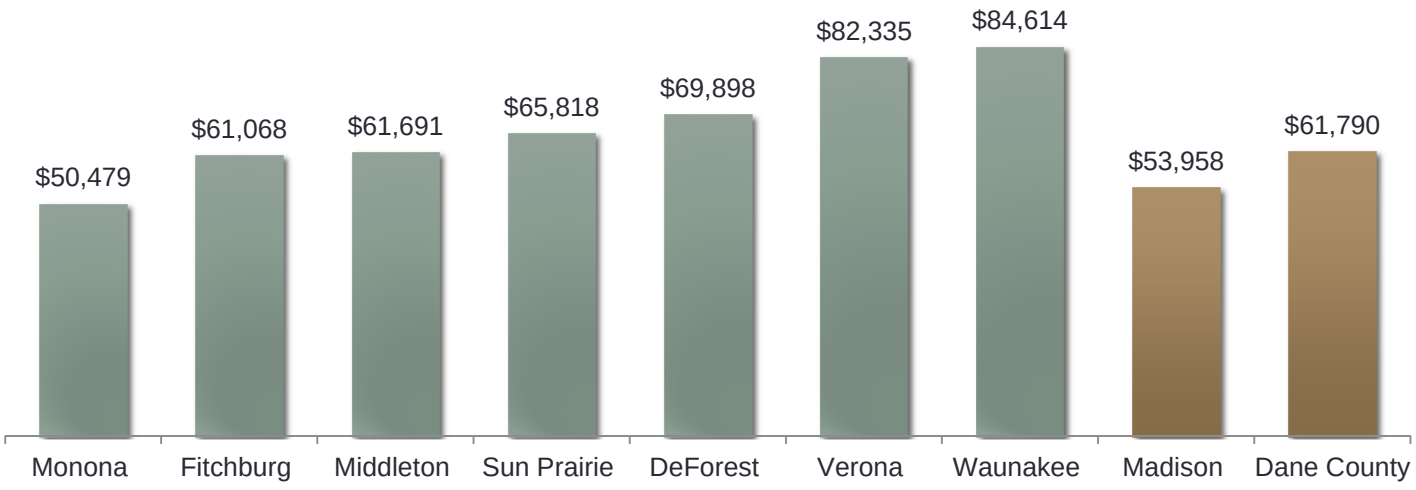
	2000	2010	Change
Fitchburg	20,501	25,260	23.2%
DeForest	7,368	8,936	21.3%
Middleton	15,770	17,442	10.6%
Monona	8,018	7,533	-6.0%
Sun Prairie	20,369	29,364	44.2%
Verona	7,052	10,619	50.6%
Waunakee	8,995	12,097	34.5%
Dane County	426,526	488,073	14.4%

Source: US Census, 2000 & 2010

Race and Ethnicity

	Non-Hispanic White	African American	Hispanic
Dane County	81.9%	5.1%	5.7%
Madison	76.0%	7.4%	6.2%
Fitchburg	64.3%	10.6%	16.6%
DeForest	96.1%	0.2%	1.0%
Middleton	81.0%	1.7%	7.9%
Monona	89.8%	2.6%	6.7%
Sun Prairie	84.5%	4.9%	4.3%
Verona	92.7%	0.9%	1.2%
Waunakee	93.1%	0.6%	3.8%

Median Household Income



Source: 2012 ACS

Fitchburg Area Mean Income Distribution

Percent AMI	0-30%	30-50%	50-80%	80-100%	100% +
Upper Limit	$18,537	$30,895	$49,432	$61,790	> $61,790
Income Range	0-$19,999	$20,000-$29,999	$30,000-$49,999	$50,000 - $59,999	$60,000 +
% Population	14%	11%	18%	7%	51%
	"extremely low"	"very low"	"low"		

Source: 2012 ACS

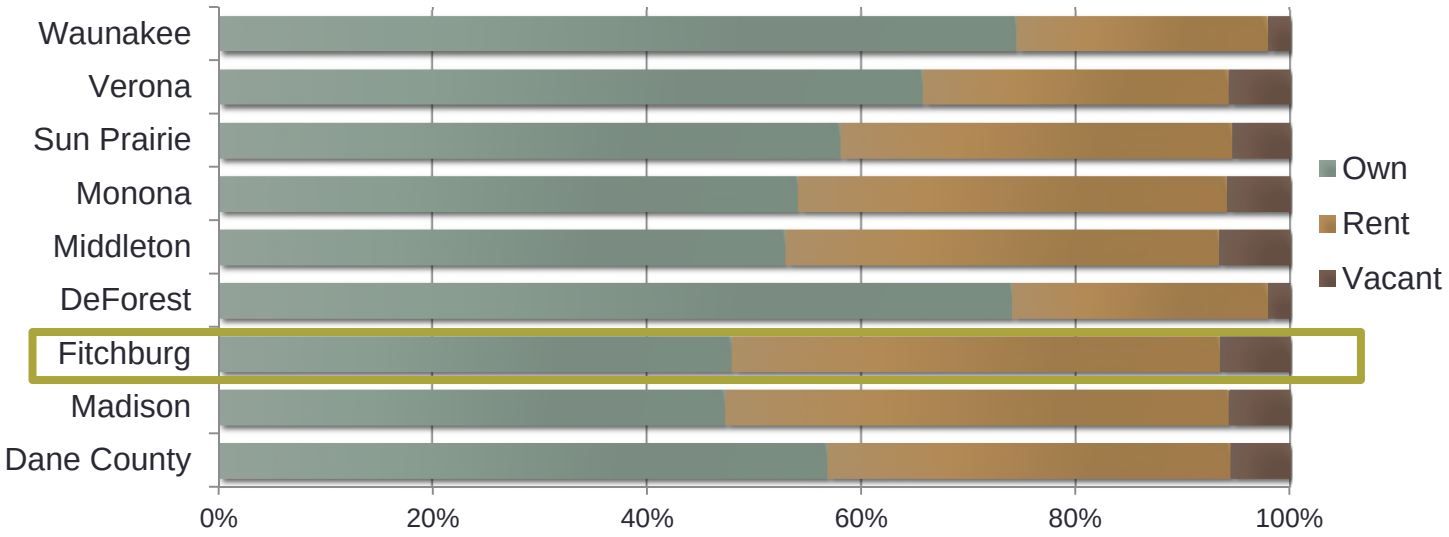
Distribution of Low Income Households

	Percent County's Population	Percent County's Persons in Poverty	Percent County's Households below 30% AMI	Percent County's Renter Households below 30% AMI	Percent County's Households below 50% AMI	Percent County's Renter Households below 50% AMI
Madison	47.98%	72.88%	68.80%	73.86%	62.36%	68.23%
Fitchburg	5.12%	4.56%	3.80%	4.23%	4.23%	4.64%
DeForest	1.81%	0.49%	0.40%	1.50%	0.75%	1.23%
Middleton	3.59%	1.60%	2.40%	2.20%	3.29%	3.20%
Monona	1.59%	1.18%	2.40%	2.41%	2.27%	2.13%
Sun Prairie	5.82%	3.81%	3.85%	3.35%	4.58%	4.49%
Verona	2.10%	0.46%	1.04%	1.06%	1.24%	1.29%
Waunakee	2.42%	0.79%	0.77%	0.26%	1.23%	0.93%
Total	70.43%	85.77%	83.46%	88.87%	79.95%	86.14%
Comparables	22.45%	12.89%	14.66%	15.01%	17.59%	17.91%

Source: Affordable Housing Needs Assessment, Dane County and Municipalities - Paulsen, 2014 - based on data from the 2010 ACS

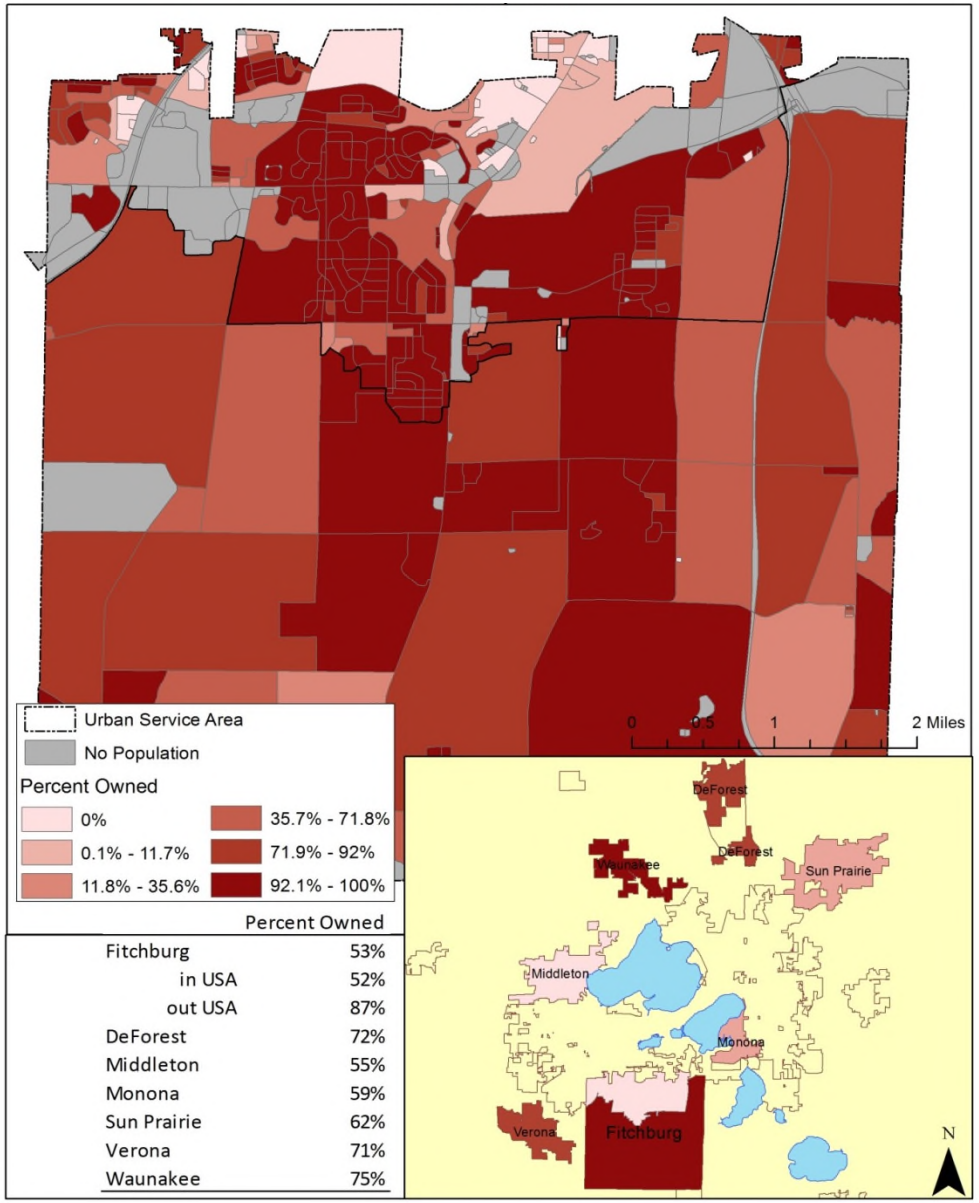
Fitchburg Housing Composition

	Own	Rent	Vacancy Rate
2000	43.9%	52.6%	4.0%
2010	49.5%	43.8%	6.7%
2012	47.9%	45.5%	6.6%
Change			
2000-2010	39.7%	3.3%	N/A
2000-2012	35.2%	7.5%	N/A



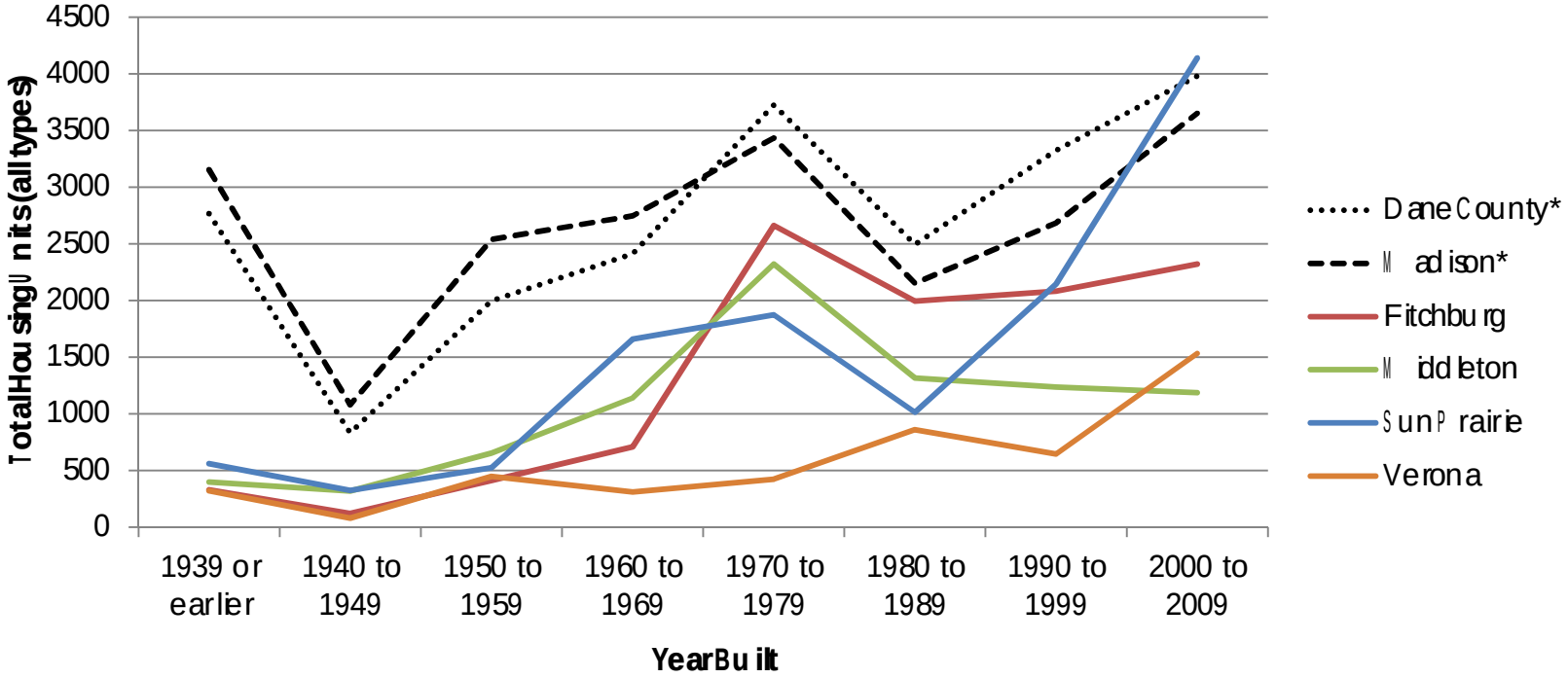
Source: 2000 and 2010 Census; 2012 ACS

Ownership Rate by Census Block



	Percent Owned
Fitchburg	53%
in USA	52%
out USA	87%
DeForest	72%
Middleton	55%
Monona	59%
Sun Prairie	62%
Verona	71%
Waunakee	75%

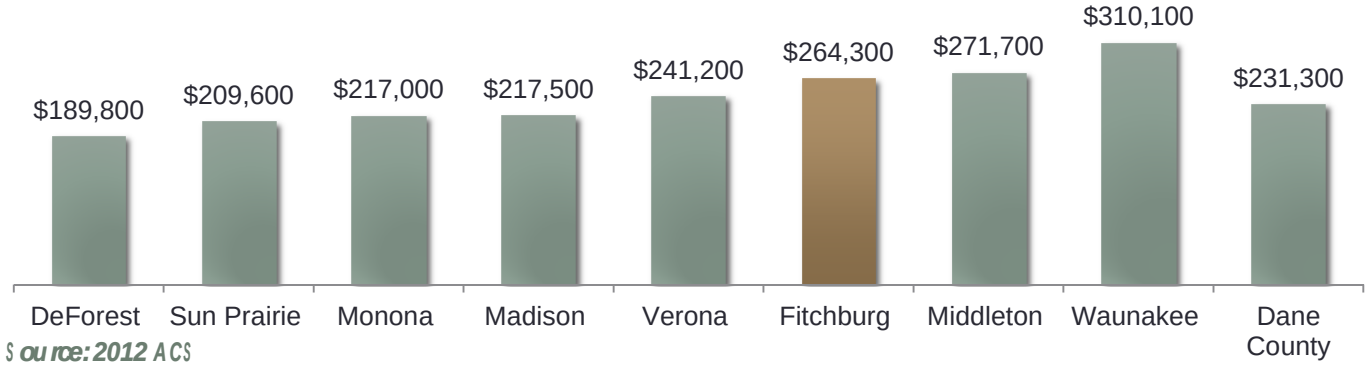
Building Trends by Current Housing Stock



**The trend lines for Madison and Dane County were derived from the housing unit data but are not the actual values of current buildings. The values were dived by 5 for Madison and 10 for Dane County to facilitate visual comparison.*

Source: 2012 ACS

Median Value and Typical Homes



Source: 2012 ACS

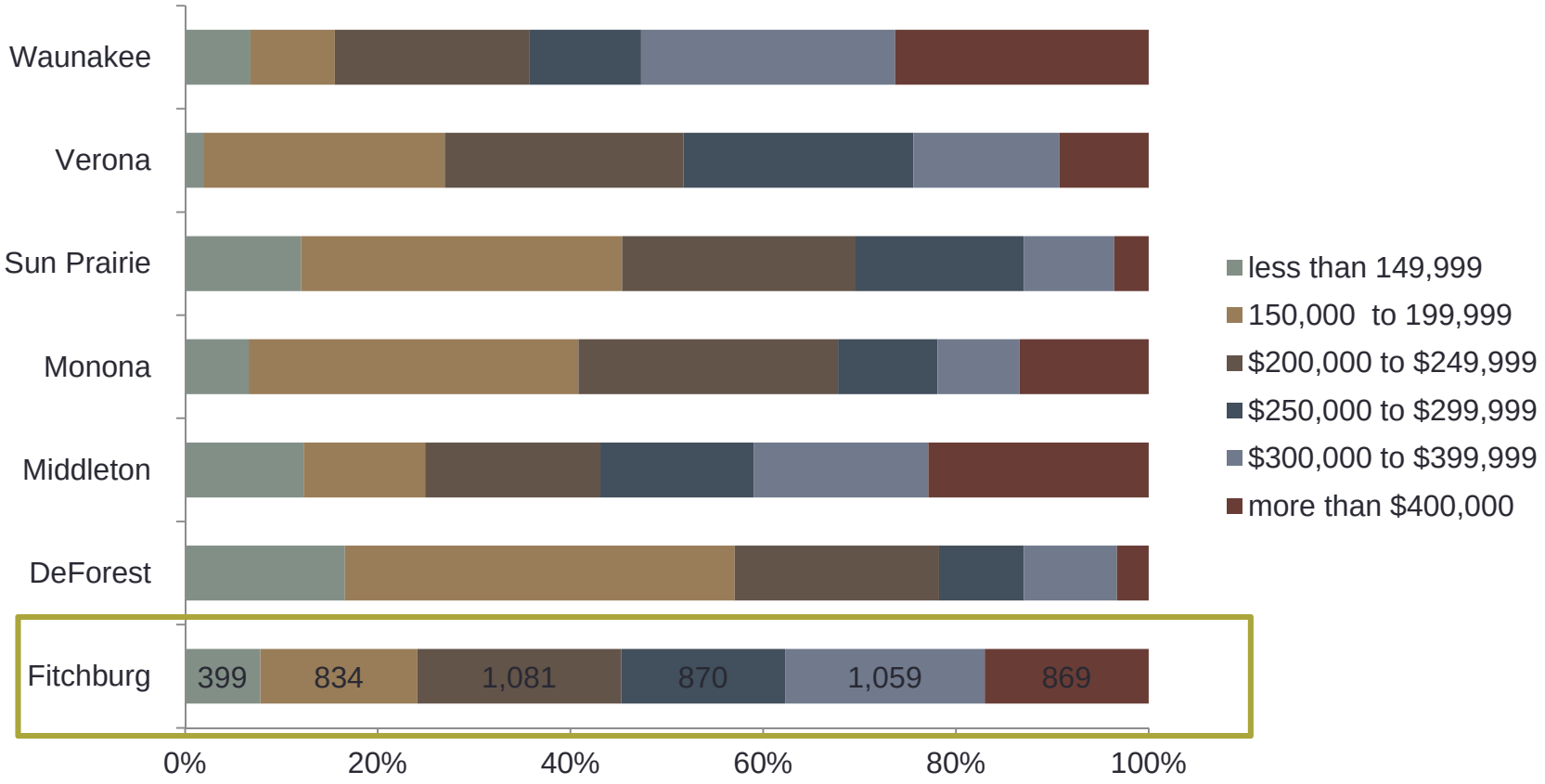
$260,000
2,308 Sq. Ft.
3 Bed
2.5 Bath
26 Years Old (Built 1988)
Wildwood South

$269,900
1,789 Sq. Ft.
3 Bed
2.5 Bath
8 Years Old (Built 2006)
Swan Creek

$265,000
1,892 Sq. Ft.
3 Bed
2.5 Bath
12 years Old (Built 2002)
Quarry Hill

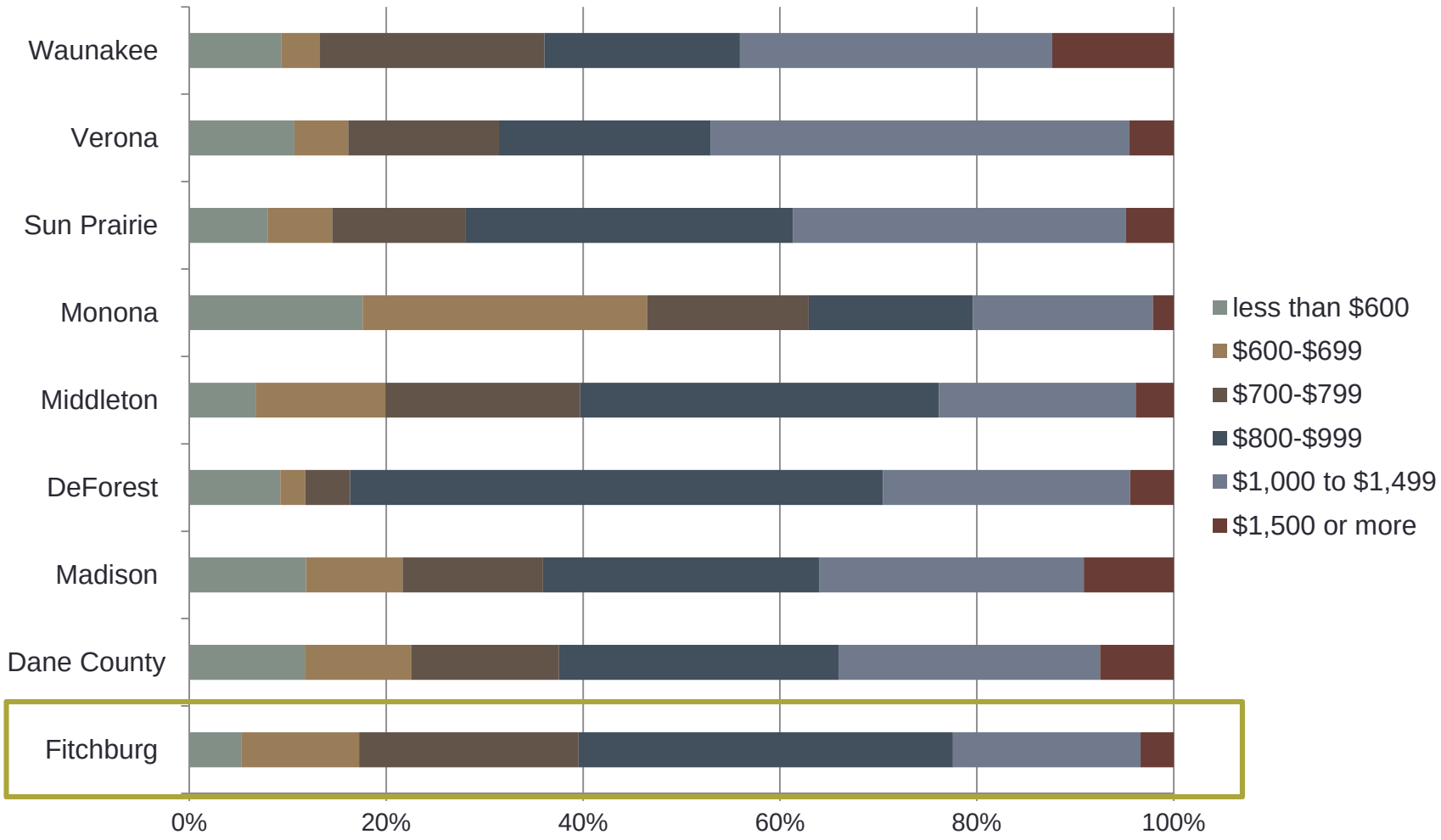
Source: WisconsinHomes.com

Single Family Home Value Distribution



Source: 2012 ACS

Gross Rent Distribution



Source: 2012 ACS

Units in Structure

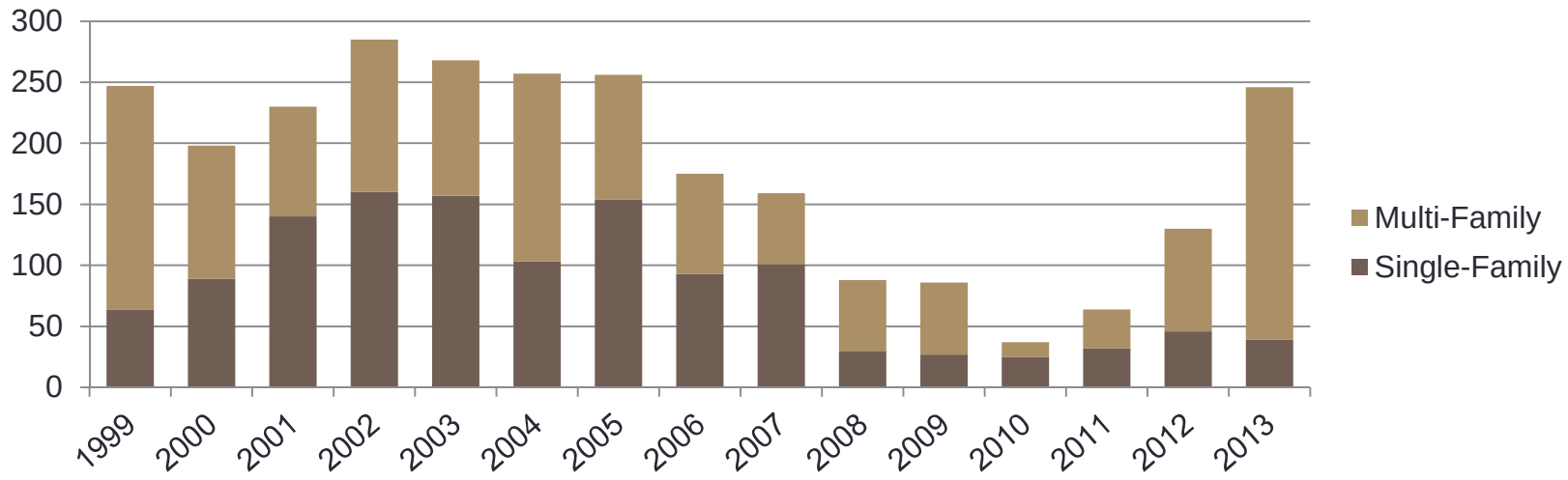
	1, detached*	1, attached**	2 to 4	5 to 19	20 +
Dane County	54.0%	7.4%	10.6%	12.9%	15.1%
Madison	43.6%	6.1%	13.2%	15.5%	21.7%
Fitchburg	41.2%	10.8%	6.8%	19.8%	21.4%
DeForest	58.3%	15.1%	16.1%	7.3%	3.1%
Middleton	41.4%	8.6%	9.2%	21.8%	19.1%
Monona	55.3%	1.5%	7.1%	14.1%	22.0%
Sun Prairie	51.1%	14.7%	11.6%	12.2%	10.3%
Verona	63.4%	14.4%	6.1%	4.9%	11.2%
Waunakee	67.8%	10.6%	8.2%	6.3%	7.1%

1-Unit, Detached: single unit structure with open space on all four walls.

****1-Unit, Attached:*** single-unit structure with one or more wall separating it from adjoining structures. Includes row houses, double houses or houses attached to nonresidential structure where each house is a separate attached structure.

Source: 2012 ACS

Total Units Permitted Per Year by Unit Type (1999-2013)



Source: 2013 Building Inspection Annual Report

Participation in Housing Assistance Programs

	Public Housing Building	LIHTC	Assisted Multifamily Property					Housing Choice Voucher	Sum Total	as % Total Units
	Units	Units	Elderly	Disabled	Family	Other	Total Units	Units		
Fitchburg	0	334	131	5	0	0	136	279	749	7.0%
Madison	722	2142	563	86	981	14	1644	123	4631	4.3%
DeForest	36	53	0	0	0	0	0	23	112	3.6%
Monona	8	86	146	0	0	0	146	26	266	5.9%
Middleton	0	34	64	0	0	0	64	24	122	1.1%
Sun Prairie	28	396	94	0	56	0	150	235	809	6.5%
Verona	0	86	0	0	0	0	0	16	102	2.3%
Waunakee	0	88	0	0	0	0	0	24	112	2.0%
Dane County	823	3862	1227	95	1037	14	2373	950	7058	3.3%

Dwelling Units with Transit Access (1/4 mi) by Planning Area

	1 unit	2 units	3 or 4 units	5 to 9 units	10 to 19 units	More than 20 units	Total w/Access	Percent w/Access	% Single Family	Median Value**
Dunn's Marsh	304	64	83	66	177	519	1,213	91%	61%	$175,500
Fish Hatchery	276	2	8	9	191	2,677	3,163	100%	1%	$150,150
Forrest and Wood	340	76	12	6	55	294	783	43%	85%	$296,100
Glacial Center	81	4	-	-	-	-	85	100%	59%	$211,600
Jamestown	498	104	67	19	13	749	1,450	98%	68%	$194,600
Highlands Hills	239	2	3	8	10	120	382	37%	73%	$424,100
McGaw	191	110	-	-	-	-	301	62%	64%	$253,600
Nine Springs*	365	256	8	-		56	685	78%	45%	$290,200
Northeast	52	6	-	-	-	-	58	57%	86%	$193,300
Oak Wood	149	12	-	-	-	-	161	23%	83%	$254,350
Rural	5	-	-	-	-	-	5	1%	85%	$215,200
Total	2,500	636	181	108	446	4,415	8,286	69%	-	$259,300

Conclusions

- In many instances, Fitchburg tracks more closely with the City of Madison than it does with comparable inner ring suburbs
- This indicates we are doing our “fair share” in terms of income and housing diversity, but also means we experience similar disparity issues
- Significant development of new housing currently underway, especially multifamily units

- The complete Housing Assessment may be found on the city web site