



**CITY OF MADISON HEIGHTS
COUNCIL CHAMBERS - CITY HALL, 300 W. 13 MILE RD.
PLANNING COMMISSION MEETING AGENDA
JANUARY 20, 2026 AT 5:30 PM**

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) November 18th, 2025 Meeting Minutes

PUBLIC HEARING

MEETING OPEN TO THE PUBLIC: Items not listed on agenda

UNFINISHED BUSINESS

- [2.](#) 5-Year Master Plan Update: Community Survey Results and Steering Committee Setup

NEW BUSINESS

3. Election of Officers: Chair, Vice Chair, and Secretary

MEMBER UPDATES

PLANNER UPDATES

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

November 18, 2025 (DRAFT)
Council Chambers – City Hall
300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 p.m.

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
City Manager Melissa Marsh
Commissioner Ryan Fox
Commissioner Eric Graettinger
Commissioner Cliff Oglesby
Commissioner Grant Sylvester

Also Present: Community and Economic Development Director Giles Tucker
Business Services Coordinator Mary Daley

Absent: None

3. APPROVAL OF THE MINUTES

Motion by Commissioner Fox, seconded by Commissioner Marsh to approve the minutes of the regular Planning Commission meeting of September 16, 2025.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Graettinger, Commissioner Grafstein, Commissioner Marsh, Commissioner Oglesby, Commissioner Sylvester, Chair Champagne

Motion carries.

4. MEETING OPEN TO THE PUBLIC

Chair Champagne opened the meeting for public comment at 5:35 pm

Resident Matt Olsen introduced himself. He stated that he plans to apply for the open vacancy for the Planning Commission and wanted to experience a meeting prior.

5. UNFINISHED BUSINESS:

Revised Master Plan Update Schedule – CED Director Tucker reviewed the Master Plan Schedule and relayed the suggested updates from Planner Lonnerstater as shown in the packet. The Master Plan Committee should consist of two members of the Planning Commission, City Council, and Downtown Development Authority. The plan would be to meet monthly. Those dates would be settled upon at the first meeting of the Planning Commission in January.

The master plan survey is open and can be found on the City website.

6. NEW BUSINESS: Adoption of 2026 Meeting Calendar

Motion by Commissioner Fox, seconded by Commissioner Oglesby to approve the 2026 planning commission meeting calendar as presented.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Graettinger, Commissioner Grafstein, Commissioner Marsh, Commissioner Oglesby, Commissioner Sylvester, Chair Champagne

Motion carries.

7. PLANNER UPDATES: 2025 Development Report

CED Director Tucker reviewed the 2025 Development report which includes Special Land Use Applications and Site Plan Application Approvals

8. ADJOURNMENT

Chair Champagne adjourned the meeting at 5:53 pm.



MEMORANDUM

Date: January 16th, 2026
To: City of Madison Heights Planning Commission [January 20th, 2026 Meeting]
From: Matt Lonnerstater, AICP – City Planner
Subject: 5-Year Master Plan Update – Community Survey Results and Steering Committee Setup

Introduction

At the January 20th, 2026 Planning Commission meeting, staff will present and summarize the results of the online surveys made available to the public as part of the ongoing 5-year Master Plan update.

Master Plan Surveys

In early September of 2025, the City of Madison Heights launched an online public survey to obtain input on land use, transportation, and development matters for the 5-year Master Plan update. An additional survey (Visual Preference Survey) was launched in October. While the surveys were intended primarily for residents, individuals who own property or businesses in Madison Heights were also invited to provide their thoughts and opinions.

Prior to the launch of the online surveys, Community and Economic Development Department staff set up a booth at the Downtown Touchdown Event on October 4th, 2025 and invited participants to take part in a Visual Preference Survey.

The surveys are described below:

Online Master Plan Survey

- A multi-faceted survey which asked a series of multiple choice, rating scale, and open ended questions pertaining to the following topics: Community Character; Housing; Commercial and Industrial Development; Public Services and Facilities; Transportation; Sustainability and Resiliency; and Demographics.
- Open from September 5th, 2025 to December 15th, 2025
- Total of 590 Responses

Online Visual Preference Survey

- Asked respondents to rank, from most desirable to least desirable, a series of images relating to the following topics: Single-Family Residential; Missing Middle Housing; Neighborhood Commercial; Transportation and Commercial Corridors; and Commercial and Mixed Use Development.
- Open from October 9th, 2025 to December 15th, 2025
- Total of 207 Responses

In-Person Visual Preference Survey

- Used the same format as the online visual preference survey, but asked participants to indicate their image preferences by placing green and red sticky dots on each image.
- Took place at the “Downtown Touchdown” event on October 4th, 2025
- Well-attended, but did not take a total tally of participants.

A summary of each of these surveys is provided within the agenda packet. Full survey results are also attached.

Survey Advertisement and Distribution

The online surveys were advertised in several ways: Postcards with a QR code were placed at various tables throughout City Hall, dropped off to businesses and apartment complexes, and made available at city-sponsored events; yard signs with a QR code were placed throughout Madison Heights parks; the survey link was displayed on the City’s website and shared online through various social media postings; and an advertisement was placed in the seasonal Madison Heights newsletter. Paper copies of the survey were made available at City Hall for those who did not or could not take the survey online.

Master Plan Survey Postcard/Yard Sign



Publication of Survey Results

Community and Economic Development staff intends to work with the Community Relations department to summarize the survey results in a concise user-friendly format, which will be made available on the City’s website in the coming weeks. Additional methods of publicizing the results may include social media blasts and short informational videos.

Next Steps and Master Plan Committee

With a better understanding of the community’s values and priorities from the survey results, the next step will be to establish findings and insights from these results and subsequently refine the existing Master Plan’s goals and objectives (and potentially establish new ones). To kick this off, staff would like to set up a **Master Plan Committee** consisting of members of the Planning Commission and City Council. A committee approach will allow for a good cross-section of members from the various boards that deal with land use policy and, given the more informal setting, will allow for more in-depth discussions on the contents of each chapter. Findings and drafts of each chapter can then be provided in a more polished format to the full Planning Commission. We aim to set up committee membership at the January Planning

Commission meeting. To avoid a quorum, a maximum of three (3) Planning Commission members may serve on the Master Plan Committee.

Madison Heights Master Plan Update Revised Project Schedule – January 2026

Task	Time Frame
Staff issues a “Notice of Intent to Amend Master Plan” to send to adjacent communities and local governments, public utilities, and transportation agencies in accordance with the Michigan Planning Enabling Act. Finalize Master Plan survey and make public (online and hard-copy).	Completed (survey is published and open to the public; survey closing end of November)
Update background data, demographics, existing land use.	In progress (staff)
Present survey results to Planning Commission Set up Master Plan (MP) Committee and meeting dates/times	January Planning Commission Meeting
Goals and Objectives Chapter	February & March MP Committee meetings March Planning Commission Meeting
Land Use Plan Chapter: • Future Land Use • Neighborhood Analyses • Redevelopment Sites	April, May & June MP Committee meetings July Planning Commission Meeting
Downtown Development Authority (DDA) and Thoroughfare Plan chapters	August & September MP Committee meetings October Planning Commission Meeting
Implementation and Zoning Plan chapters and refinement of other chapters	November & December MP Committee meetings
Presentation of full plan to Planning Commission. Full plan sent to City Council for distribution (this begins mandated 42-day public comment period).	January 2027 Planning Commission Meeting February 2027 Planning Commission/City Council joint meeting (approve for distribution)
Planning Commission public hearing	April or May 2027 Planning Commission meeting
Resolution to adopt Master Plan Amendment	April or May 2027 Planning Commission meeting

We are Here

Madison Heights 2025 Master Plan Update Survey – Summary of Results [Selected Questions] January 16th, 2026

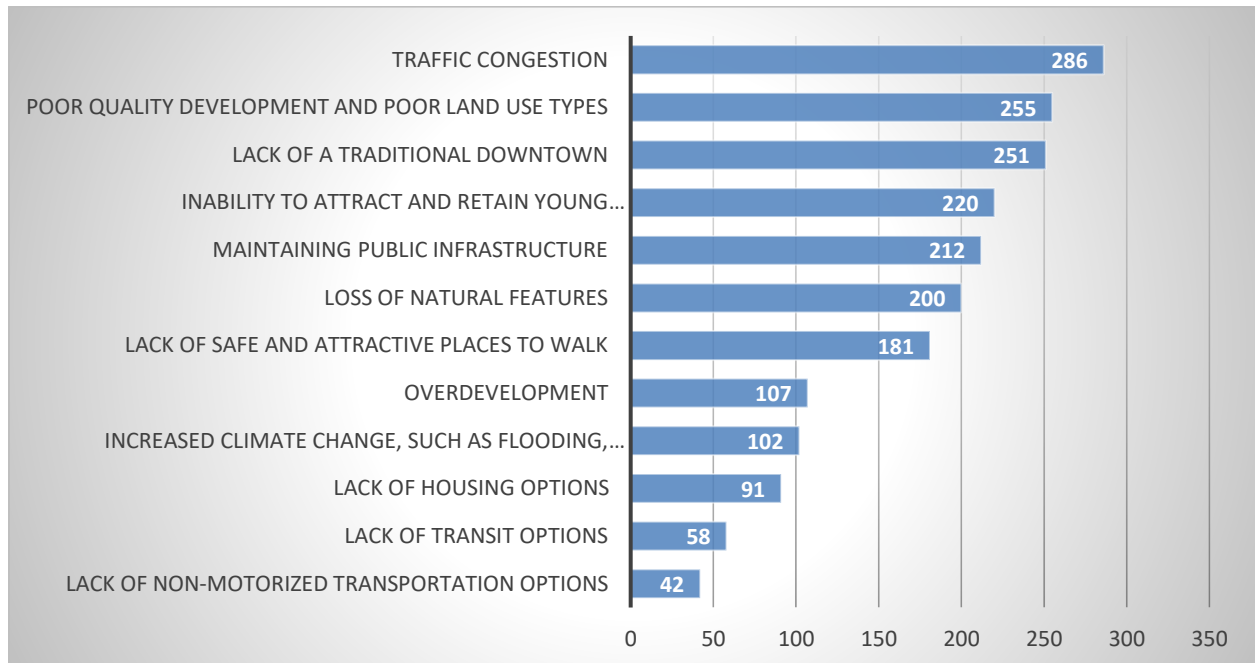
Total Responses: 590

Open to Public from 8/28/2025 to 12/1/2025

Note: Not all questions are included within this summary (e.g. open-ended questions).

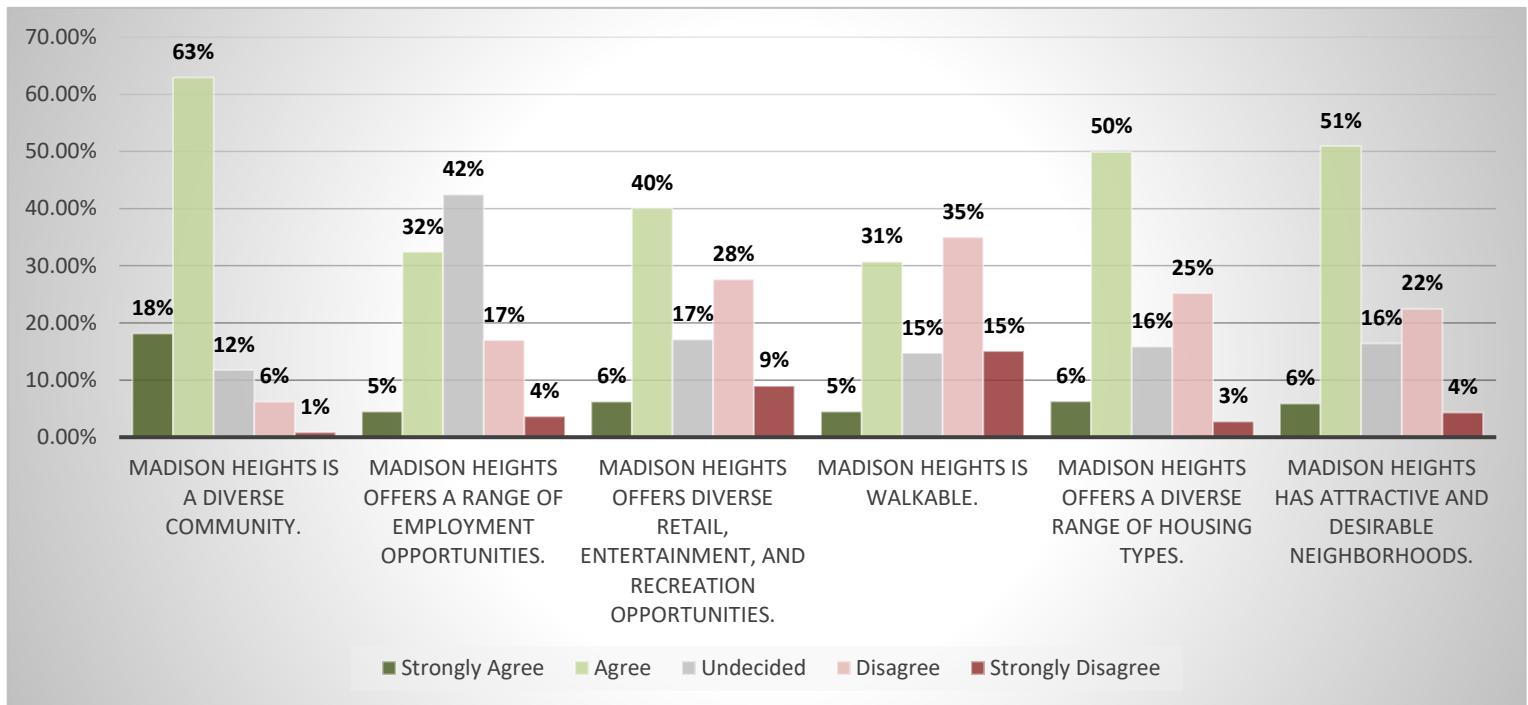
COMMUNITY CHARACTER

Q1) What are the five biggest challenges facing Madison Heights in the next ten years (select up to five)?



Responses: 580

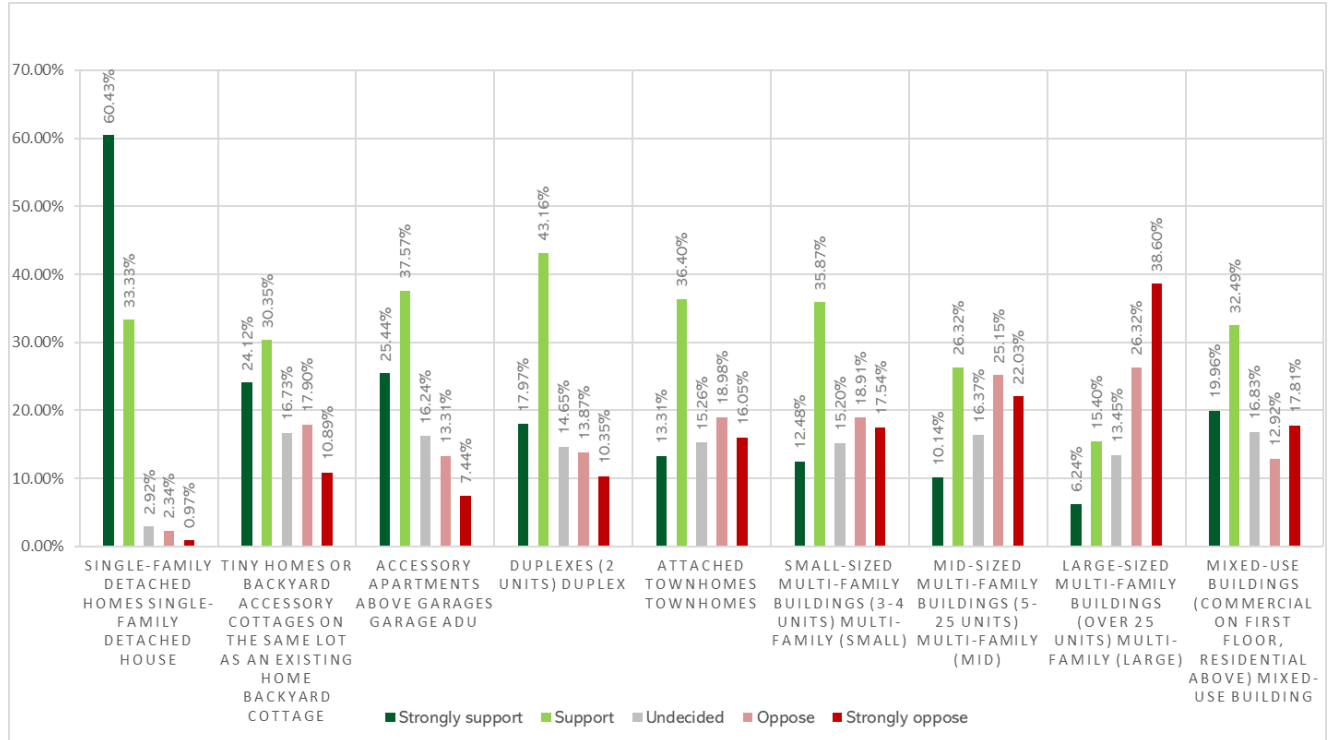
Q2) To what extent do you agree/disagree with the following statements?



Responses: 581

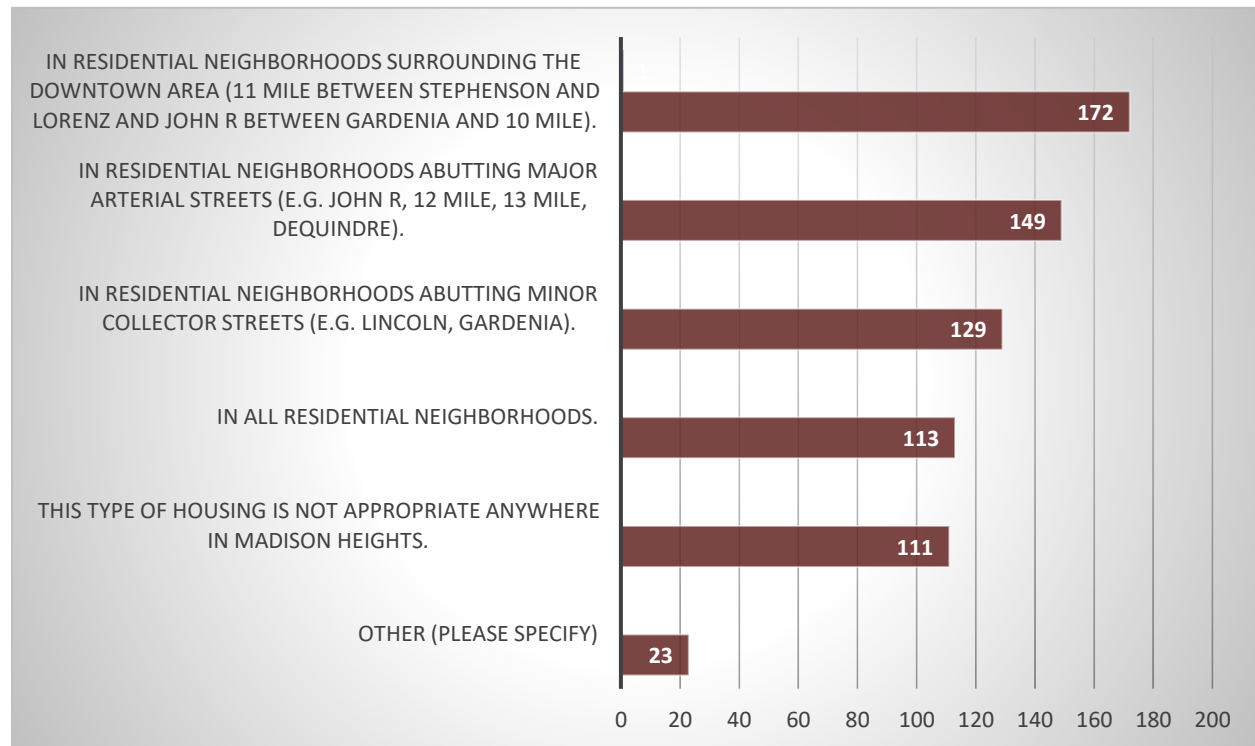
HOUSING

Q4) How much do you support the following housing types being built in Madison Heights?



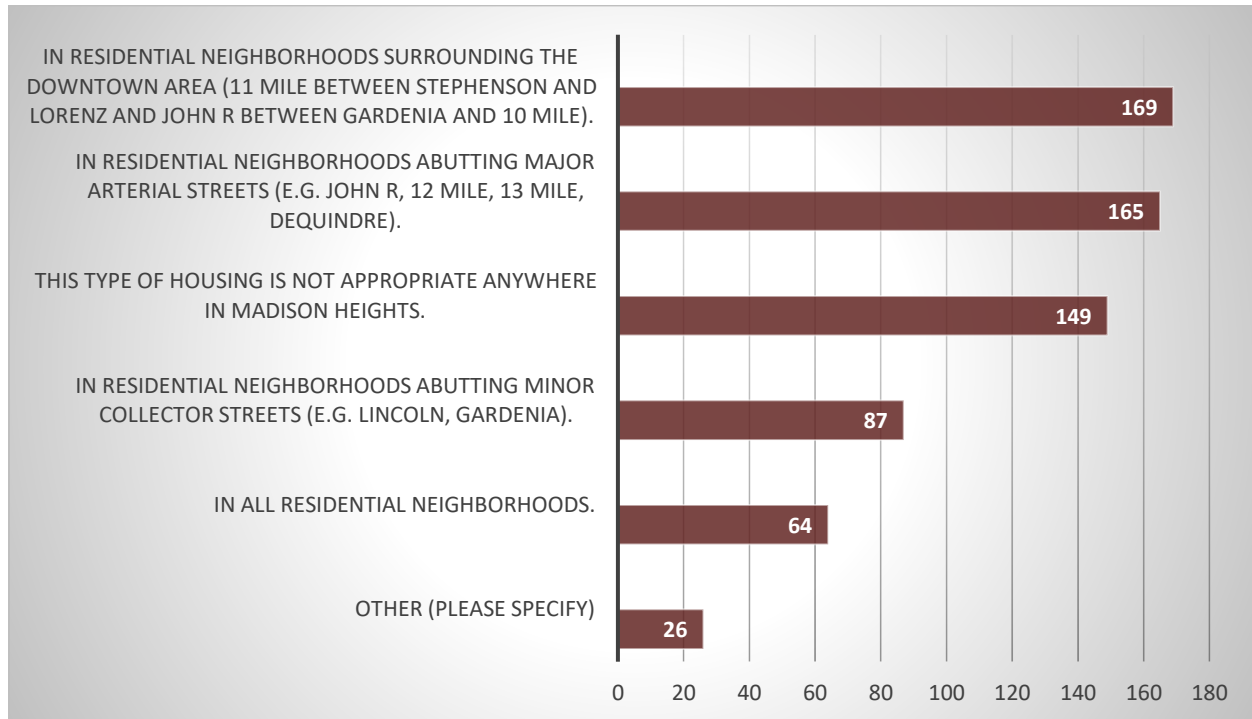
Responses: 515

Q5) Where in Madison Heights would it be most appropriate to allow for new duplexes (2-units)?
Select all that apply: Duplex



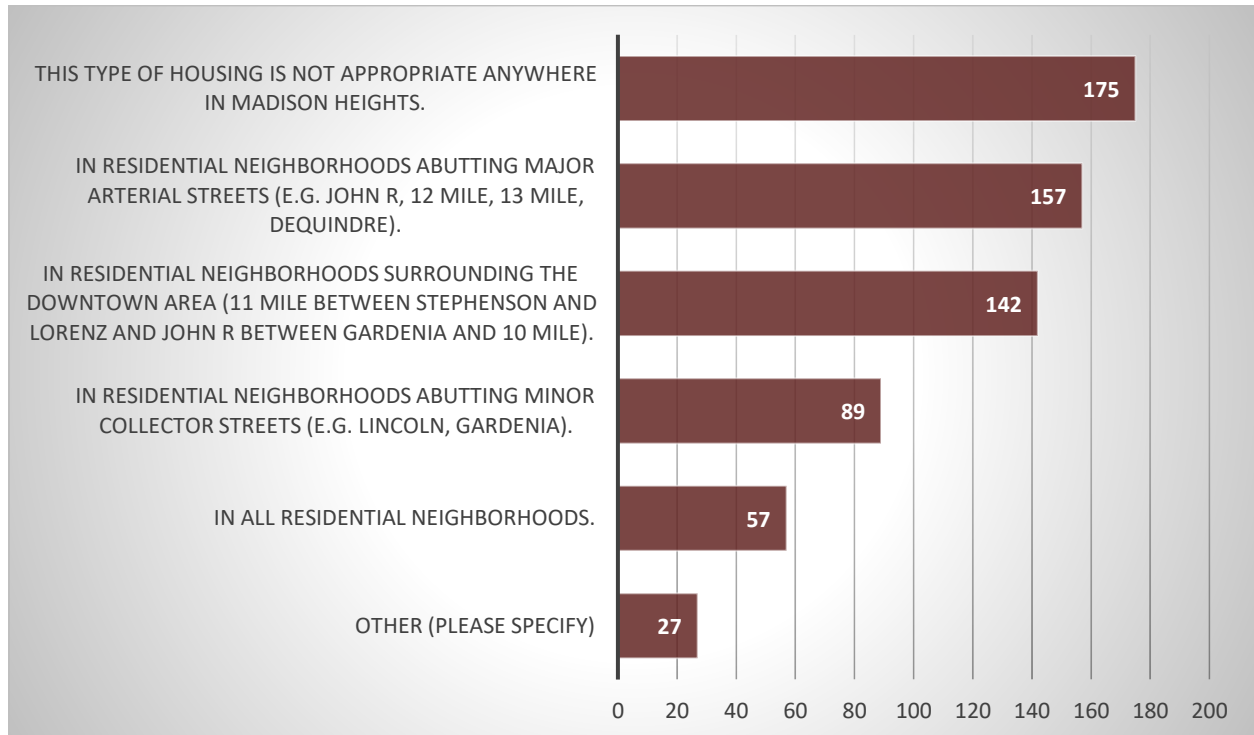
Responses: 502

Q6) Where in Madison Heights would it be most appropriate to allow for new attached townhomes?
Select all that apply:



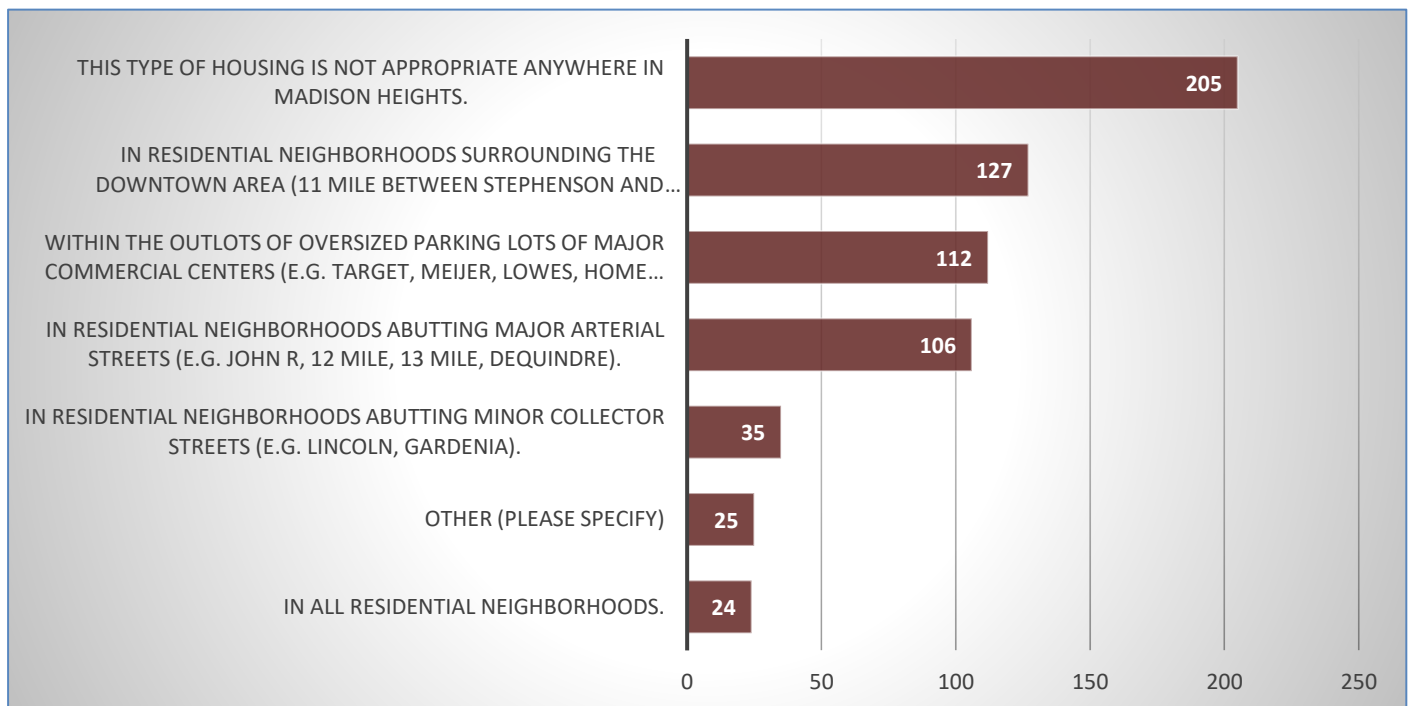
Responses: 495

Q7) Where in Madison Heights would it be most appropriate to allow for new small-sized multi-family buildings (3-4 units)?



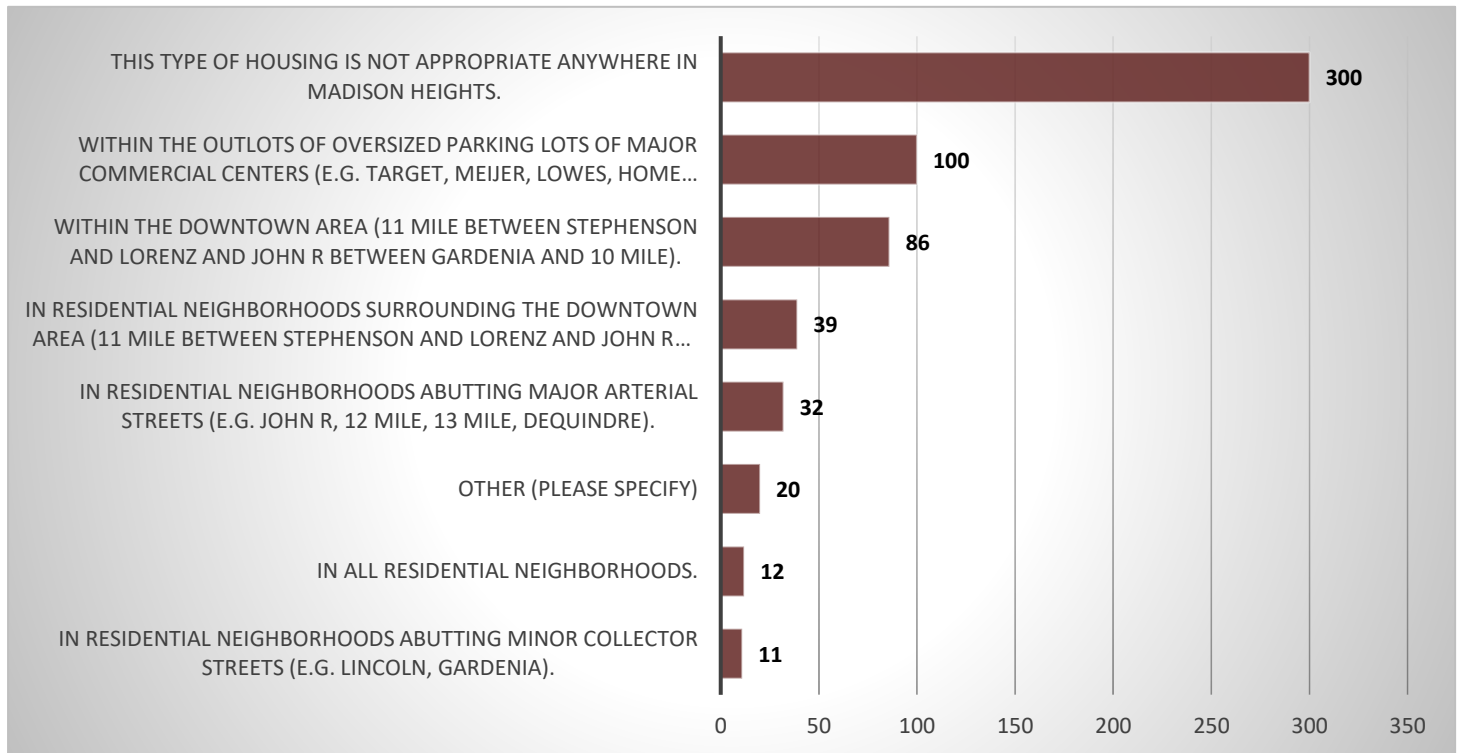
Total Responses: 489

Q8) Where in Madison Heights would it be most appropriate to allow for new mid-sized multi-family buildings (5-25 units)? Select all that apply:



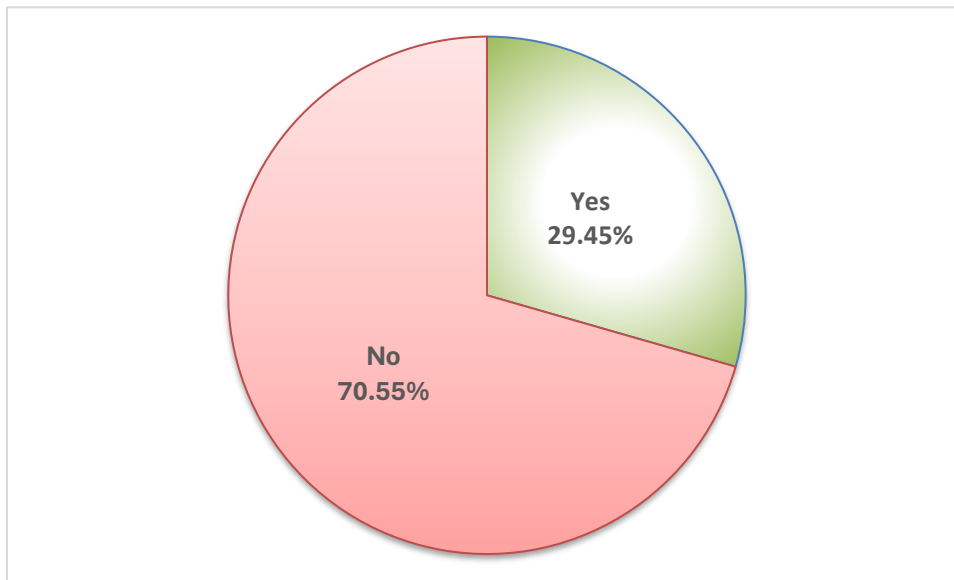
Total Responses: 495

Q9) Where in Madison Heights would it be most appropriate to allow for new large-sized multi-family buildings (over 25 units)? Select all that apply:



Total Responses: 499

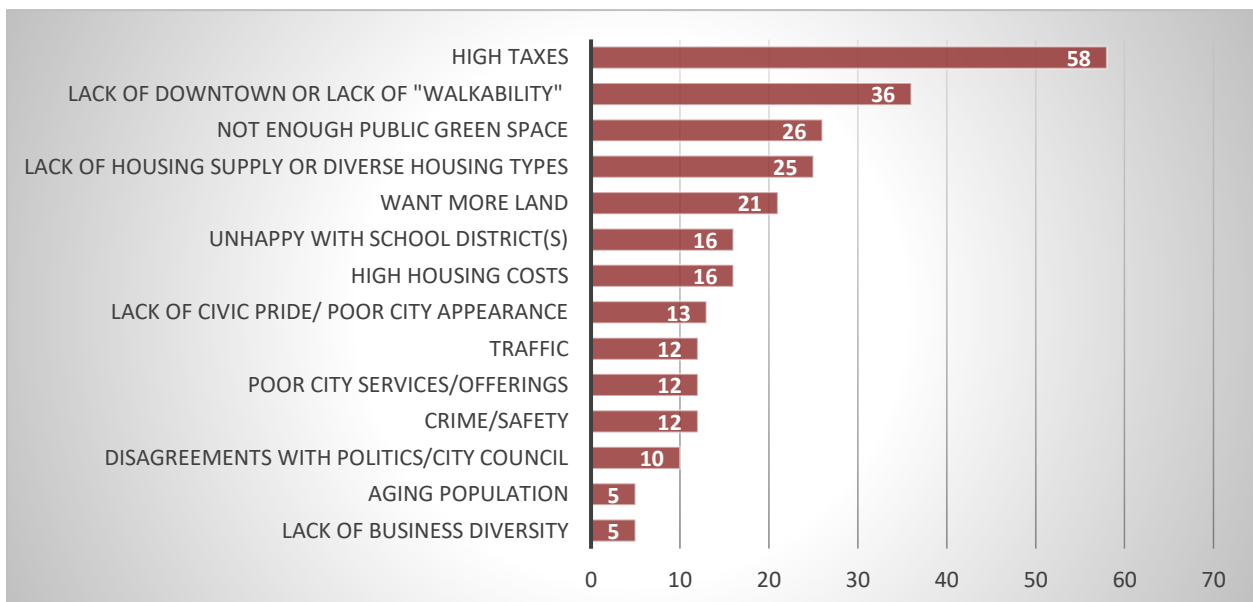
Q10) If you moved from your current residence, would you try to stay in Madison Heights? Why or why not?



Total Responses: 489

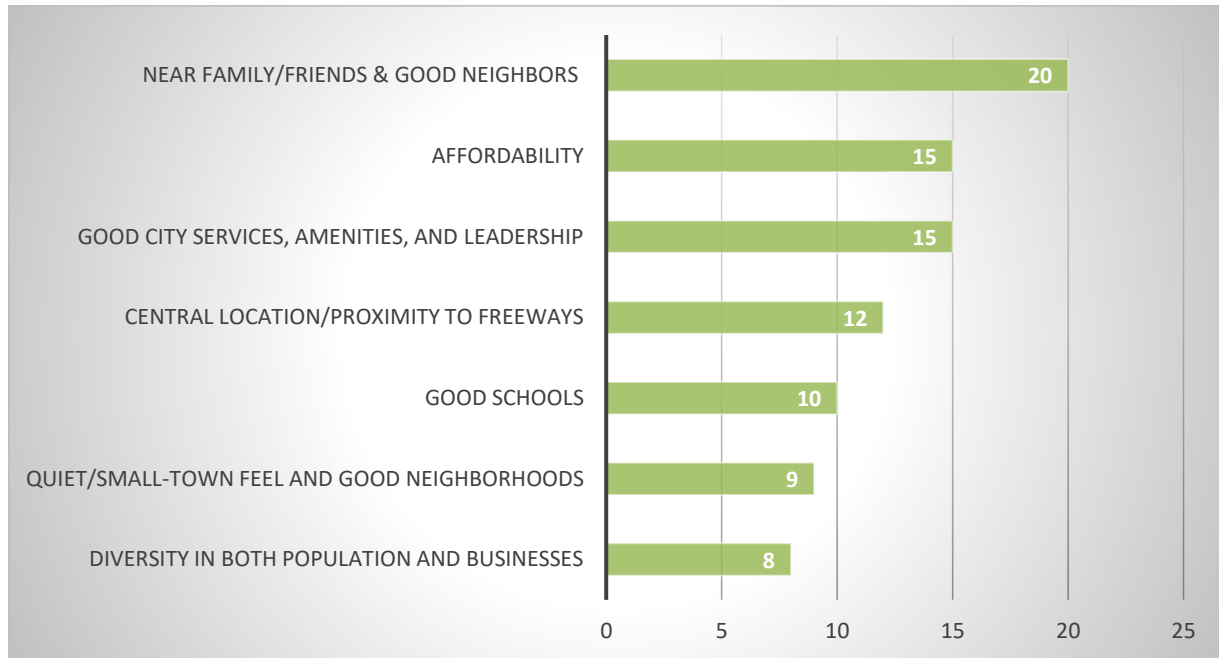
Responded "No": 345

Common reasons:

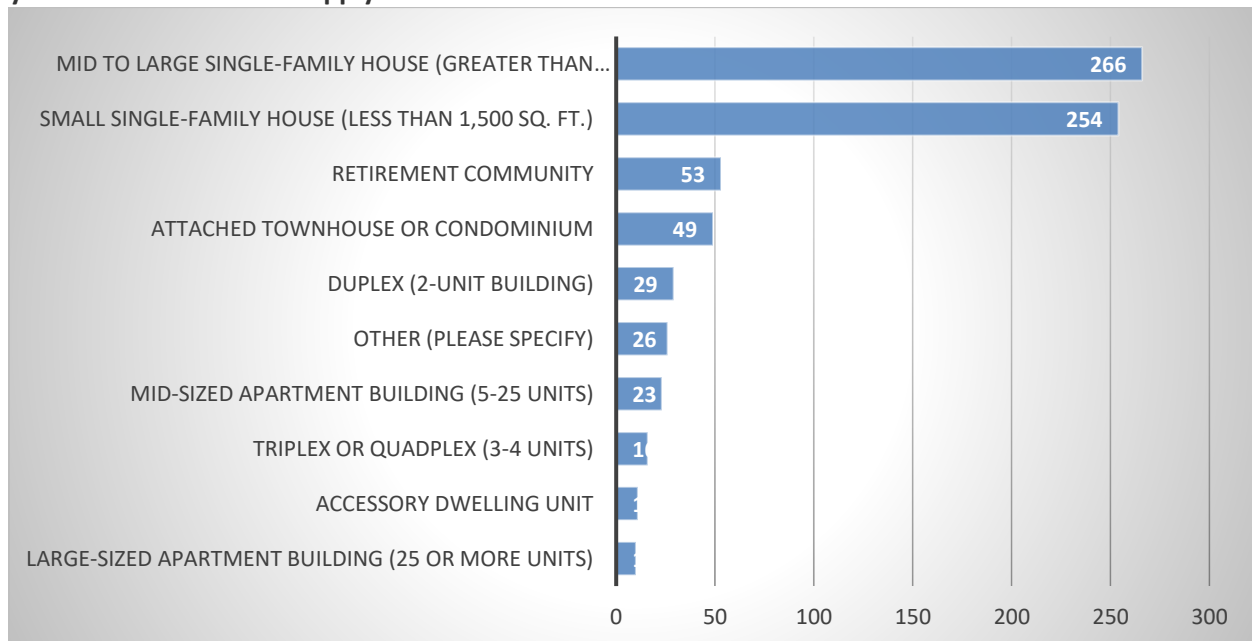


Responded "Yes": 144

Common Reasons:



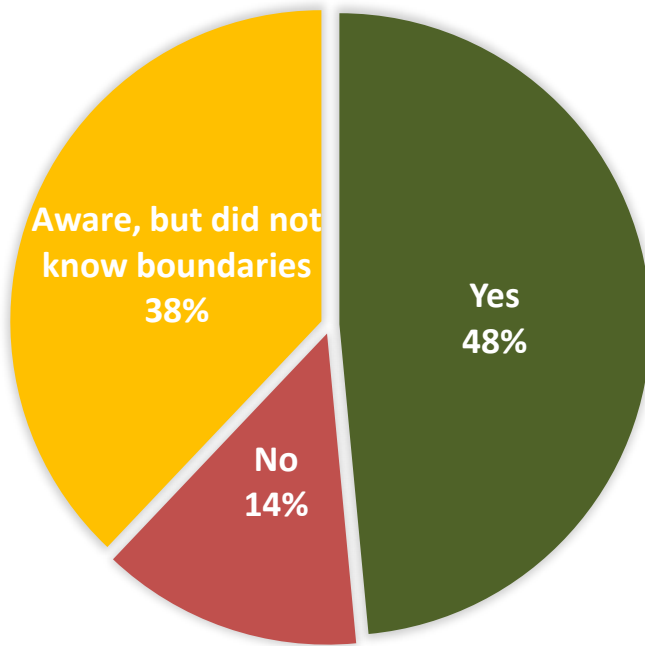
Q11) If you choose to move from your current residence, which of the following housing types would you seek? Select all that apply:



Total Responses: 503

COMMERCIAL & INDUSTRIAL DEVELOPMENT

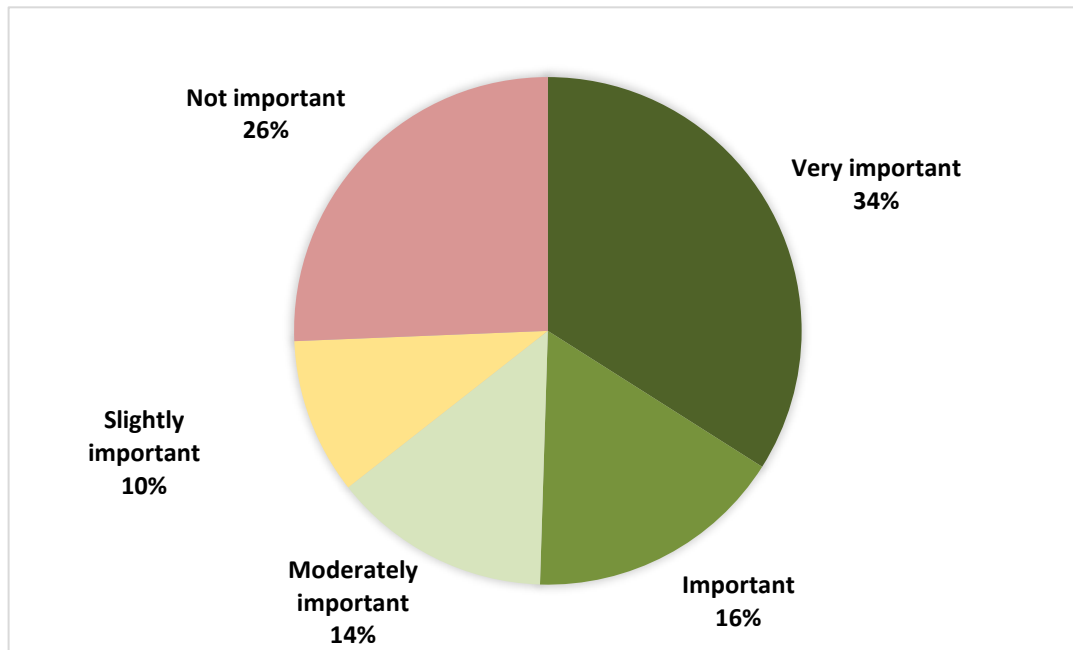
Q13) The City of Madison Heights has a formal Downtown Development Authority (DDA) district along 11 Mile and on John R south of Gardenia (refer to map). Prior to reading this survey, were you aware that Madison Heights had a designated downtown district?



Total Responses: 501

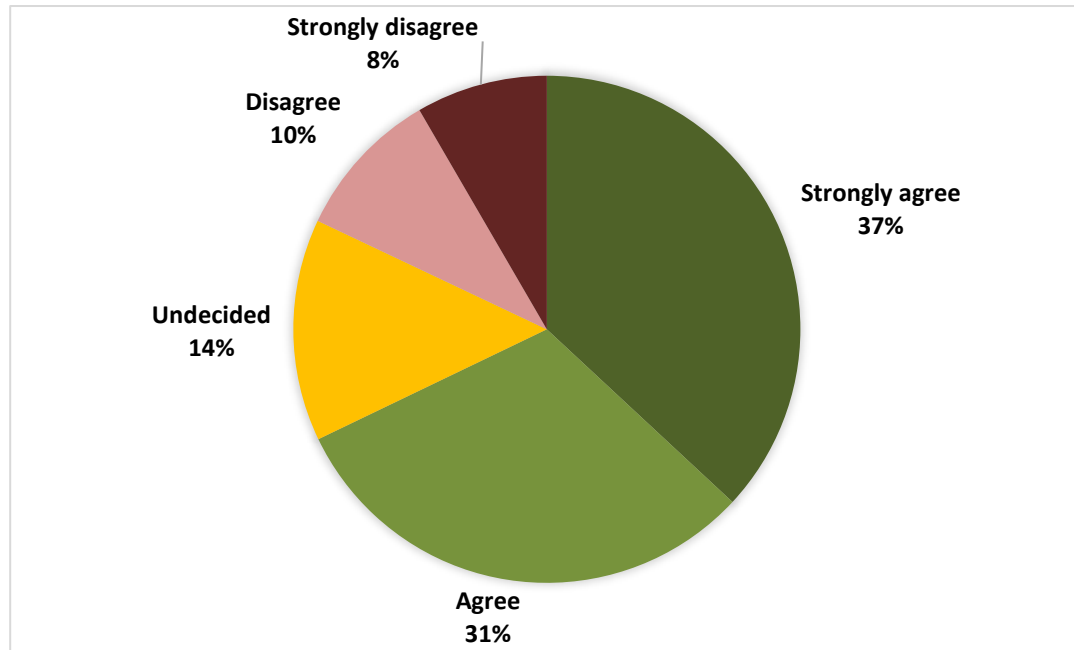


Q14) How important is it for the City of Madison Heights to focus on the development of a walkable downtown area with a mix of residential, commercial, entertainment, and office uses?



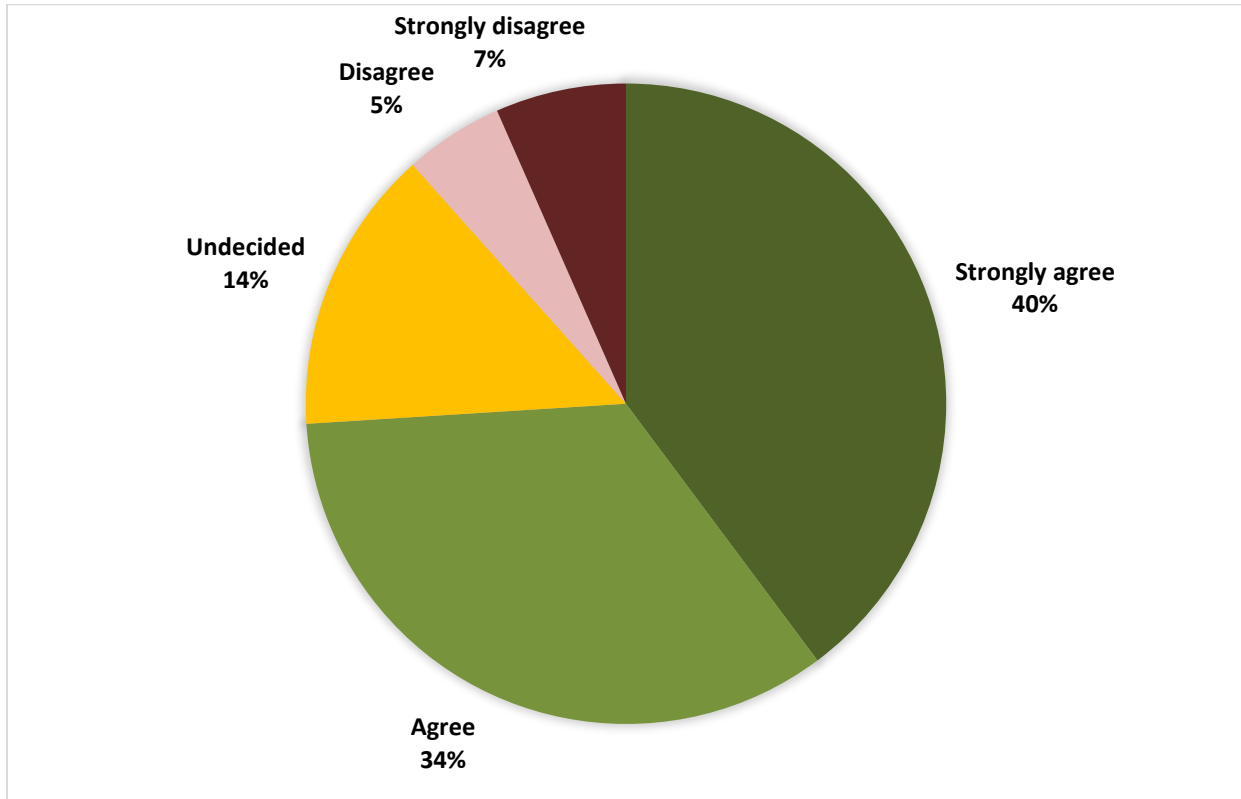
Total Responses: 503

Q15) How strongly do you agree/disagree with the following statement: Madison Heights should encourage the creative redevelopment or alteration of underutilized parking lots and large regional commercial centers into more walkable centers featuring mixed-use buildings, retail outlots, and residential uses.



Total Responses: 501

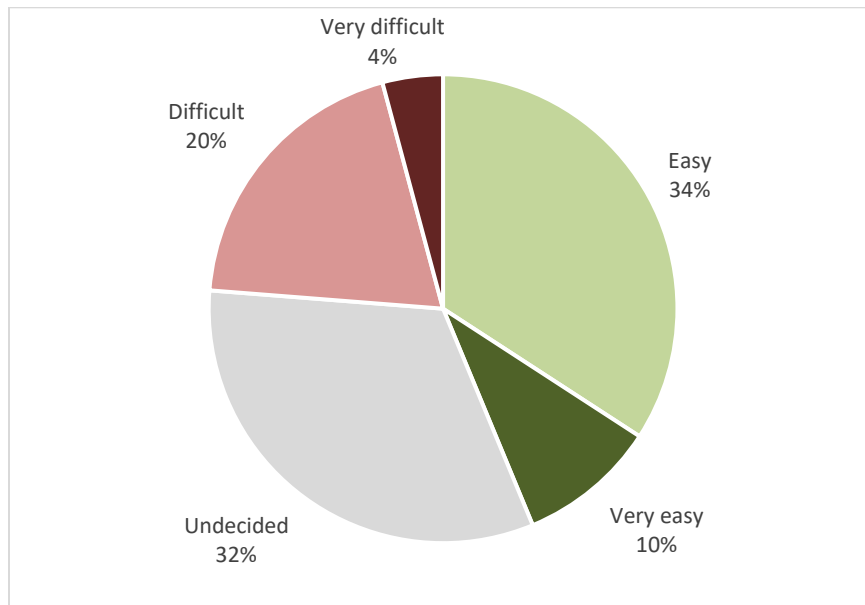
Q15) How strongly do you agree/disagree with the following statement: Madison Heights should encourage the creative redevelopment or reuse of older, smaller-scale industrial buildings into a mix of land uses, such as mixed-use buildings, retail, and residential uses.



Total Responses: 500

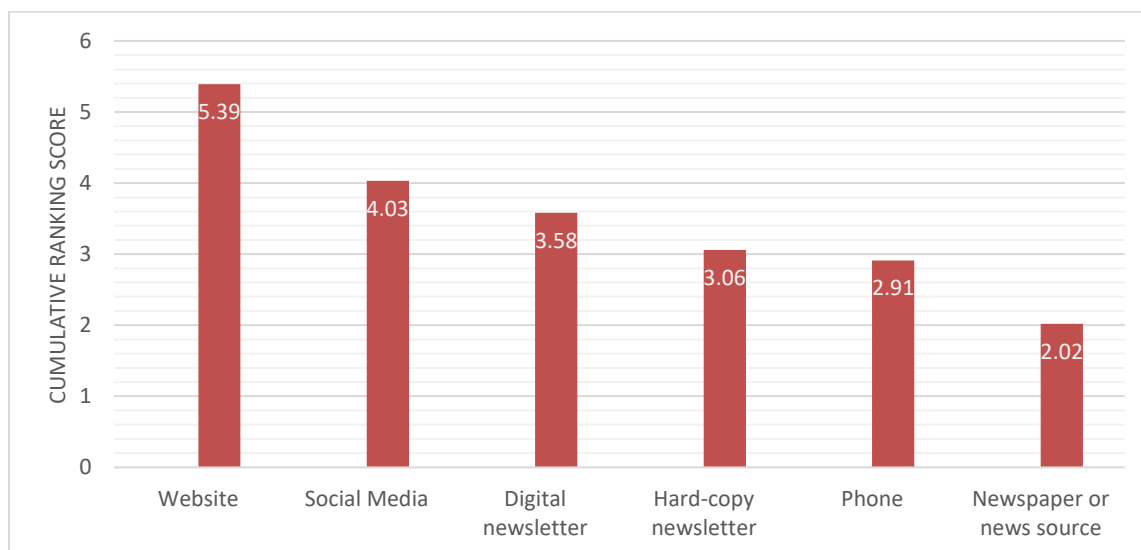
PUBLIC SERVICES & FACILITIES

Q19) How easy/difficult do you find it to obtain information relating to city services, including planning, zoning, development, and building related items?



Responses: 480

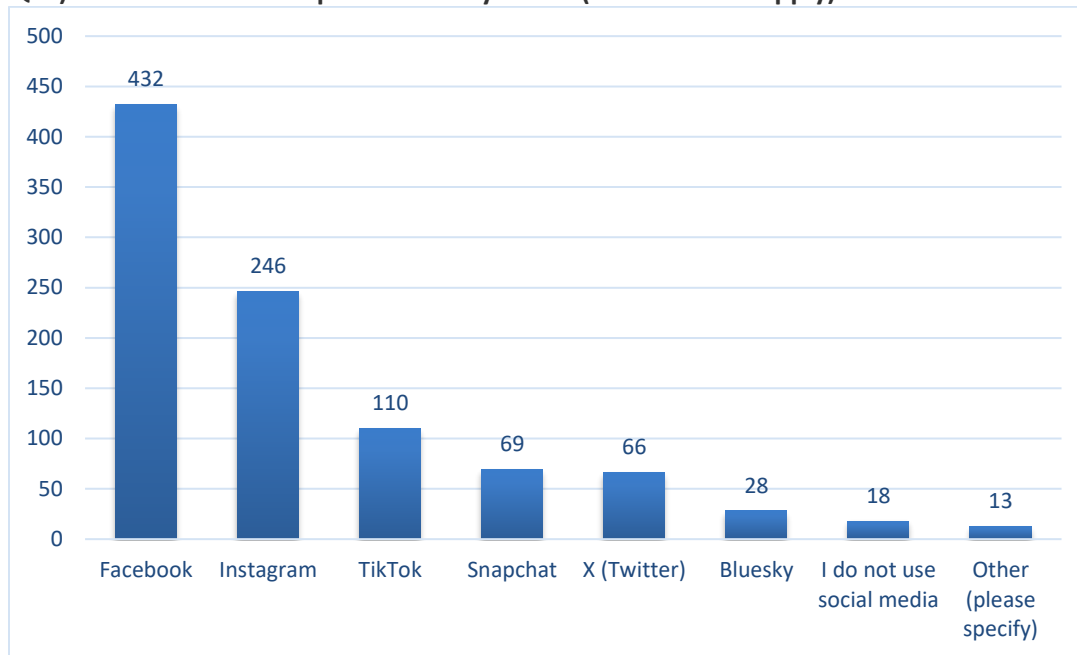
Q20) What are your preferred means to obtain information relating to city services? Rank from most preferred to least preferred.



Higher score equals more preferred.

Responses 484

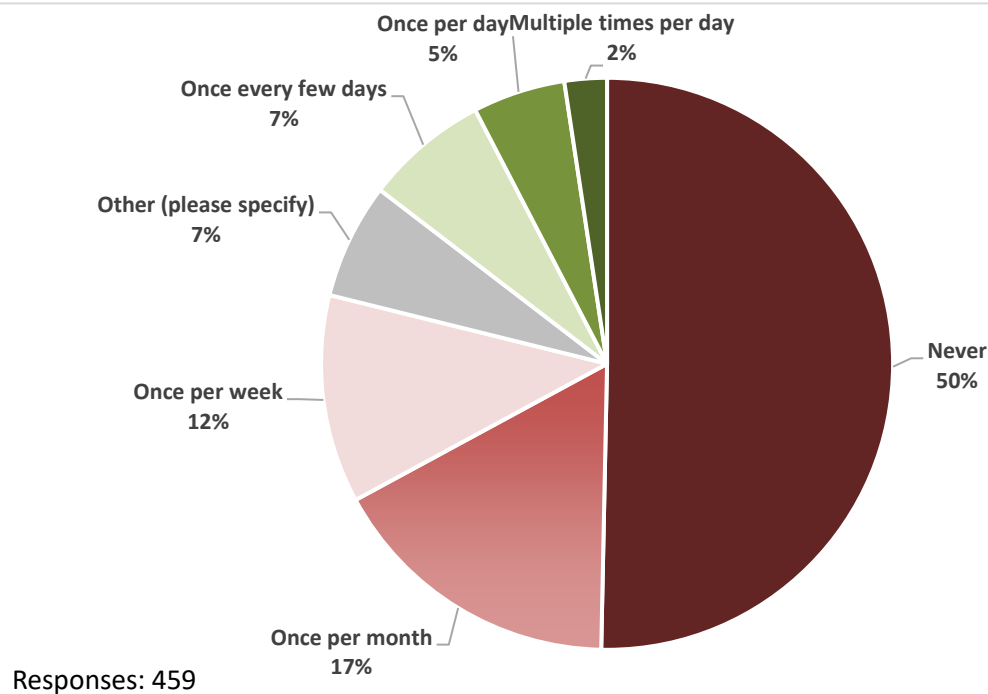
Q22) Which social media platforms do you use (select all that apply):



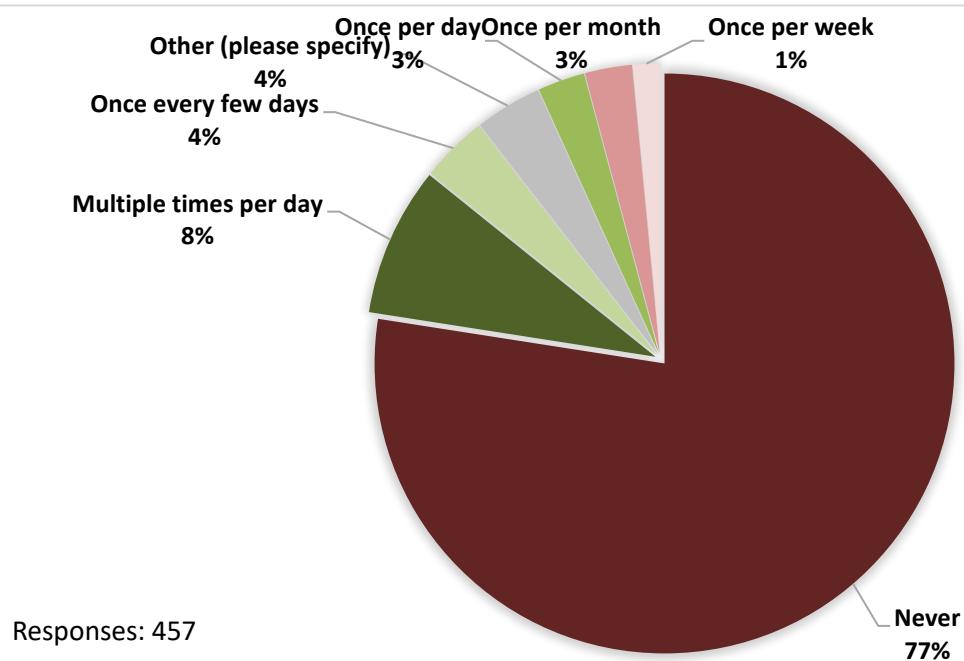
Responses: 477

TRANSPORTATION

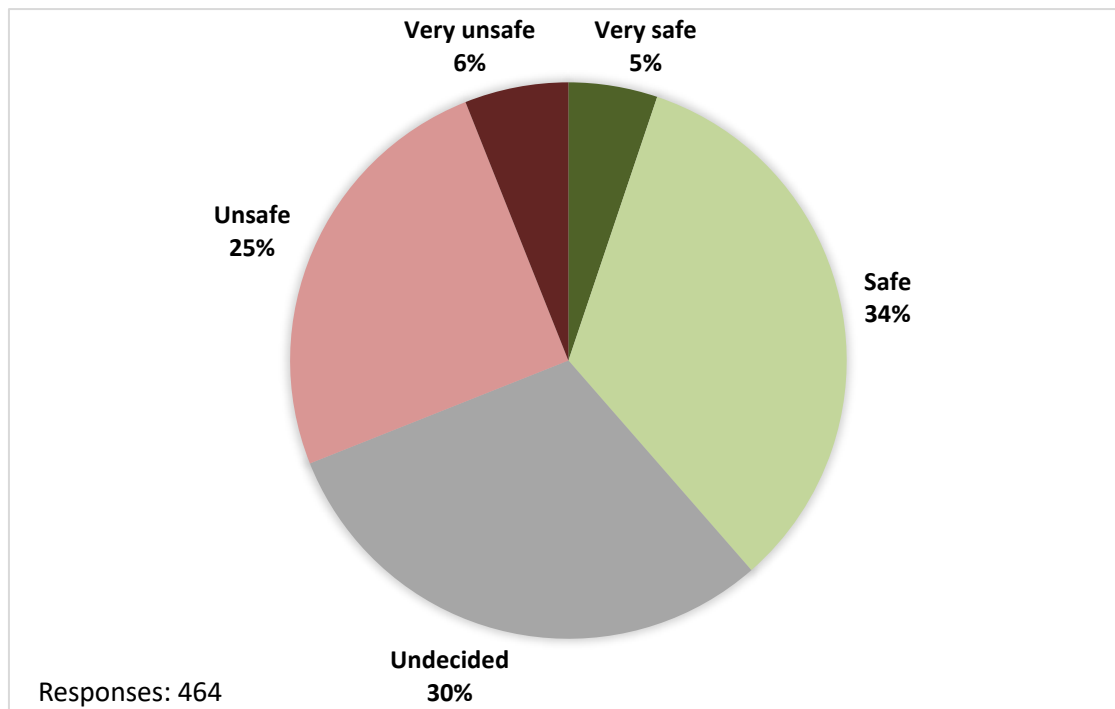
Q24) From your home or place of work, how often do you walk, bike, or take another form of non-motorized transportation to reach commercial, retail, office, entertainment, or other destinations?



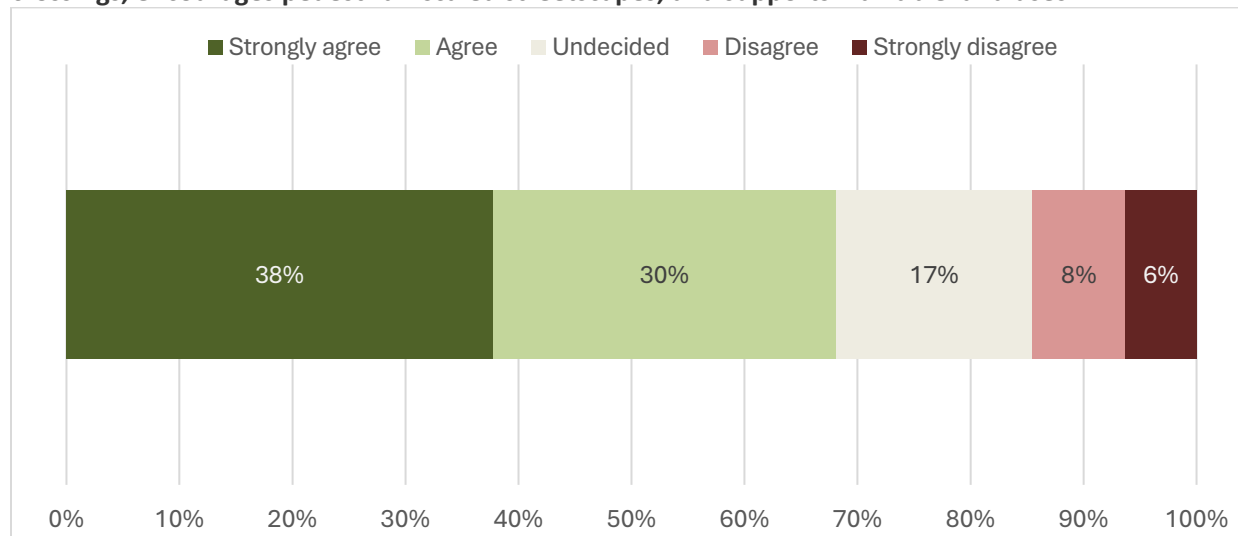
Q25) How often do you take transit to reach commercial, retail, office, entertainment, or other destinations?



Q26) How would you rate the safety of walking, biking, or taking another form of non-motorized transportation from your home to a commercial, retail, or entertainment destination in Madison Heights?

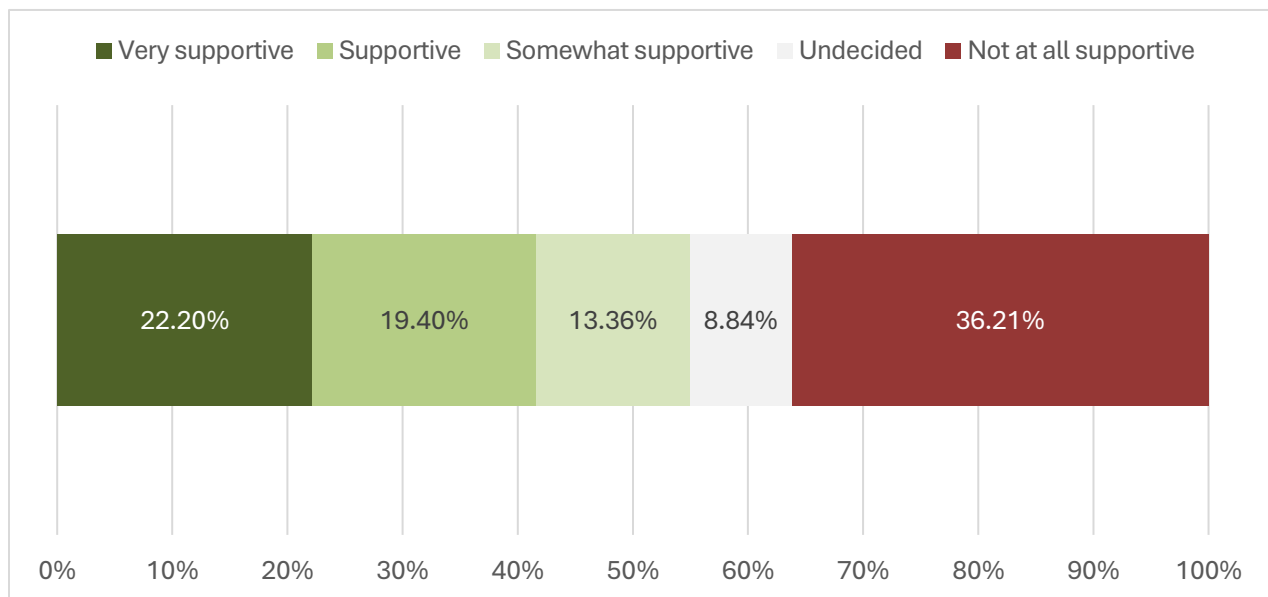


Q27) How strongly do you agree/disagree with the following statement: The City should implement and maintain a comprehensive pedestrian network that focuses on creating safe intersections and crossings, encourages pedestrian-scaled streetscapes, and supports walkable land uses.



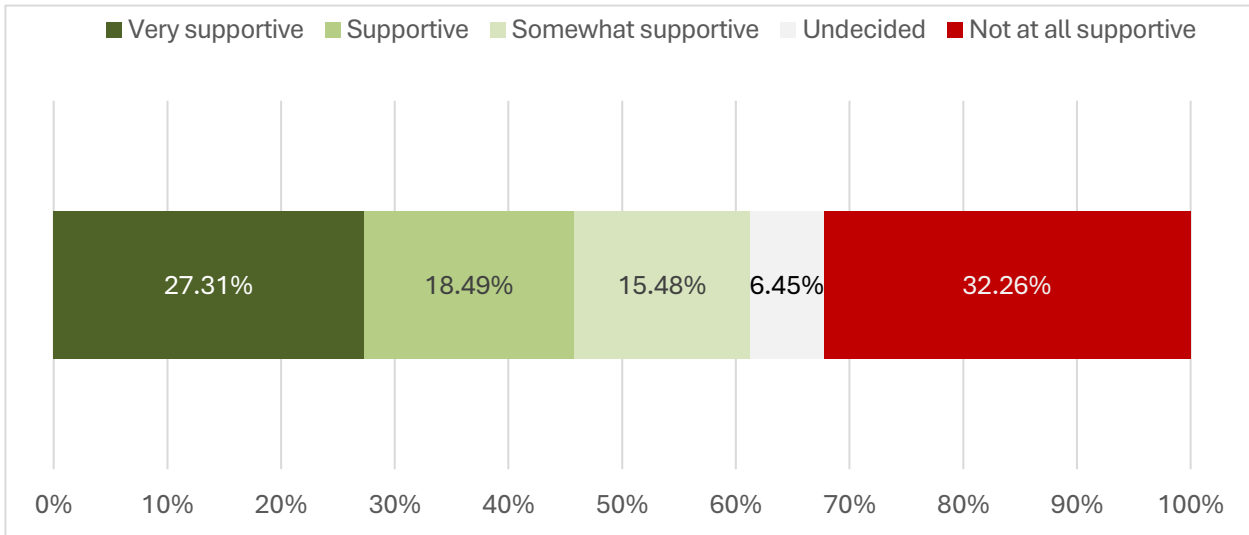
Responses: 461

Q29) How supportive would you be of the city installing traffic calming devices, such as curb bump-outs, lane reductions, and crosswalk islands along streets within the downtown district?



Responses: 464

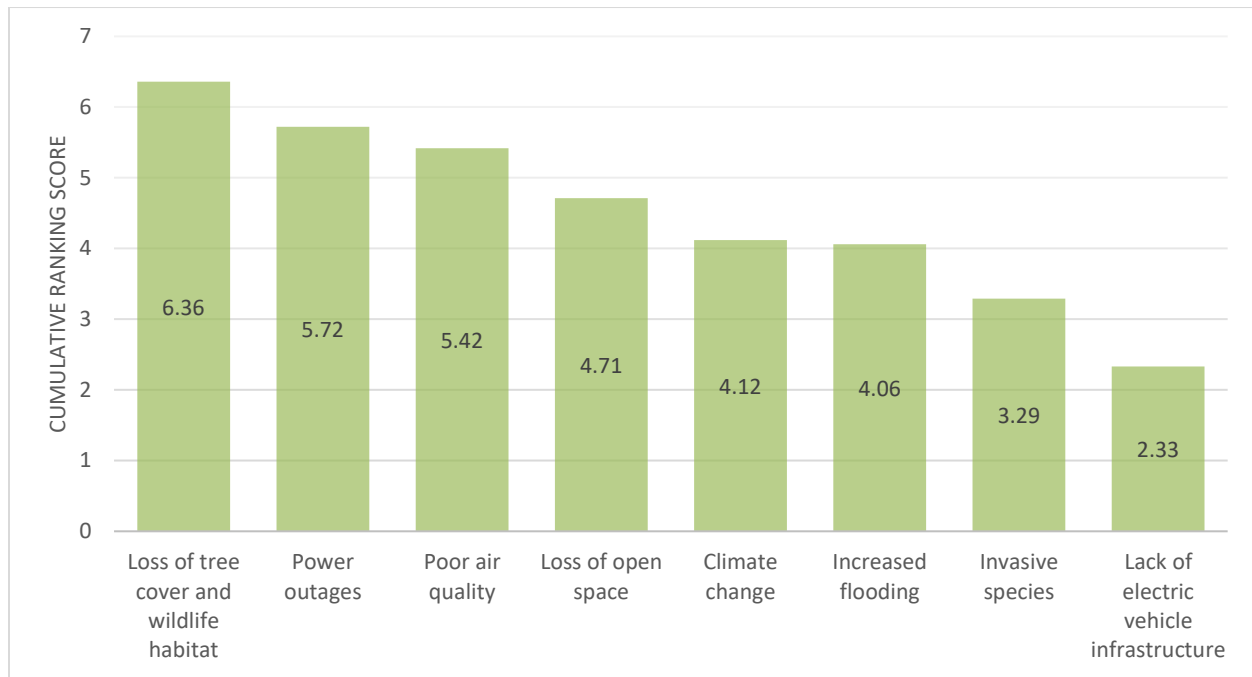
Q30) How supportive would you be of the city installing traffic calming devices such as curb bump-outs, speed tables, etc. within neighborhood streets?



Responses: 465

SUSTAINABILITY & RESILIENCY

Q32) Please rank the following sustainability and resiliency issues from most pressing to least pressing:

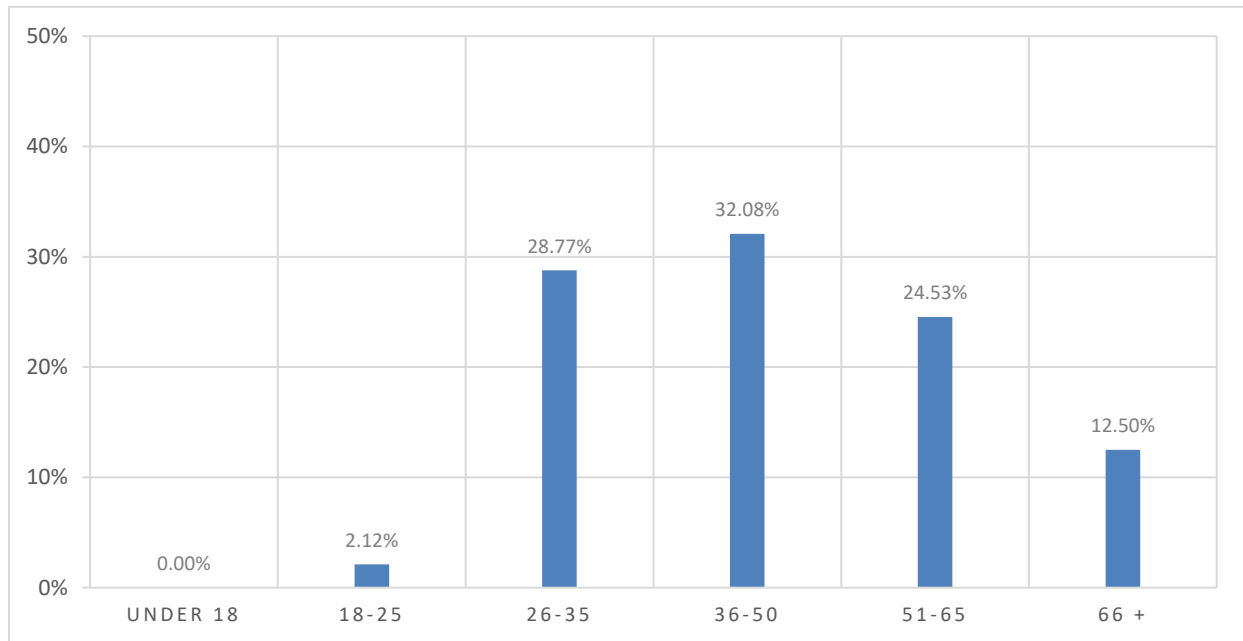


Higher score equates to “more pressing” issue.

Responses: 442

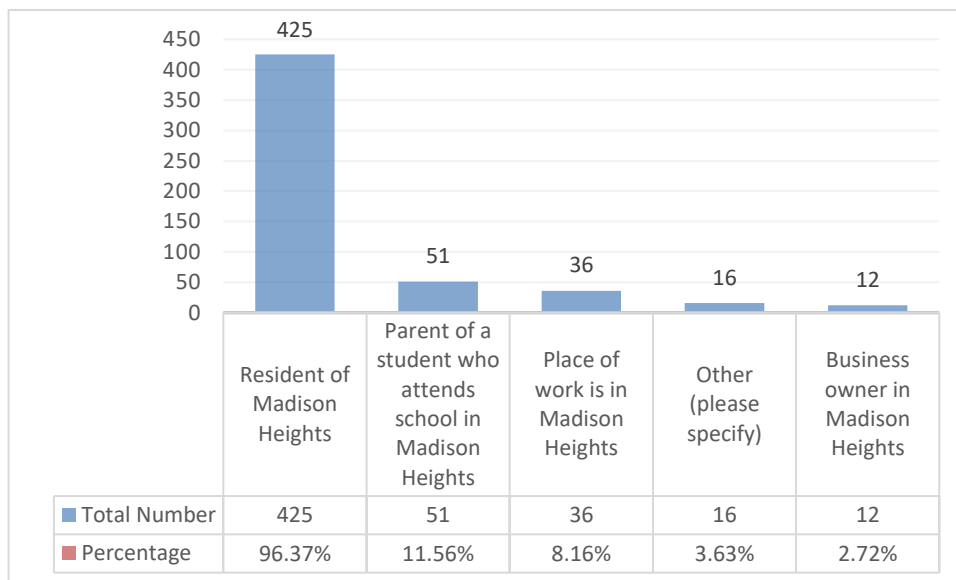
DEMOGRAPHICS

Q36) Please identify your age group:



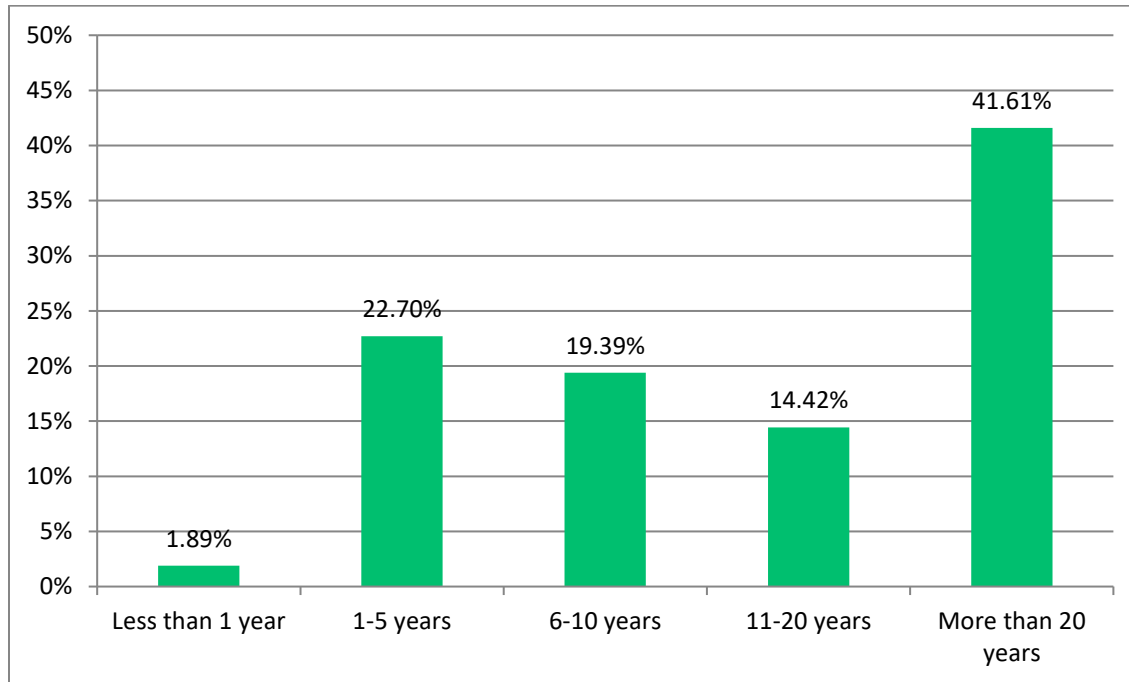
Responses: 424

Q37) What is your relationship with the City of Madison Heights? Select all that apply:



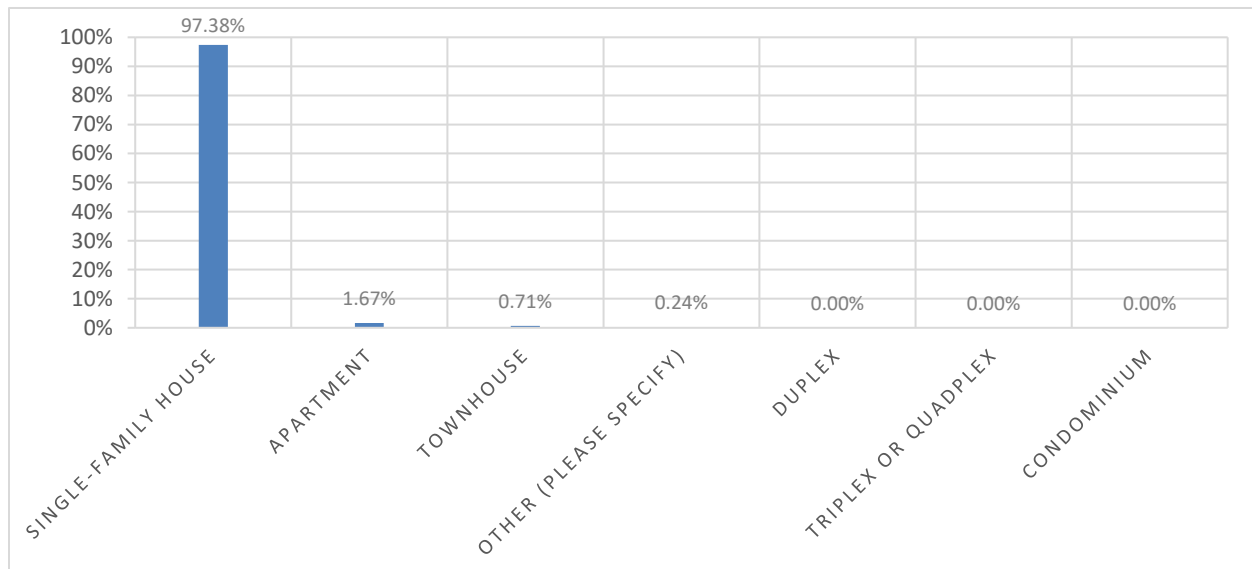
Responses: 441

Q38) If you are a resident of Madison Heights, how long have you lived in the city?



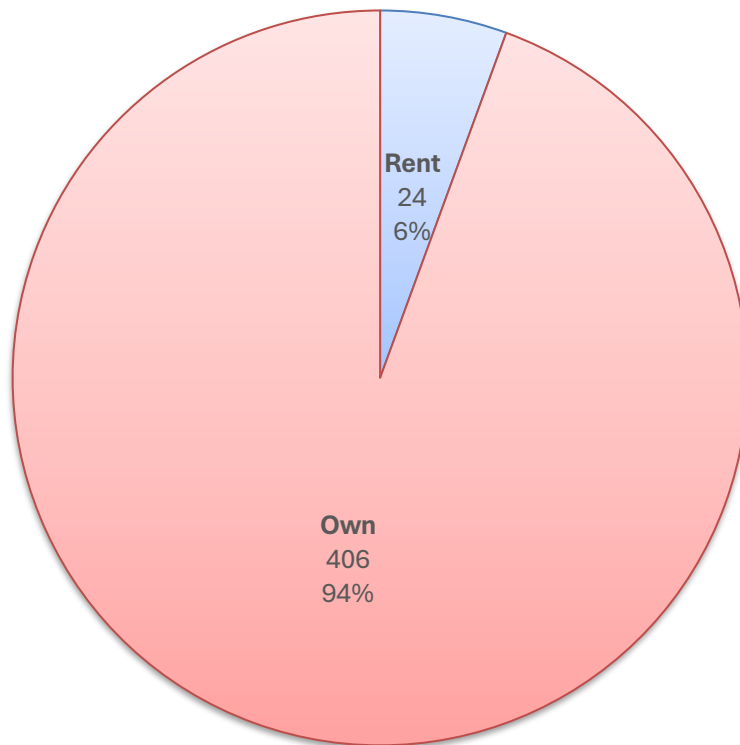
Responses: 423

Q40) If you live in Madison Heights, please select the term that best describes your residence:



Reponses: 420

Q41) Do you rent or own your place of residence?



Responses: 430

Q1) Single-Family Residential: Rank the following images from MOST DESIRABLE to LEAST DESIRABLE:

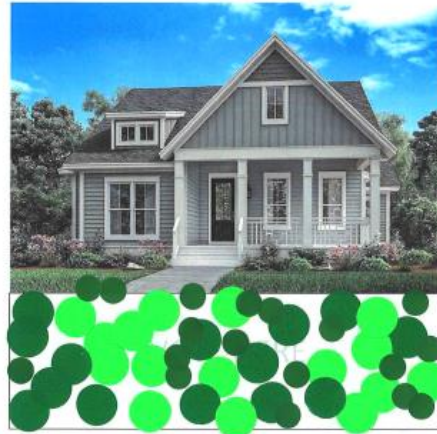


Higher Score = More Desirable

Responses: 205

	Most Desirable				Least Desirable		
	1	2	3	4	5	TOTAL	SCORE
	56.10% 115	33.17% 68	5.37% 11	4.39% 9	0.98% 2	205	4.39
	24.88% 51	23.41% 48	19.02% 39	16.59% 34	16.10% 33	205	3.24
	3.41% 7	16.59% 34	37.56% 77	29.27% 60	13.17% 27	205	2.68
	2.44% 5	14.63% 30	27.80% 57	42.93% 88	12.20% 25	205	2.52
	13.17% 27	12.20% 25	10.24% 21	6.83% 14	57.56% 118	205	2.17

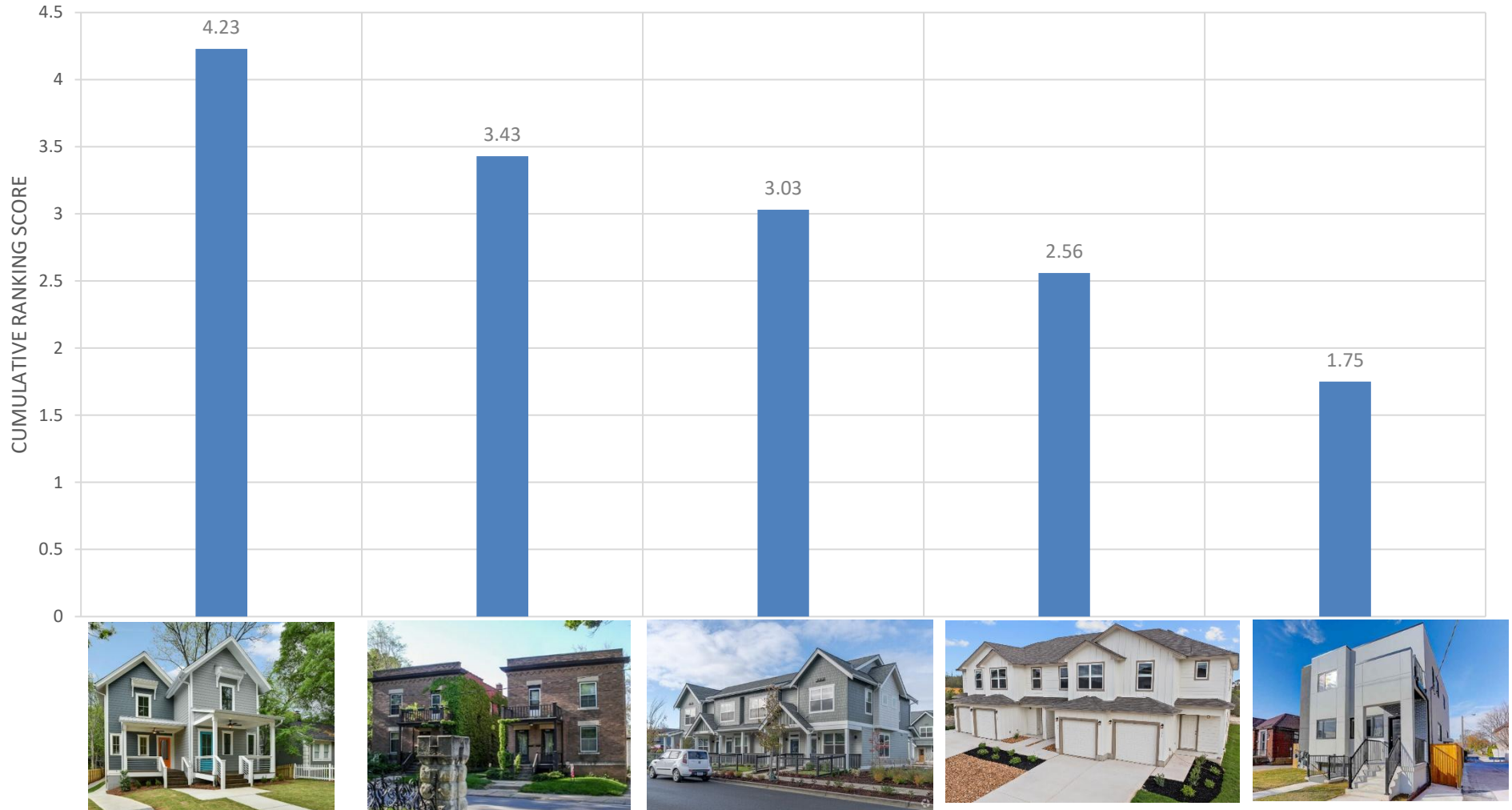
Downtown Touchdown Visual Preference Survey – October 4th, 2025



Single-Family Residential: Which images are representative of the types and styles of single-family housing that should be encouraged for Madison Heights' residential neighborhoods?

Place **green stickers** on images you find the most desirable and **red stickers** on images you find the least desirable.

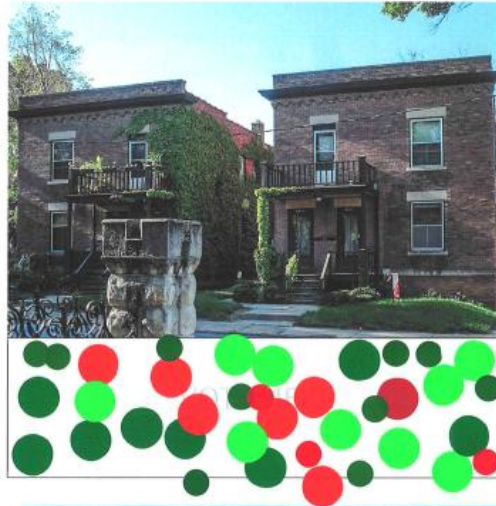
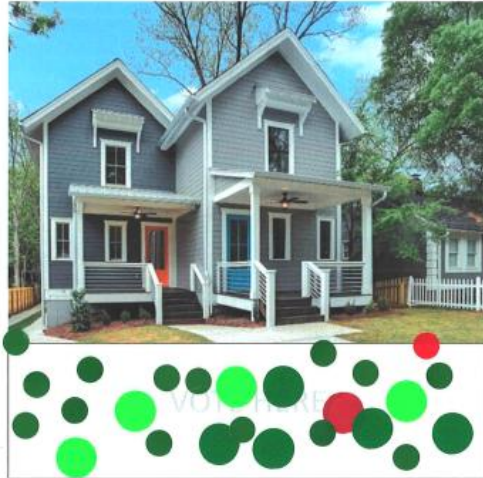
Q2) Which images represent the types and styles of “missing middle” housing that should be encouraged for Madison Heights’ residential neighborhoods? Rank the following images from MOST DESIRABLE to LEAST DESIRABLE :



Higher Score = More Desirable
Responses: 188

	Most Desirable				Least Desirable		
	1	2	3	4	5	TOTAL	SCORE
	51.06% 96	30.85% 58	10.64% 20	5.32% 10	2.13% 4	188	4.23
	26.06% 49	29.79% 56	14.89% 28	19.15% 36	10.11% 19	188	3.43
	12.23% 23	22.87% 43	27.66% 52	29.79% 56	7.45% 14	188	3.03
	5.32% 10	13.83% 26	30.85% 58	31.91% 60	18.09% 34	188	2.56
	5.32% 10	2.66% 5	15.96% 30	13.83% 26	62.23% 117	188	1.75

Downtown Touchdown Visual Preference Survey – October 4th, 2025

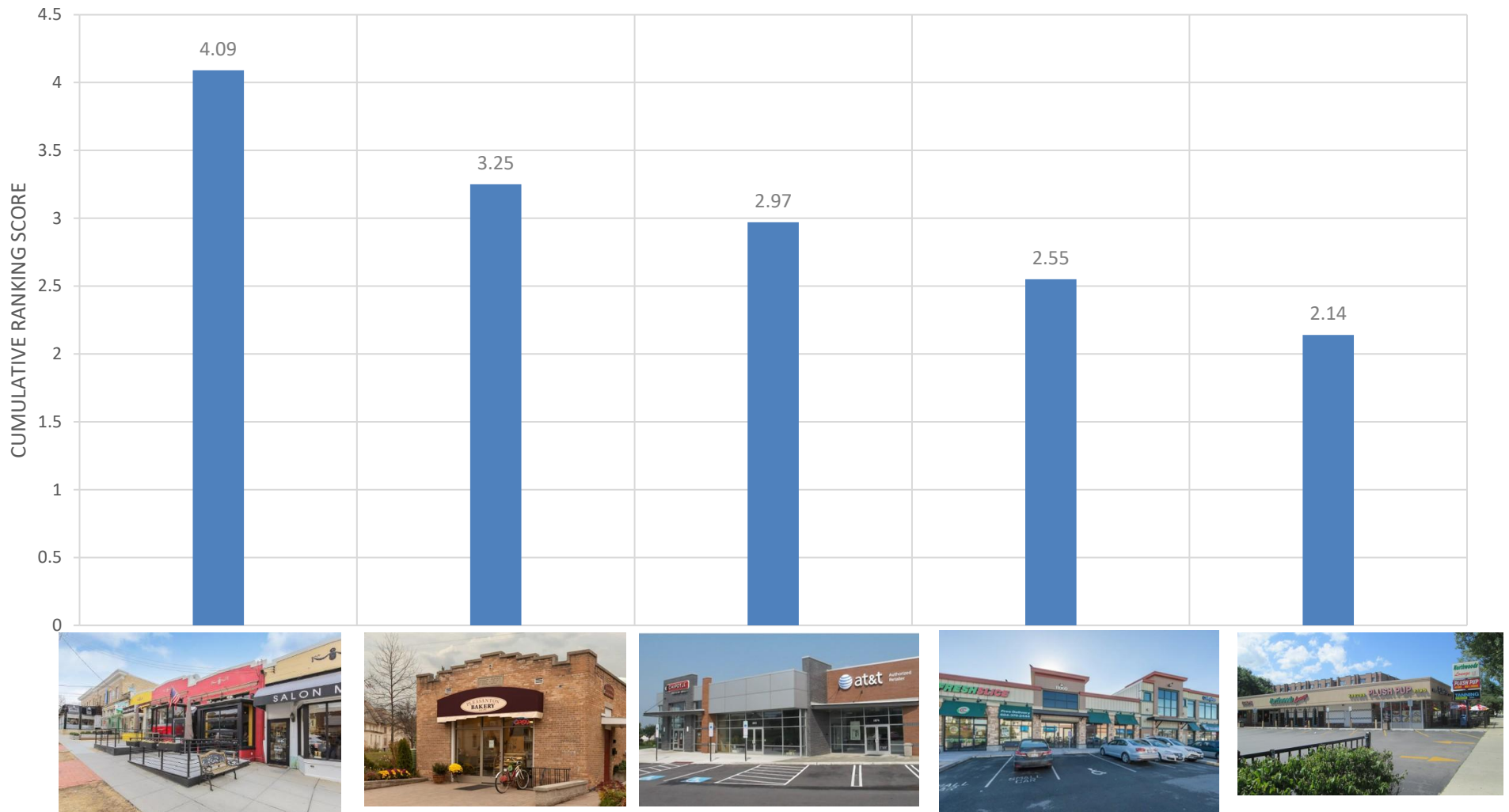


Missing Middle Housing: Missing middle housing refers to the range of housing types that typically fit between single-family detached homes and larger apartment buildings. Which images represent the types and styles of “missing middle” housing that should be encouraged for Madison Heights’ residential neighborhoods?

Place **green stickers** on images you find the most desirable and **red stickers** on images you find the least desirable.



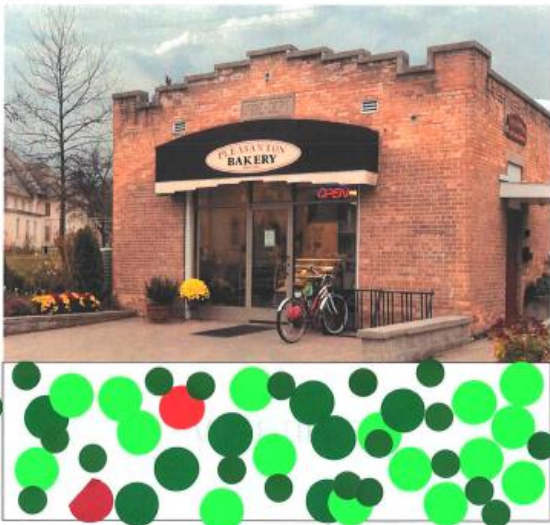
Q3) Vote for which images you think are the most desirable and least desirable examples of neighborhood commercial. Rank the following images from MOST DESIRABLE to LEAST DESIRABLE:



Higher Score = More Desirable

Responses: 187

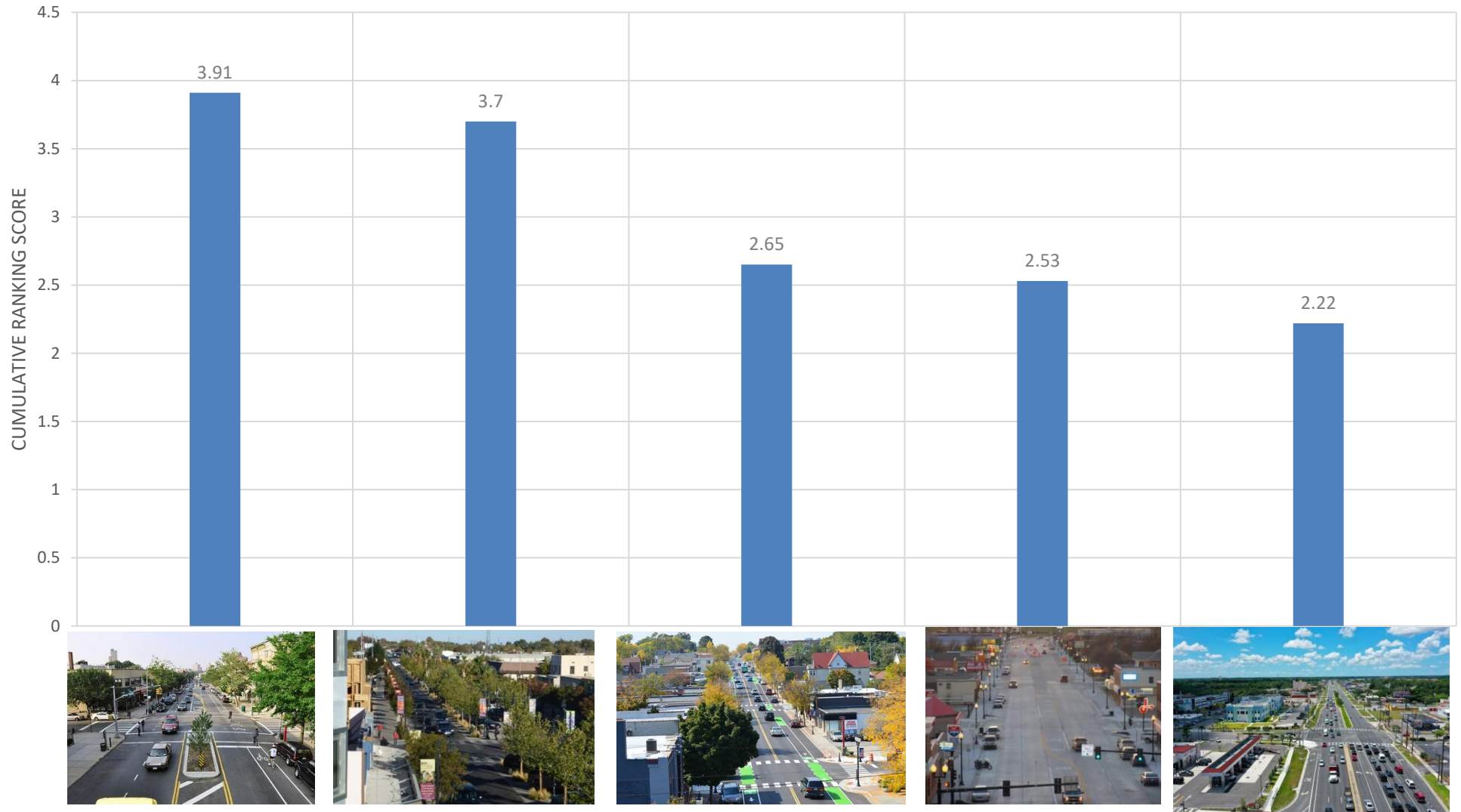
	Most Desirable			Least Desirable				
	1	2	3	4	5	TOTAL	SCORE	
	54.01% 101	20.86% 39	10.70% 20	9.09% 17	5.35% 10	187	4.09	
	21.93% 41	31.02% 58	14.97% 28	13.90% 26	18.18% 34	187	3.25	
	10.16% 19	26.74% 50	26.74% 50	22.99% 43	13.37% 25	187	2.97	
	5.88% 11	12.30% 23	34.22% 64	26.20% 49	21.39% 40	187	2.55	
	8.02% 15	9.09% 17	13.37% 25	27.81% 52	41.71% 78	187	2.14	

Downtown Touchdown Visual Preference Survey – October 4th, 2025

Neighborhood Commercial: Neighborhood commercial consists of areas that are on local streets and/or in walking distance to residential areas. Vote for which images you think are the most desirable and least desirable examples of neighborhood commercial.

Place **green stickers** on images you find the most desirable and **red stickers** on images you find the least desirable.

Q4) Which images are representative of the street design and development pattern that should be encouraged along Madison Heights' commercial corridors? Rank the following images from MOST DESIRABLE to LEAST DESIRABLE:



	Most Desirable				Least Desirable		
	1	2	3	4	5	TOTAL	SCORE
	37.78% 68	31.67% 57	16.67% 30	11.11% 20	2.78% 5	180	3.91
	27.22% 49	34.44% 62	23.89% 43	10.00% 18	4.44% 8	180	3.70
	7.22% 13	12.22% 22	42.78% 77	13.89% 25	23.89% 43	180	2.65
	20.00% 36	11.11% 20	7.22% 13	25.00% 45	36.67% 66	180	2.53
	7.78% 14	10.56% 19	9.44% 17	40.00% 72	32.22% 58	180	2.22

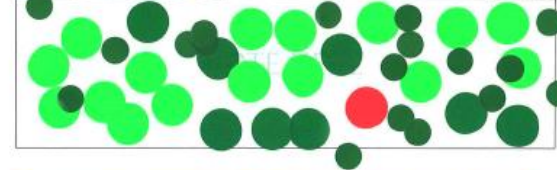
Downtown Touchdown Visual Preference Survey – October 4th, 2025



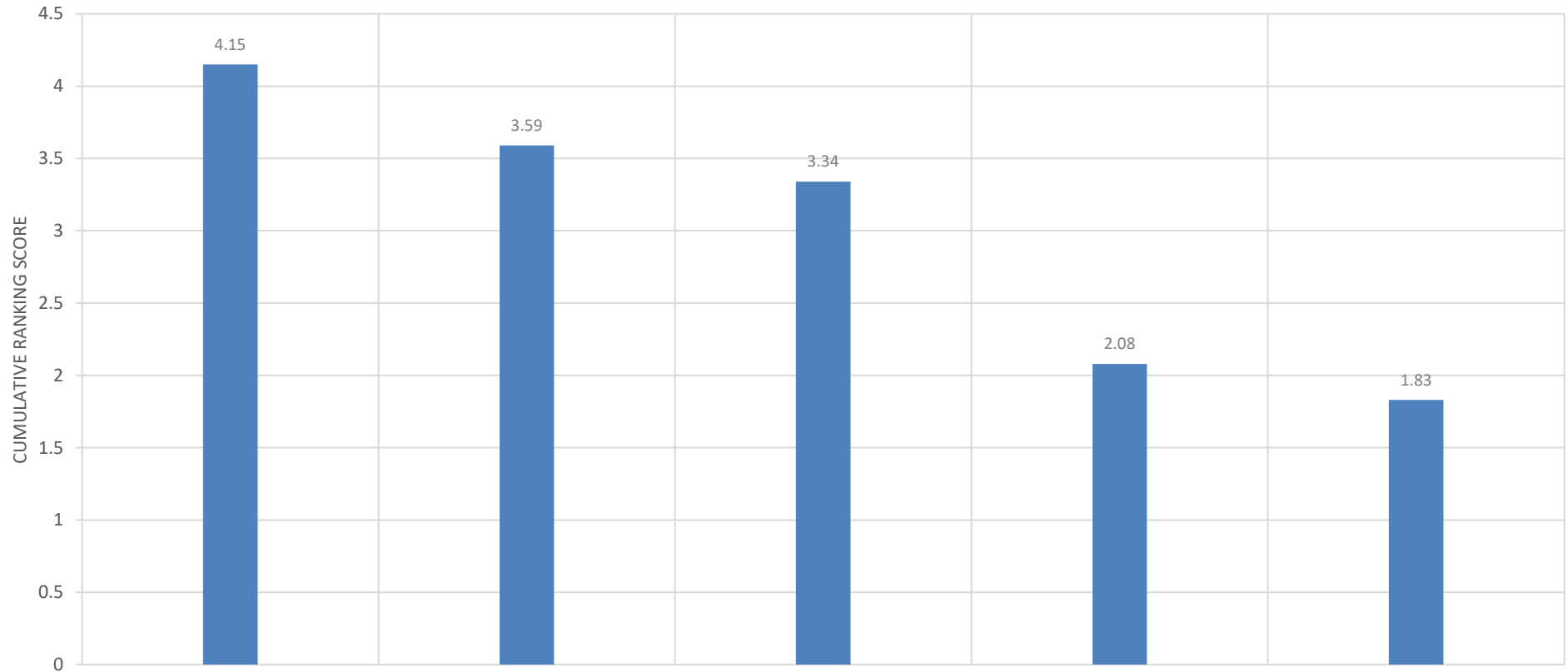
Transportation and Commercial Corridors:

Madison Heights' major commercial corridors, such as John R, Dequindre, and 12 Mile, have historically been developed with the automobile in mind. Which images are representative of the street design and development pattern that should be encouraged along Madison Heights' commercial corridors?

Place **green stickers** on images you find the most desirable and **red stickers** on images you find the least desirable.



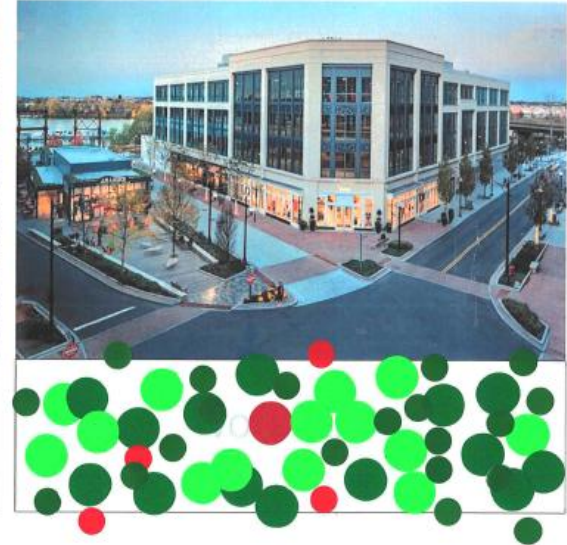
Q5) Which images are representative of the land uses and building/development designs that should be encouraged along Madison Heights' commercial corridors?



Higher Score = More Desirable
Responses: 177

	Most Desirable			Least Desirable				
	1	2	3	4	5	TOTAL	SCORE	
	50.85% 90	16.38% 29	29.94% 53	2.26% 4	0.56% 1	177	4.15	
	24.29% 43	33.33% 59	24.86% 44	12.43% 22	5.08% 9	177	3.59	
	19.77% 35	33.33% 59	22.03% 39	11.30% 20	13.56% 24	177	3.34	
	1.69% 3	11.86% 21	13.56% 24	38.98% 69	33.90% 60	177	2.08	
	3.39% 6	5.08% 9	9.60% 17	35.03% 62	46.89% 83	177	1.83	

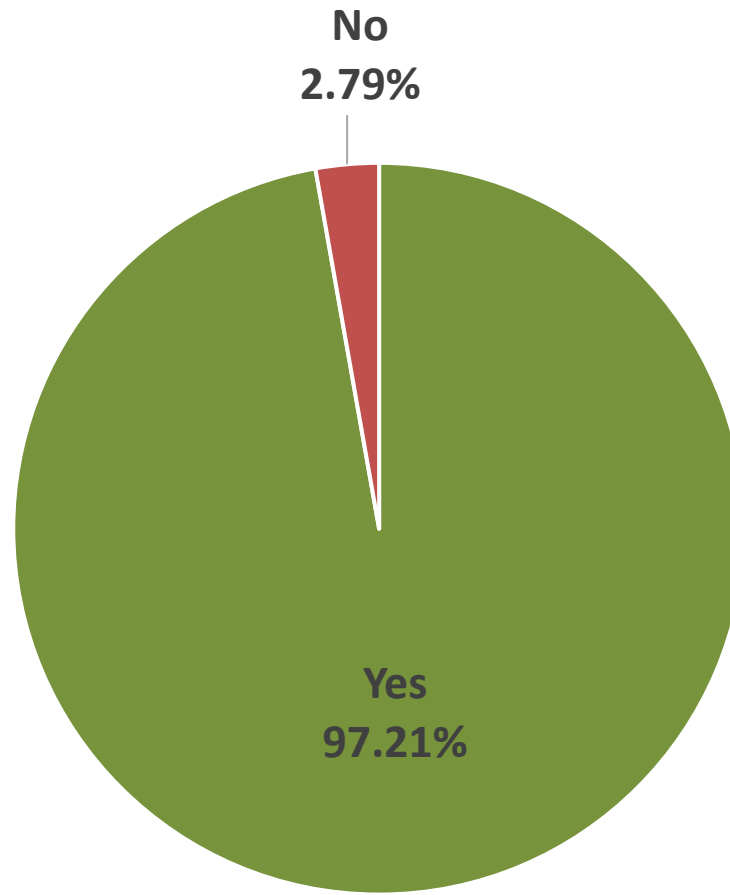
Downtown Touchdown Visual Preference Survey – October 4th, 2025



Commercial and Mixed-Use Development:
Which images are representative of the land uses and building/development designs that should be encouraged along Madison Heights' commercial corridors?

Place **green stickers** on images you find the most desirable and **red stickers** on images you find the least desirable.

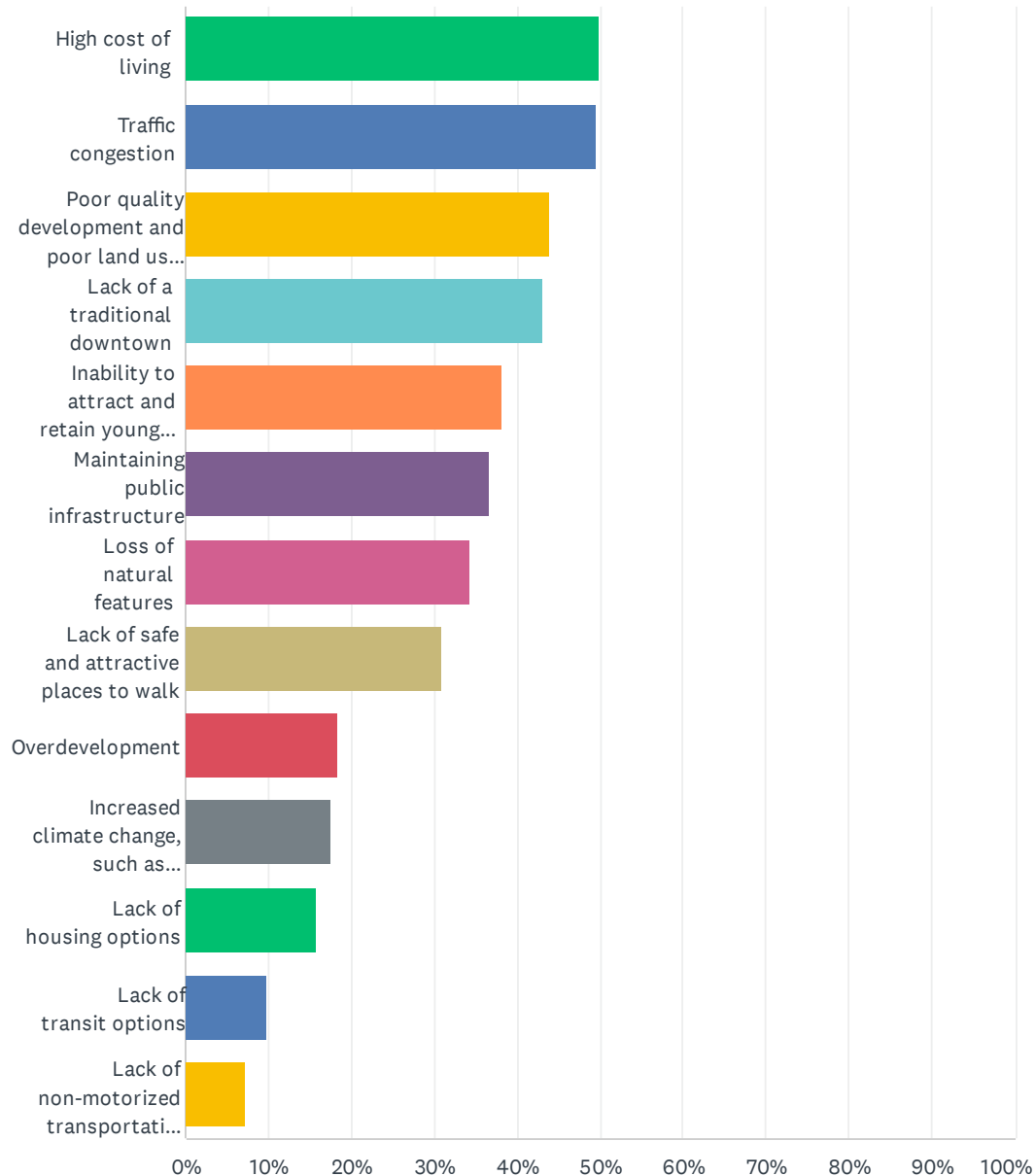
Are you a Madison Heights resident?



Responses: 179

Q1 What are the five biggest challenges facing Madison Heights in the next ten years (select up to five)?

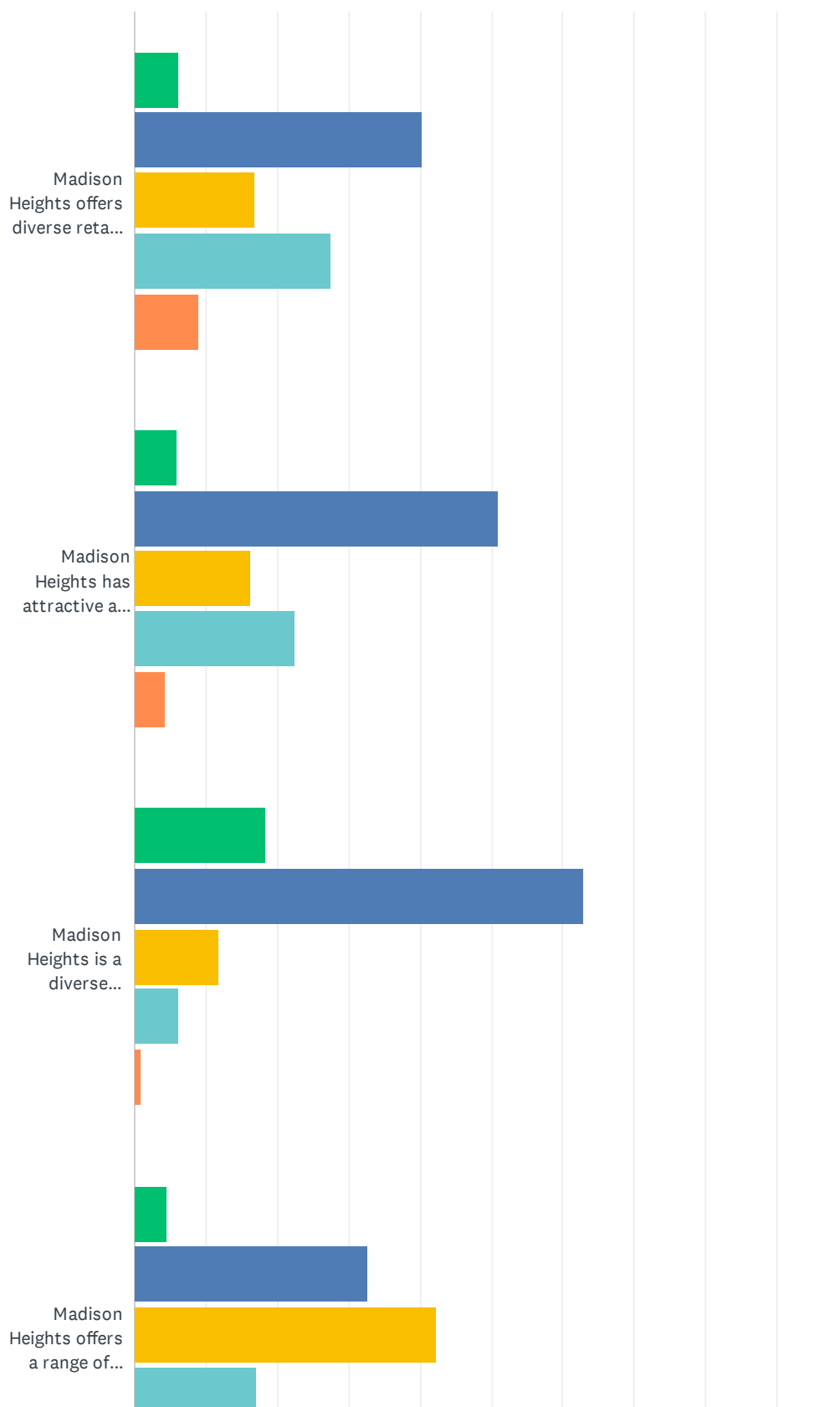
Answered: 575 Skipped: 10

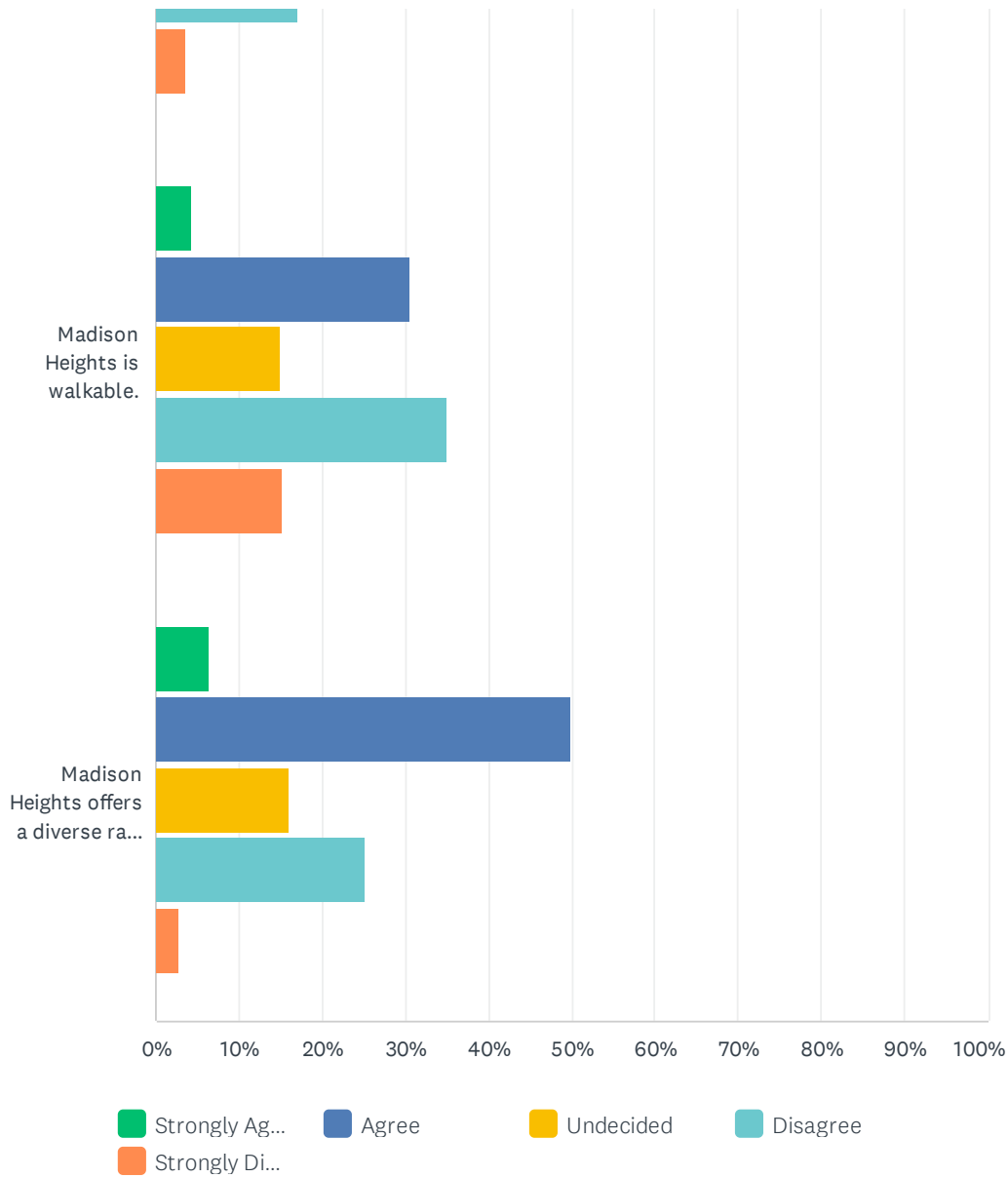


ANSWER CHOICES	RESPONSES	
High cost of living	49.91%	287
Traffic congestion	49.39%	284
Poor quality development and poor land use types	43.83%	252
Lack of a traditional downtown	43.13%	248
Inability to attract and retain young families/young professionals	38.09%	219
Maintaining public infrastructure	36.70%	211
Loss of natural features	34.43%	198
Lack of safe and attractive places to walk	30.96%	178
Overdevelopment	18.43%	106
Increased climate change, such as flooding, higher temperatures, and air quality	17.57%	101
Lack of housing options	15.83%	91
Lack of transit options	9.74%	56
Lack of non-motorized transportation options	7.30%	42
Total Respondents: 575		

Q2 To what extent do you agree/disagree with the following statements?

Answered: 576 Skipped: 9





	STRONGLY AGREE	AGREE	UNDECIDED	DISAGREE	STRONGLY DISAGREE	TOTAL
Madison Heights offers diverse retail, entertainment, and recreation opportunities.	6.27% 36	40.24% 231	16.90% 97	27.53% 158	9.06% 52	574
Madison Heights has attractive and desirable neighborhoods.	5.92% 34	51.05% 293	16.20% 93	22.47% 129	4.36% 25	574
Madison Heights is a diverse community.	18.32% 105	62.83% 360	11.69% 67	6.28% 36	0.87% 5	573
Madison Heights offers a range of employment opportunities.	4.55% 26	32.69% 187	42.13% 241	16.96% 97	3.67% 21	572
Madison Heights is walkable.	4.37% 25	30.59% 175	14.86% 85	34.97% 200	15.21% 87	572
Madison Heights offers a diverse range of housing types.	6.32% 36	49.82% 284	15.96% 91	25.09% 143	2.81% 16	570

Q3 What other comments do you have about community character?

Answered: 222 Skipped: 363

#	RESPONSES	DATE
1	There is a large lack of a downtown presence. The new development to limit 11 mile to 1 Lane is a joke. There's no where to visit in this area and just causes more back up traffic congestion. We need more retail that's desirable to visit.	11/30/2025 10:13 PM
2	Doing 11 mile was a big mistake!! Shame on you	11/29/2025 3:36 PM
3	We need more pocket parks.	11/29/2025 8:31 AM
4	I'm loving all the updated parks and events at the parks! But it's a mixed bag on the attractiveness of the neighborhoods. Some are more kept up while others look like they're deteriorating, especially the ones in the downtown district. The majority of the commercial buildings also are unattractive and/or abandoned, which is another area that has room for improvement.	11/28/2025 6:51 PM
5	You'll never make it without a car in this town.	11/28/2025 5:40 PM
6	It doesn't need to be walkable.	11/28/2025 7:45 AM
7	Build the city so young families come and stay. Improve/add parks, schools better housing. Think of Royal Oak how old houses go new ones are built increases area homes value. Our home values are too cheap and renter houses cheapen our neighbourhood by the houses not being taken care of. MH needs to be better	11/26/2025 3:30 PM
8	Too many cannabis stores. Senior center hours don't account for seniors who are still working —making it inaccessible to working seniors who pay taxes.	11/26/2025 8:55 AM
9	More walkable bars and restaurants	11/25/2025 9:21 PM
10	We have potential but haven't reached it. Buildings need updating, empty lots need filling. Our city looks run down and outdated.	11/25/2025 6:01 PM
11	Taxes are too high. Too many residential parking tickets. Garbage service is trash. Pun intended. Need more cool restaurants with outdoor seating.	11/25/2025 5:54 PM
12	Active, diverse community with a variety of housing and events.	11/25/2025 5:50 PM
13	On number one question first concern is taxes	11/25/2025 5:32 PM
14	Stop trying to be like other city's.	11/25/2025 5:29 PM
15	We do not want work force housing in our neighborhoods!	11/25/2025 5:17 PM
16	We need to push the two school districts into one. Also when you have residents pay for building permits. The inspectors should get out of there trucks and actually inspect the Job being done.	11/25/2025 4:24 PM
17	I live on Lorenz & 11, definitely would like to see that downtown vision come to life. We need a walkable area.	11/25/2025 12:10 PM
18	Fix the roads between 12 and 11 mile, give incentives to businesses to modernize their store fronts to appealing for customers. The clock in 11 and John r need more extensive decorations for the passerby to recognize that this is Madison heights. City need to have a style	11/25/2025 10:12 AM
19	Stop allowing the construction of new car washes!! They are giant monstrosities that take up valuable land that could be rezoned and used for single family townhomes.	11/25/2025 9:50 AM
20	We should look into more green infrastructure, bike paths, road diets to help with congestion. We have too much traffic speeding and pedestrians. Need traffic study done on John r and mile roads.	11/25/2025 6:15 AM
21	Newly planned storefronts should have higher standards to compete with the nicer surrounding	11/24/2025 9:23 PM

cities.

22	Need more trees in some areas	11/24/2025 8:08 PM
23	Too many dispensaries and car washes. Focus on infrastructure (updating water lines, roads) schools, housing, greenspaces. Forget having a "walkable downtown". That should have been 13 mile.	11/24/2025 7:25 PM
24	The south end is a dump	11/24/2025 6:20 PM
25	Lack of tree canopy, green spaces and too many car washes. The focus seems to be on businesses and not the people that live here. Been here 36 yrs.	11/24/2025 5:24 PM
26	Our taxes continue to raise with little to nothing to offer for younger families. Now due to the already high taxes, bonds are not passing for the improvement of our schools. While we have some nice parks it's going to be tough convincing families to stay or come here with little to offer but outdated schools and high taxes	11/24/2025 4:40 PM
27	As far as attractive neighborhoods: I suggest start enforcing (or passing an ordinance) no trash or clutter in front yards and porches. There are homes on my street that pile up trash, kids toys, and misc things on porches. Not a few items; unreasonable amounts.	11/24/2025 3:48 PM
28	Would like a MH Community Center with a pool and splash pad, like other cities. More parks with walking trails as well.	11/24/2025 3:17 PM
29	Dangerous drug addicts walking around and panhandling. City council who thinks we need more houses. The approximate new builds for homes, condos, apt. in this town is ZERO.	11/24/2025 3:16 PM
30	The poor decisions that the city is making. Prime example is what they did to 11 mile and John R.	11/24/2025 2:51 PM
31	Stop with the road diets, atop with bike lanes in dangerous streets, stop increasing taxes for a city that is comparable to Hazel Park/Detroit, no more rental properties or any HOA type. If it isn't single family pay to own housing, it isn't fixing any issues.	11/24/2025 2:33 PM
32	South Madison Heights is underdeveloped, yet high in price. I rent an outdated 2 bedroom home that is less than 1000 square feet for \$1500 for my family of five.	11/24/2025 2:25 PM
33	There's a lack of apartment buildings, townhomes or condos. There city is walkable but there's nothing to walk to. Meaning there's no businesses to walk to. The 11 mile development was a poor decision because there's no businesses, businesses that would need street parking, the lane/curbs are uneven, poor signage and there's traffic congestion.	11/24/2025 2:19 PM
34	12 mile is horrible now since 11 mile project started/finished. During high peak hours I have to navigate throughout the neighborhood to get to the one light that leads out to 12 mile.	11/24/2025 2:09 PM
35	Not walkable due to the size of city. I see what the idea is for 11 and John R, but when will the blight and the home owners be accountable? Need more "downtown businesses" worth walking to for this project to be stressful.	11/24/2025 1:32 PM
36	The lack of kid friendly activities is frustrating.	11/15/2025 7:14 AM
37	Downtown is lame :(	11/14/2025 3:33 PM
38	Need to tear down so many old buildings on John R rd . Gas station at Lincoln and John R rd need to be replaced. Need new development in the city.	11/14/2025 12:40 AM
39	How the powers that be listen to the people.	11/13/2025 9:31 AM
40	The whole 11 mile idea is stupid. I continually give 5 local examples where this concept failed. You will just cause traffic backups, and more traffic through the neighborhoods. Poorly thought out and a waste of money. And yes grants are our tax dollars.	11/13/2025 2:01 AM
41	We need more stores rather than industrial buildings. Also we have way too many of the same restaurants. I get we have a high Asian population, but when everything is the same then it's not diverse anymore. Don't get me wrong I love my Thai food, but can I get more options for Italian, Mexican, brunch, or a cute bar?	11/12/2025 8:22 AM
42	I have family that has always lived here in Madison heights and always thought it was good how it was until they messed up 11 mile for some stupid reason.	11/10/2025 11:58 AM

54

Item 2.

The 11 mile revamp is a mistake. Something like that big spending our tax money should be voted on

11/10/2025 11:40 AM

44	The aesthetics need improvement such as litter, unoccupied homes, businesses that look rundown, diverse retail choices that don't include national chains.	11/9/2025 6:26 PM
45	Unattractive city. no downtown area to speak of	11/9/2025 5:19 PM
46	You have this downtown area, but there's nothing there to attract people to go downtown. There are no trendy restaurants in Madison Heights. All the other community surrounding us do. WAY TOO MANY DISPENSARIES .	11/9/2025 2:38 PM
47	By the city allowing 24/7 trailer parking on residential homes driveways, it forces the homeowner that has a trailer parked in their driveway to park their vehicles on an already full street because there are so many multifamilys that live in the city that park there 5 or 6 cars on the street, but then there are the trailers that never get moved off the property and everybody has to look at them 24/7. How dumb is that? This would not be allowed in Troy or Birmingham or even Ferndale.	11/9/2025 10:56 AM
48	the city never had its own platform, the previous leadership tried to run side by side with the criminals running Hazel Park. The city bowed to the LGBTQ community and ignored all others... The city should be for ALL residents and no special treatment should be given for any 1 group. Be who you want we do not care.. but we do not need it pushed by our government. The only flag that should fly at city hall or any city property is the US flag, state flag and city flag. The prior leadership was highly liberal and not fiscally responsible.	11/9/2025 9:15 AM
49	Losing character fast by cutting all of the trees down!!! Trees having bare limbs doesn't necessarily mean the tree is dying. Just cut off the bare limbs! We need the trees!	11/8/2025 9:45 PM
50	The property taxes are higher than Willie Nelson ever got.	11/8/2025 6:30 PM
51	Creating more opportunities for affordable housing and businesses will help more people come and stay into Madison Heights.	11/8/2025 2:08 PM
52	11 mile should be widened to its original configuration between John r and dequindre. Dangerous curbs sticking out into the street should be removed. No work should take place between I75 and John r on 11 mile. Bikes belong on sidewalks on main roads and all separate bike lanes should be removed and outlawed. There are millions of cars and few bikes so roads should not be made to accommodate the slim minority at the expense of the vast majority. Fix the bumpy road along John r instead of wasting money on woke policy road ideas. Quit Catering to minorities for festivals and offer festivals with no woke agenda for everyone. No LQBPT events or Juneteenth events that are captured to slim majorities. Offer only events themed for everyone.	11/8/2025 1:35 PM
53	Aside from the red oaks nature center and parks MH has very minimal green spaces and I don't enjoy riding my bike on main streets	11/8/2025 11:20 AM
54	Please no more road diets, I left oak park for Madison heights, one of the best parts was getting away from 9mile(lived a block away), it was annoying to deal with.	11/8/2025 9:58 AM
55	Our city feels like it has NO community. Too many corporate businesses & no downtown or events.	11/8/2025 8:02 AM
56	Madison Height is one of the most affordable areas to live compared to its neighboring cities. The traffic lights are timed horribly, which seems to stall traffic.	11/8/2025 5:57 AM
57	Madison heights' population is primarily socioeconomically blue collar. I would like it to stay affordable for the people who have grown up in, and continue to live in this city.	11/8/2025 5:18 AM
58	I don't think our community is diverse enough.	11/7/2025 11:36 PM
59	MH has a small town feel right in the middle of metro detroit	11/7/2025 9:09 PM
60	The nazi motorcycle club is gross and shows poor character for our city.	11/7/2025 7:42 PM
61	property taxes are too high and so is cost of living . why does madison heights have two schools. one is overfunded and the other is under funded and the test scores show that	11/7/2025 6:58 PM
62	The city needs a sense of more pride. Better banners on light poles around the city, more attractive signs, and updated business fronts/plazas would help.	11/7/2025 5:15 PM

They also have areas owned by landlords that do nothing to improve neighborhood or upkeep of homes, there needs to be tougher restrictions on unkeep homes and yards

11/7/2025 5:07 PM

64	Too many old people who are against change. My husband and I are in our 20s and homeowners in Madison Heights, and wish we lived in a community more like Royal Oak, with walkable features, beautiful houses, and a downtown.	11/7/2025 4:54 PM
65	Stop all the Airbnb from being in neighborhoods.	11/7/2025 4:48 PM
66	Madison Heights is not Royal Oak or Ferndale	11/7/2025 4:21 PM
67	Too many pot shops. We do not need massage parlors. Madison Heights voted to not have any more of them. Not walkable to a grocery store. No walkable downtown. We should keep single family homes. Do not mix single family areas with apartments or condos etc. A community center with a pool and gym equipment would be nice.	11/7/2025 4:18 PM
68	Merging the districts would be financially beneficial, even into the future.	11/7/2025 4:17 PM
69	The businesses on John R South of 12 mile detract from the character we are attempting to build. Code enforcement only seems to focus on residences. You can't lump in retail with city run entertainment & rec activities. Retail is low where city run programs are good.	11/7/2025 4:06 PM
70	Houses look all the same. A variety of new ones would be nice.	11/7/2025 3:55 PM
71	The city should prioritize lowering residential property taxes, banning short term rentals, and attracting high quality businesses to the city.	11/7/2025 3:21 PM
72	I would like to see more community spaces. More parks, more community gardens, and for the love of all that is holy NO MORE CARWASHES. local business, stop bringing in chains of big corporations	11/7/2025 2:52 PM
73	We have a lot of places where businesses are too far apart to comfortably walk between, big box stores and the like. And where they're close, it's dangerous because you have to cross busy parking lots.	11/7/2025 2:41 PM
74	The community lacks character. The city as a whole will not progress and make meaningful change until younger families move in.	11/7/2025 2:34 PM
75	No more low cost apartments. Does the city or state pay the difference?	11/7/2025 2:21 PM
76	Need to have a plan that puts a standard on new construction such as minimum Sq footage requirements. 800 to 1100 sqft is no longer seen as sufficient for today's families	11/7/2025 2:04 PM
77	Short term rentals are an issue. They create a nuisance in whatever neighborhood they are in by attracting crowds throwing loud parties, parking illegally, and speeding through the neighborhood. The city does not have sufficient ordinances/laws to deal with this nuisance.	11/7/2025 1:45 PM
78	Code enforcement is not working. Transient housing deflects lack of Maintaining a pleasing and inviting neighborhood. Landlords should be held accountable for a desirable neighborhood to exist. I have a home on my street that the city came out to once years ago and it is still not Maintained. And the city doesn't follow up with it. Ears ago memorial trees were purchased by families to remember loved ones. Plaques were put at the trees. Unfortunately city workers cutting grass, plowing snow, or vandalism, plaques are not fixed. I personally purchased two trees for family members and both plaques are gone. When I called to request new ones, I was told the city doesn't do it anymore. My god people paid round \$300. It's just sad they can't be replace for families to visit. This may be the only way they can find comfort. And I'm sorry, but Priority Waste is not doing a good job. We watched them pick up garbage yesterday and while gripping the can to throw away the garbage, they knocked over another can that spewed garbage over the lawn. And they just drove away and did nothing. So sad.	11/7/2025 1:27 PM
79	Heard there may be low income housing coming on Gardenia, what we need is a neighbor park for this side of Madison heights	11/7/2025 1:22 PM
80	Cancel developers and greed!!!	11/7/2025 1:13 PM
81	Too many of the same type of businesses i.e. Asian stores, car washes lack of good quality restaurants and bars	11/7/2025 12:47 PM
82	We don't need character we need the city to implement better standards for homeowners to maintain properties and subdivisions, this also includes commercial property's as well	11/7/2025 12:40 PM

City Council needs to be concerned and respond to public comments. Quinn and Emily are disgraceful on City Council.

11/7/2025 12:37 PM

84	Stricter ordinances for private property maintenance should be actively enforced where they exist, and established where they do not. I have lived in my home for 19 years, and as long-time 'grandfathered' owners leave, we are seeing fewer young families and more rental properties that are poorly maintained. This neglect lowers home values and diminishes the overall quality of life in our community. Families are moving away because neighborhoods are deteriorating, schools lack adequate funding for infrastructure and essential needs, and parents want their children to attend better schools. Additionally, the absence of an attractive downtown area and entertainment options makes it harder to retain and attract residents	11/7/2025 11:59 AM
85	Our downtown (11mile) should offer more attractions for entertainment. Walkable streets, outdoor eating, bars, singing etc. without an infulstrucre attractive enough to support these activities it will continue to suffer.	11/7/2025 11:58 AM
86	I love the progress on the downtown area. I would very much like to see developers move in, buy out the old/outdated buildings and businesses on 11 mile and make it a true downtown area. The biker bar for sure should be one of the first to go.	11/7/2025 11:42 AM
87	If your making a downtown district. Have bars and restaurants rather than empty buildings and uhaul	11/7/2025 11:30 AM
88	There is a distinct difference between north side and south side	11/7/2025 10:53 AM
89	Progress is great but Madison Hgts doesn't need to be fixed by anyone. It's fine the way it is.	11/4/2025 11:52 AM
90	Improvements to parks and the civic center have made huge improvements in amenities to citizens	11/1/2025 10:08 PM
91	I find it ridiculous that the city officials are always trying to push 11 Mile/John R as the "downtown" when the 13 Mile/John R area seems the more natural downtown area with the library, city hall, and park and some restaurants and shops. I think there is some sort of stigma about favoritism for the Lamphere school area, but it just IS where the downtown of Madison Heights is. I think it's time to embrace that reality and run with it. And give the 11 mile and 12 mile areas their due as business corridors.	10/30/2025 10:51 PM
92	I would like to see more walk up type restaurants and stores	10/30/2025 7:42 PM
93	Fix John R. Fix the streets in middle Madison Heights not just south and north.	10/30/2025 11:38 AM
94	Lack of code enforcement	10/30/2025 9:52 AM
95	Friendly residents and city employees.	10/30/2025 8:40 AM
96	You are selling city land, soliciting untaxed land and closing parks to raise tax funds. I have no respect for a city who solicits only the religions who own prime real estate and gives them a incentive to sell. Move out the God fearing people and bring in the soul less companies only fearing their bottom line. My taxes better go down if you profit from religion. The area you have constructed for your main downtown area is already a congested bottleneck. And so is the 12 mile/Dequindre, 12 mile/JohnR intersections and the cars getting off the freeway there. Ever try getting on I-75 north coming from Home Depot. You have to yield on a steep ramp then gun it when it is clear. It's so steep my car complained and I barely hit 50 before having to merge. Cars are burning more gas waiting (costing \$wear and tear\$gas\$ and air quality). I guarantee a road rage event will occur in the next few years. Wiki's def of downtown area in a small city is an area that is for foot traffic. Drive Thru's /Gas stations, car washes and automotive stores attract cars. Directly counterintuitive to what a downtown area is supposed to be. By concreting in right lanes of 11 mile for a couple parking spots and not even making a bus lane. you have pissed off an entire community of MOTOR CITY citizens. It is a huge stigma to have to ride the bus in Detroit. "Only low lifes and drunks ride the bus." While this statement is not true, my middle class contemporaries believe it. People who pay BIG MONEY for vehicles, insurance and upkeep are really going to walk to a bus stop and pay more money to not utilize that huge investment in their driveway? How are you going to get them to do that? How are you going to get non-health conscious or just always late people to ride a bike in 25 degree weather? Those lanes can only be comfortably used from June to Sep. Your downtown is centralized in an automotive zone. How many car washes? How many auto parts stores? Only one Used Car Sales lot. People are not going to use transit to come to your downtown. They will not have anywhere to park when they check it out that one and only time. They will not	10/28/2025 7:47 PM

come back. The trees and grass creating fresh air you destroyed not to mention the wasted money you put into all of that concrete is a crime. Unless you are planning on destroying the buildings in front of your little parking spaces to make room for giant a Condo with a Starbucks on the bottom. Oh, no drive thrus are not supposed to be in downtown areas (counterintuitive to the definition of Downtown in a small, rental city). Better make it a Mail boxes Are Us. People cut thru our city to get home and may shop in MH along the way but they will find another route and eschew the bottlenecked streets and the stores of Madison Heights. The Madison Heights renters will look for less crowded areas when their lease is up. No one settles down for 20 years to raise a family and grow old in Madison Heights. They have a forever house in mine and it's not here.

97	Regarding walking areas, the new development on 11 mile is a good start. I think a crosswalk light halfway between John R and Lorenz would be a good addition.	10/28/2025 2:54 PM
98	Getting rid of two lane roads at a high school for single lane roads does not build character in a positive way. Especially where neighborhoods reside and causing large traffic back ups.	10/27/2025 7:43 PM
99	Fix dequinder south of 14 mile. No more car washers.	10/27/2025 4:58 PM
100	You have low income residents living in National Church residences on Dequindre, that are not going to be able to eat this month and possibly in the future months. Most of them don't have cars or transportation. They cross Dequindre to go to Kroger, risking their lives doing so. That shopping center is not safe at all. There are no food banks in this area that people can walk to. They're all in Detroit.	10/27/2025 4:19 PM
101	To many pot shops and to many car washes, to launder there money.	10/27/2025 3:29 PM
102	The south end of Madison Heights is constantly ignored by the Code Enforcement. Complaints are constantly made and the code enforcement doesn't even drive by.	10/27/2025 2:47 PM
103	Need an attractive downtown area. A used car lot and multiple pharmacies are not the answer at 11 and John R	10/27/2025 2:09 PM
104	The city council needs to not take away lanes like on 11 mile traffic is terrible	10/27/2025 1:52 PM
105	I like that I'm very close to shops and places of interest, but far enough away to not be impacted by heavy traffic and noise.	10/27/2025 1:50 PM
106	Bridge a walkable community space with retail and food options in the downtown area . (Also expand downtown area to John R.	10/25/2025 2:54 PM
107	Existing businesses need to improve CURB APPEAL. Buildings are old and unkept. City needs to plant trees, beautify public areas. Also, no revenue because there are no real draws for entertainment, ie restaurants, family fun centers.	10/23/2025 1:50 PM
108	Too many car washes. The aging retail "strip malls" give the city a "cheap and neglected" vibe. Many neighborhood streets are over 50 years old and need replacing. Blighted housing stock is a negative. The city needs to do a better job of providing realtors with reasons to highlight our community.	10/20/2025 2:28 PM
109	Too many car washes	10/20/2025 1:27 PM
110	Domt know	10/19/2025 10:12 PM
111	Lorenz Street is one of the best streets in Madison Heights!	10/18/2025 5:19 PM
112	It would be great to bring more businesses that are accessible to neighborhoods. Nearly all businesses are on John R or Mile roads, but it would be nice to have neighborhood coffee shops, markets, bar/restaurants, etc that are accessible for folks to get to from their house in foot/bike. That would bring a real sense of community to the neighborhood	10/18/2025 9:53 AM
113	The John R strip from Lincoln to ten mile is filled with vacant, unused, warehouse and commercial buildings. Landlords/owners of these vacant buildings should be penalized for lack of development.	10/18/2025 9:35 AM
114	Need to make John R rd people friendly. Get rid of all the industrial buildings on John R rd between Lincoln and ten mile Rd. All decrepit buildings have been sitting along in an hour for decades. It's time for them to go.	10/16/2025 9:19 PM
115	Recently I see diminishing character by creating heavy (and angry) traffic through Greig street	10/15/2025 5:27 PM

specifically since people are utilizing that road as their detour since it was decided and believed that lessening the lanes on 11 Mile would lessen traffic during a 2 year span when 11 Mile is the posted detour for 696 traffic. A nice and peaceful, friendly, family residential area with a nice park, residents regularly walking their pets and children playing basketball and simply going to school at Wilkinson is not "peaceful" or even safe at times based on the sort of traffic flowing through there.

116	There's nothing to do here - Walk around Rosie's, the Nature Center, or the park by City Hall. Buy groceries at Meijer... that's about it. Some Bars. Lots of Car Washes. Hard to get around after the 11 mile change - my commute to work at 6:40 am is longer, slower, and awkward if I take 11 mile due to traffic. Makes me want to go to other areas for sports, activities, socializing, and food. And drive right home to avoid the traffic nightmare on 11 mile. I like the feeling of home I get from the neighborhoods, although I barely know my neighbors.	10/14/2025 8:30 PM
117	Too many old, healthy trees are being removed, creating the open, dry streets that make climate change even worse, and streets hotter. They add such a special character to the city and what initially attracted us to the city.	10/14/2025 6:50 PM
118	Good character, some planned bike routes and pedestrian routes, pedestrian Plaza, and continued improvement on the parks will help cultivate even more of a sense of community	10/11/2025 12:40 PM
119	There are some people that are and have been involved in city happening and they need to leave because their ideas are old, one sided, and there aren't any changes to make things better. When new people offer to help with different events they are told that their help isn't needed. It's obvious that the old events that the same people have handled are a one sided group!!!	10/10/2025 9:42 PM
120	Some neighborhoods are getting worse and houses are falling apart.	10/10/2025 8:50 PM
121	Go after blight. People do not take pride in their houses the way they used to	10/10/2025 8:03 PM
122	Too many car washes, need more walkable downtown type restaurants, ice cream, smoothie, bakeries, breakfast and lunch options. Poor idea to add jars, so overcrowded takes forever going through 12 mile everyday. Need to remove some clutter in that area.	10/10/2025 5:57 PM
123	I do not want MH to become Ferndale or Royal Oak	10/10/2025 2:16 PM
124	We need an ordinance to prevent holiday decorations staying up for months. 7 foot skeletons in yards and tinsel in May make us look tacky	10/10/2025 7:51 AM
125	Lower taxes and water rates	10/10/2025 7:17 AM
126	I think before the downtown was revamped more should have been done in the South end, and it should have gone to a vote. I know many residents that did not want this. It seems like the city doesn't listen to or care what its residents actually want. Our streets are crumbling. The money would have been better spent on our streets.	10/9/2025 5:01 PM
127	SOME neighborhoods are attractive. The takeover of rentals has dramatically decreased the visual curb appeal, especially in the south end. The parks and recreation and arts are top notch. The city services are outstanding. But those won't sustain property values if we allow a general degradation of housing.	10/9/2025 4:00 PM
128	The city is on a steady decline in quality of residential and commercial property. This is driven by lack of code enforcement, sky high taxes, and unreal expectations by the council.	10/9/2025 3:56 PM
129	Changing 11 mile to a one lane road is a disaster of traffic. Stupid idea.	10/9/2025 1:40 PM
130	People need to work on their curb appeal - driving down JOHN R. So many ugly and uninviting businesses and through neighborhoods people aren't working on their curb appeal.	10/9/2025 1:19 PM
131	Overall, I love our city and all that it has to offer. However, many houses on the south side are looking very tired and run down. I'm sure that it's a combination of the economy, uncaring landlords and lack of funds to do updates and repairs.	10/9/2025 1:06 PM
132	Attracting business that young people want to go to in the downtown area. Indoor pickleball courts, brewery's/bars, coffee shops, pottery studios, yoga studios are ones me and my peers like to be able to walk to.	10/9/2025 1:03 PM
133	The build up of areas being destroyed by panhandling folks, it shouldn't be allowed. Yes there's freedom of speech, but there needs to be ways to prevent it from happening. It's a bad look for	10/9/2025 9:39 AM

the city happening everywhere you look, and also a distraction for drivers!

134	It would benefit our community so much to have a true Community Center that the ENTIRE community could use, not an Active Adult Center that only 50+ can use.	10/9/2025 9:02 AM
135	I think that Madison Schools should be combined and become apart of the Lamphere school district to ensure equal opportunity across the board for all students and families.	10/9/2025 8:18 AM
136	Neighborhoods are full of run down, overgrown yards. Driveways with boats sitting for 20+ years - work on updating codes and enforces them.	10/9/2025 7:39 AM
137	We have too many rental housing	10/9/2025 7:10 AM
138	Why so much attention toward diversity?	10/9/2025 7:08 AM
139	I realize my needs are very different from most MH residents but I will share my ideas anyway. I don't drive. There are too many aggressive dog breeds that are poorly controlled in MH. I've been bitten here. I leave my city of MH as quickly as possible and walk to Royal Oak where it seems safer for pedestrians. Though I don't live in the area, if the Red Run golf course is closed due to lack of interest, I hope they replace it with a wooded park that connects to the Suarez Friendship Woods. It would be beautiful.	10/9/2025 2:38 AM
140	New signs are terrible and cheap looking. Madison heights needs an entire facelift instead of looking more and more trashy.	10/9/2025 12:13 AM
141	11 mile change is dangerous. Mdps was notified by Mark Bliss after the fact. Upon meeting with city hall staff there are 2 very noticeable problems. 1st, im on the Zoning Board of Appeals. Ample parking was required for each of those businesses before they could open. The number of parking spaces was determined by the square foot of business. 2nd, the end of tge lane in front of BBQ business is a full blown full brake stop because it is not marked 1 lane and parking only. Twice I was almost hit by drivers that pulled out of parking at the very last minute.	10/8/2025 7:47 PM
142	Waste of money doing all that work on 11 mile. Do away with School of Choice so that families that live in Madison Heights can actually go to their own schools.	10/8/2025 4:48 PM
143	Recent tree plantings in south Madison Heights greatly appreciated	10/8/2025 8:08 AM
144	The so called beautification project was a waste of money we could use a splash pad at Huffman park there is enough room for that also the police need to patrol barrington and grieg more speeders all the time especially at rush hours	10/8/2025 7:22 AM
145	Need to promote existing businesses	10/7/2025 10:34 PM
146	Taxes are way too high	10/7/2025 10:03 PM
147	I have liked madison heights but have questioned the reasoning of 2 school districts. That it a huge money suck from the tax base.	10/7/2025 7:55 PM
148	Serious strict code violations need to be written to residents who ignore the upkeep of their homes, owned and rentals. This includes year round seasonal upkeep. The only exception would be for seniors and disabled residents. It's time to hold people accountable and keep our neighborhoods clean and inviting.	10/7/2025 7:01 PM
149	Our neighborhoods are NOT as attractive and desirable as they used to be. Homes and businesses have become run down in recent years.	10/7/2025 5:46 PM
150	We seem to be more focused on senior citizens having opportunities and spaces as well as a "downtown district" it would be nice to have a splash pad, a recreational center, or community center.	10/7/2025 5:03 PM
151	11 mile is a joke. The road it self is bumpy and marked poorly. Waste of time and money.	10/7/2025 3:00 PM
152	The new downtown development is a waste of tax payer money. The project was executed poorly. There were areas/businesses that would have benefited from the "walkable" area much more than the designated location. Very disappointed in our leadership and their decision. Should have chose another area, possibly John R south of 11 mile or 11 mile west of John R.	10/7/2025 1:36 PM
153	We need a cute down town!	10/7/2025 11:56 AM
154	Allowing a nazi biker bar to maintain space looks really bad for the city. Especially since it's in	10/7/2025 10:17 AM

the "downtown" area. It makes the area feel unsafe for minorities and LGBTQIA people. The downtown area as a whole is terrible. It's not a downtown at all. The changes being made won't help that. You need to start looking at RO and Ferndale and Berkley. They maintain their downtowns. Keep them filled with welcoming businesses and groups. Madison Heights does not feel welcoming.

155	The business need to be updated and the tenants need to take care of them. Offering an attractive store front. Most of the building are old and not attractive.	10/7/2025 10:00 AM
156	Very industrial. Nature center is great and Rosies park. Really just disappointment that the new 11 mile project looked nothing like the proposal we were all sent. Normal sidewalks and no benches. Just street parking. Which is nice but I pictured kids leaving school and having some 10 foot wide sidewalk for bikes and walkability.	10/7/2025 9:15 AM
157	Rental properties need to be better maintained and so do businesses. Store fronts are unattractive and many commercial properties look as though they are just being used for storage purposes, this is not what we want or need to attract people to our city or make 11 Mile businesses "walkable". We need little bakeries, boutiques, coffee shops, cozy little restaurants, etc. no more cannabis shops or car washes. We need places to shop or dine.	10/7/2025 8:52 AM
158	It's lacking an actual area to walk to restaurants. All the businesses are companies not small business owners to walk to. Buildings open and then three months later close. McDonald's on John R has been vacant for ever. The lack of people taking care of their yards makes the neighborhoods look run down. The neighborhood roads between 12 mile south and John R are crap. U guys fixed intersections but not the actual roads. Gardenia area by fcma on the way to the school. Also rat issues I'm tired of having a nice yard and then find rats from neighbors not taking care of their houses. Also big issues with trees and neighbors not being forced to cut them down or take care of them. Everything is over grown and makes neighborhood look run down again. The city needs new attractive restaurants and an actual new downtown area with cool buildings. It needs to become hip like Royal oak. Otherwise I just spend my money in other cities.	10/7/2025 8:15 AM
159	We have a nazi motorcycle club on 11 mile so that does hurt diversity and inclusion a little bit	10/7/2025 7:51 AM
160	We need more stores not more car washes	10/7/2025 7:45 AM
161	Traffic enforcement and code enforcement are my two biggest complaints today. I wish the police were more active, specifically in traffic enforcement. I wish Code enforcement was more active, especially when it comes to shoveling sidewalks after snowstorm. Long term, my wife and I are going to move our family out of Madison Heights because of the school performance and traffic congestion. The traffic lights seem to promote people slowing down, rather than maintain the flow of traffic.	10/7/2025 7:42 AM
162	Would rather not even comment on this.	10/7/2025 5:25 AM
163	A walkable, presentable downtown is necessary, despite what the complainers on social media say	10/6/2025 11:29 PM
164	Taxes are far too high to attract new buyers	10/6/2025 10:44 PM
165	The houses around me are so unkept. It's embarrassing having people over to drive down my street. The neighborhood roads are so bad.	10/6/2025 9:17 PM
166	I would love to see an expansion of the free tree program for residential easements. I'd also love to see redevelopment/revamping of the businesses south of 11 Mile to be more consumer oriented as opposed to industrial.	10/6/2025 8:45 PM
167	We need to make it attractive for small businesses.	10/6/2025 8:20 PM
168	Madison Heights, to me, looks run down. Commercial and residential code enforcement appears to be lacking. In addition, city beautification should be strongly encouraged and recognized. John R should be a showplace drive through the city and the main offshoot to the 11 Mile downtown.	10/6/2025 8:19 PM
169	Reducing lanes on main streets is not great. I live off of 11 and already see major problems from the streetscape. There are not enough businesses people would utilize in that area. Really made no sense.	10/6/2025 7:50 PM
170	Madison heights can have desirable neighborhoods if residents didn't choose to plant wild	10/6/2025 7:34 PM

flowers all over their lawns that become over grown and look like dried up weeds

171	Would appreciate it if the city cited more people for not taking care of there homes and making things undesirable for new people to move in.	10/6/2025 7:17 PM
172	Seems cool	10/6/2025 6:41 PM
173	The new street parking at 11/John R was a ridiculous decision. Those businesses already have parking lots.	10/6/2025 6:10 PM
174	Code enforcement needs to do there job and the city would be much more desirable	10/6/2025 5:30 PM
175	Need to stop with big box development and focus on community and small business.	10/6/2025 5:11 PM
176	11 mile should not have been the focus. Shift to developing John r on the south end in cooperation with Hazel park	10/6/2025 5:07 PM
177	Need more events during the nicer weather months and not in the streets where ppl need to go through neighborhoods to get around events. The festival is nice at MH high school but is normally still cold (I think beginning of May) and new touchdown festival blocked off a main road and even though hot this year, normally beginning of Oct is colder	10/6/2025 4:49 PM
178	To many weed dispensaries and car washes. Bring in retail like you did BJ's	10/6/2025 4:46 PM
179	Why are you creating a bottle neck on 11 mile rd.	10/6/2025 4:11 PM
180	Taxes are way to high for new home owners.	10/6/2025 4:04 PM
181	Need to focus more on late teens / early 20s citizens For example Senior Center is wonderful but why not a community center for all? From a practical stand point an Olympic size pool would be nice. Could be for all citizens and schools. The Lamphere pool is nice but not good for hosting large meets.	10/6/2025 4:03 PM
182	Enforcing homeowners to maintain their lawn and landscaping. Not allowing abandoned junk to sit in front of property or driveway.	10/6/2025 3:47 PM
183	Limited options other than apartments and ranch single family homes. I'd like to see more choices.	10/6/2025 3:36 PM
184	Enforcing home owners to clean up houses and lawns	10/6/2025 3:30 PM
185	Too many pot shops & car washes	10/6/2025 3:27 PM
186	We need some code enforcement on the south end of the city, people are not keeping up their properties.	10/6/2025 3:23 PM
187	The main roads need to be fixed. To many cars speeding in the neighborhoods due to road congestion. Old shops are an eye sore. Tax increases are absurd for the amount of poor quality neighborhoods and maintained areas. Bad subdivision roads.	10/6/2025 3:22 PM
188	We have street signs for a downtown district but we really don't have a downtown district. Can we please stop with all the car washes?!? Maybe it's just me but why do we keep adding more car washes?	10/6/2025 3:01 PM
189	South end needs more investment	10/6/2025 3:00 PM
190	Too many homes going to rentals corporations. Hence, no housing fir first time buyers.	10/6/2025 2:56 PM
191	Get approval and honest opinions from the local citizens	10/6/2025 2:40 PM
192	Madison Heights is cluttered and chaotic. No one keeps up with their houses. Business are old and rundown looking. We have homeless panhandling on the corner of 12 and John R. We need new business that look modern and keep up with their exterior. The community needs to take care of the exterior of their houses and clean up trash. And no homeless loitering!	10/6/2025 2:30 PM
193	Turning 11 mile into 1 lane and 25 miles per hour is a bad idea for traffic congestion and efficiency.	10/6/2025 2:22 PM
194	No more car washes. Reverse the changes to 11 Mile, we added parking for businesses that all have parking lots and are rarely ever used. Repave John R between 11 and 12.	10/6/2025 2:21 PM
195	It's really important to me that kids can walk to school without being hit by cars and I would	10/6/2025 2:21 PM

love to see something be done about that

196	I hate bringing up problems without solutions. But... housing is becoming unaffordable.	10/6/2025 1:30 PM
197	The businesses on John between 11 and 12 mile are in need of updating . They have boxes and stuff in their windows making it look ghetto	10/4/2025 12:32 PM
198	The downtown district plans are desirable and would attract more, although getting it to come to light will not happen overnight, it is a long term goal.	10/4/2025 11:04 AM
199	The 1950s era single family dwellings need to grow and develop. Long term residents need incentives to renovate and add additions to their homes instead of relocate when their families grow.	10/2/2025 5:23 PM
200	Combined schools would be ideal to consolidate resources of the community for all residents. Love the idea of the new downtown area, but there could be better options for shopping, additional dining and fun things to do to attract the community here.	9/30/2025 6:19 PM
201	Madison Heights is mostly wide roads, empty parking lots, and dying malls. Plus side: I love the Asian markets, but they deserve nicer neighborhoods surrounding them.	9/27/2025 9:02 PM
202	Traffic enforcement Lack of accountability	9/20/2025 8:26 PM
203	It can be more culturally diverse and more dynamic in terms of a downtown.	9/18/2025 7:49 PM
204	Lack of missing middle housing poses the risk of removing young people from the City	9/17/2025 3:50 PM
205	It just seems like the city is trying to change too much; there have been a lot of bad decisions in this city since the dispensary on Ajax.	9/17/2025 10:32 AM
206	Your questions don't really focus on what I believe is the root cause of our struggles... MH is split generationally with a majority of aging boomers retiring in homes they bought 30-50 years ago, and younger professionals/families who are maxed out paying for the home next door. This affects investment and policy priorities as each have very different needs. Often the city has deferred to the voices of the older residents, but that has left us with huge gaps in housing due to older residents "not in my backyard" motto. Council must start making politically difficult choices that are necessary for our city to not collapse as that generation passes away and leaves MH a ghost town because we didn't build the city that younger generations want to live in.	9/16/2025 12:04 PM
207	Madison Heights is a community who cares. We are a cluster of small safe neighborhoods. On mainroads where we have apartments and mainufatured homes is appropriate. I would say that there are too many houses for rent, and that the number should be looked into. Some houses being used as VRBOs and such.	9/16/2025 10:32 AM
208	Property taxes too high	9/10/2025 11:51 AM
209	You can't have a successful community when the schools are failing and the young children in this community that are supposed to help make it grow are failing because we are not paying attention to the schools. I don't know why the money wasn't put into the Madison schools. 11 mile did not need bike Lanes or parking whatsoever. There is nothing down there that attracts people that was such a waste of money. 11 mile is congested. If you were on it all the time you would understand that was the dumbest move for Madison heights	9/10/2025 9:01 AM
210	The city seems to be too willing to remove park-like areas in order to cram more houses into already crowded areas.	9/8/2025 10:43 PM
211	Madison Heights unfortunately has among the most degraded urban canopies of southern Oakland county. Most of the recent plantings visible are strictly small, short-lived, and often non-native and are of little ecological value to wildlife and to larger goals in using natural infrastructure to manage water. I see lots of invasive trees in unmaintained and residential land that worsen the local ecosystem health. The lack of green space and land development mistakes of our recent past make Madison heights feel unhealthy and unsightly.	9/8/2025 12:23 PM
212	There's a lack of pride in how businesses take care of their property. This happens with homes as well.	9/8/2025 11:27 AM
213	It doesn't feel as safe as it used too.	9/7/2025 9:07 PM
214	I love to walk but certain houses do not maintain their yards	9/7/2025 5:38 PM

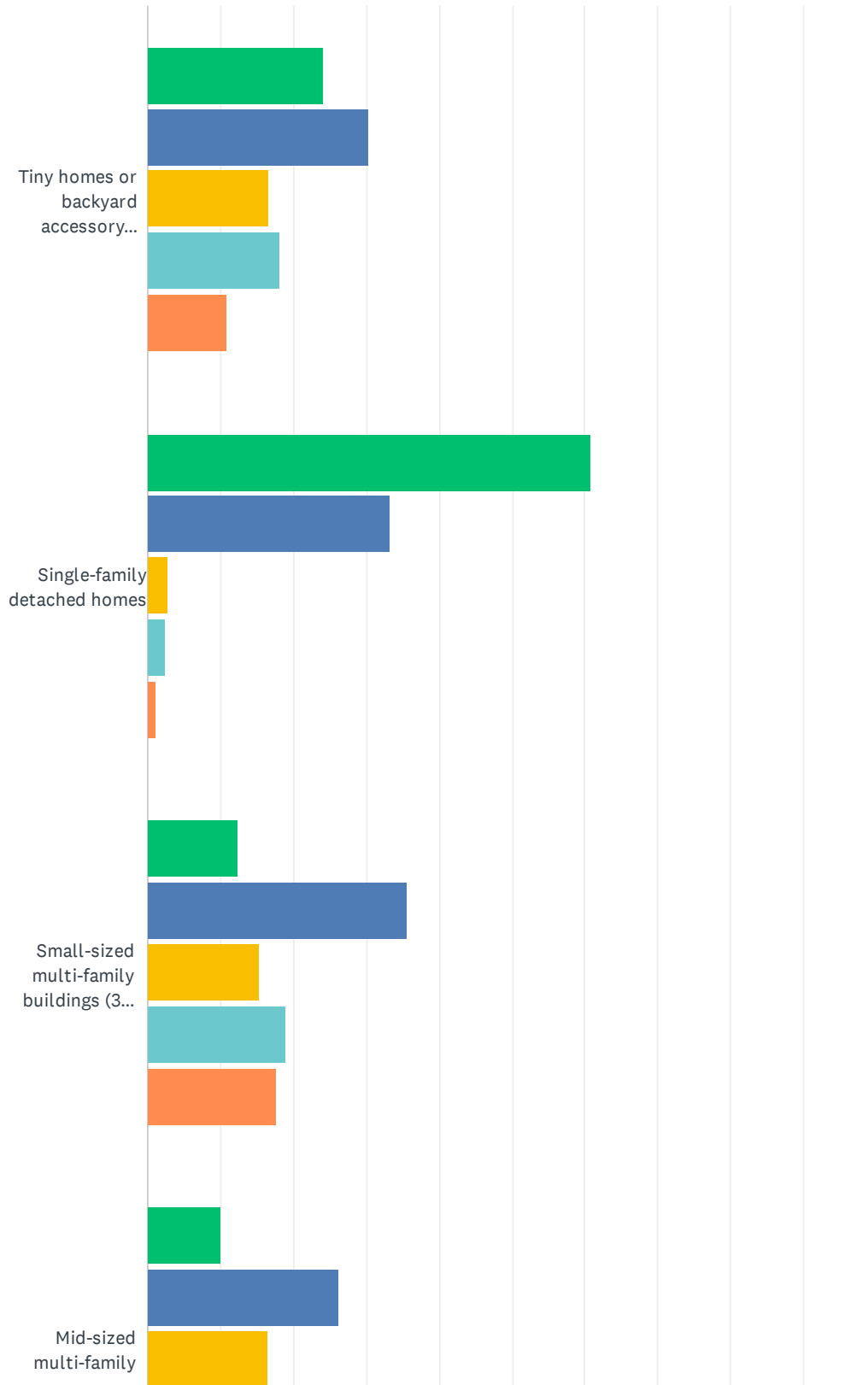
More parks and green space/recreation activities for teen and active adults would make this a more desirable area for mature families and long term residents

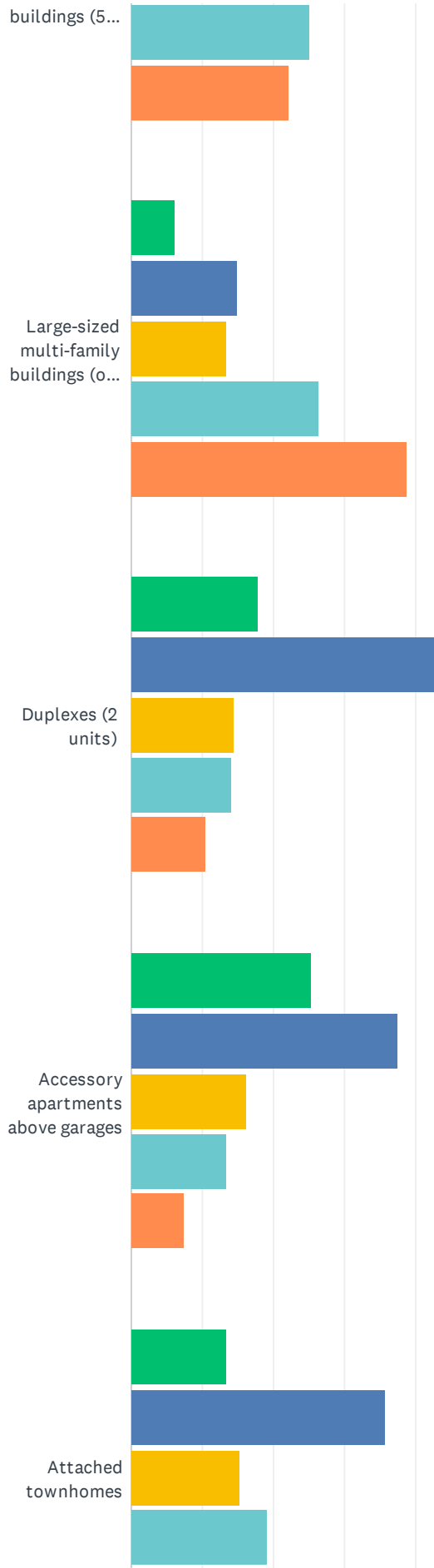
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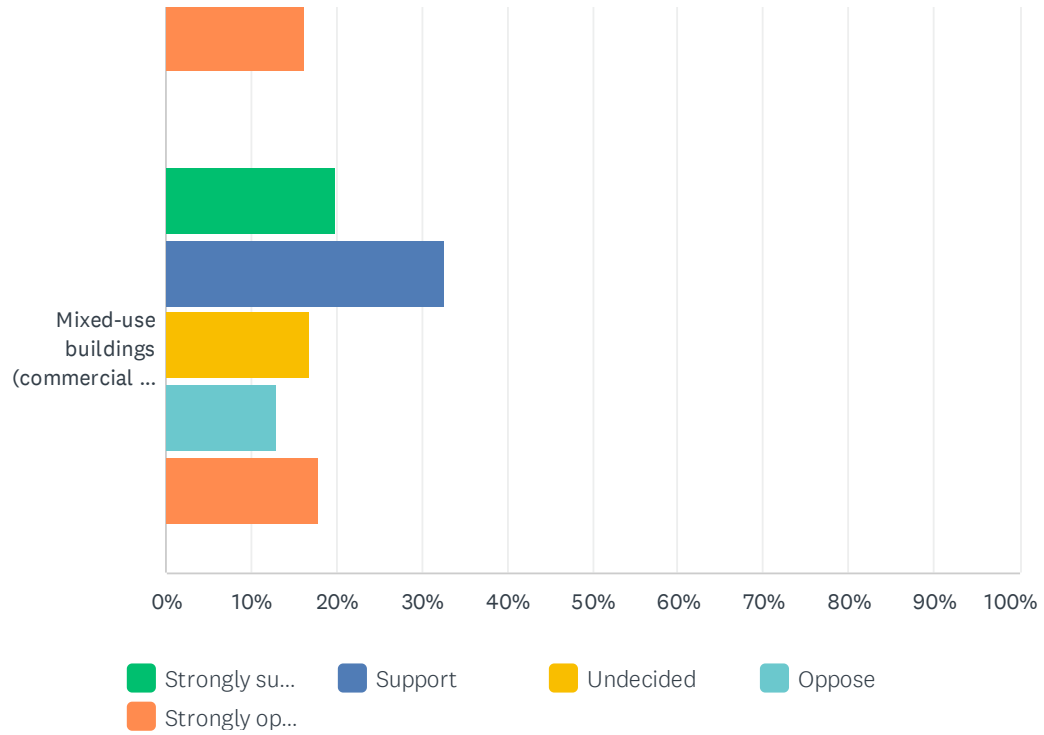
216	Code enforcement is lacking in most of our neighborhoods. Confusion if front yards should be mowed and kept up. Rats have been a huge problem yet yards can be left to grow and look "natural" while others keep them neat and clean. Which one brings in more revenue?	9/7/2025 12:43 PM
217	There should be parks close enough for young children to walk to inside each main street area in which they do not have to cross busy streets. I am including Lincoln and Gardenia as busy streets.	9/7/2025 12:20 PM
218	We are not and do not want to be the "hip" place to live. That's not Madison heights. We are a hard working trades community with lots of employment options for those who choose to go the trades route, such as plumbers (the union building is in our city), machine shops, auto repair etc. stop trying to be royal oak and ferndale. Start trying to be a positive and attractive place for hard working families!	9/6/2025 7:59 AM
219	Get rid of the sex trafficking motels.	9/5/2025 7:51 PM
220	Remove low cost housing places like the trailer parks on Dequindre. Clean up the south end of the city that attracts riff raff.	9/5/2025 7:17 PM
221	A lot of the older crowd are still in their homes for over 50 years there isn't any room for younger families especially around the schools	9/5/2025 3:25 PM
222	We need to preserve the few green spaces remaining and stop excessive development	9/5/2025 2:46 PM

Q4 How much do you support the following housing types being built in Madison Heights?

Answered: 511 Skipped: 74



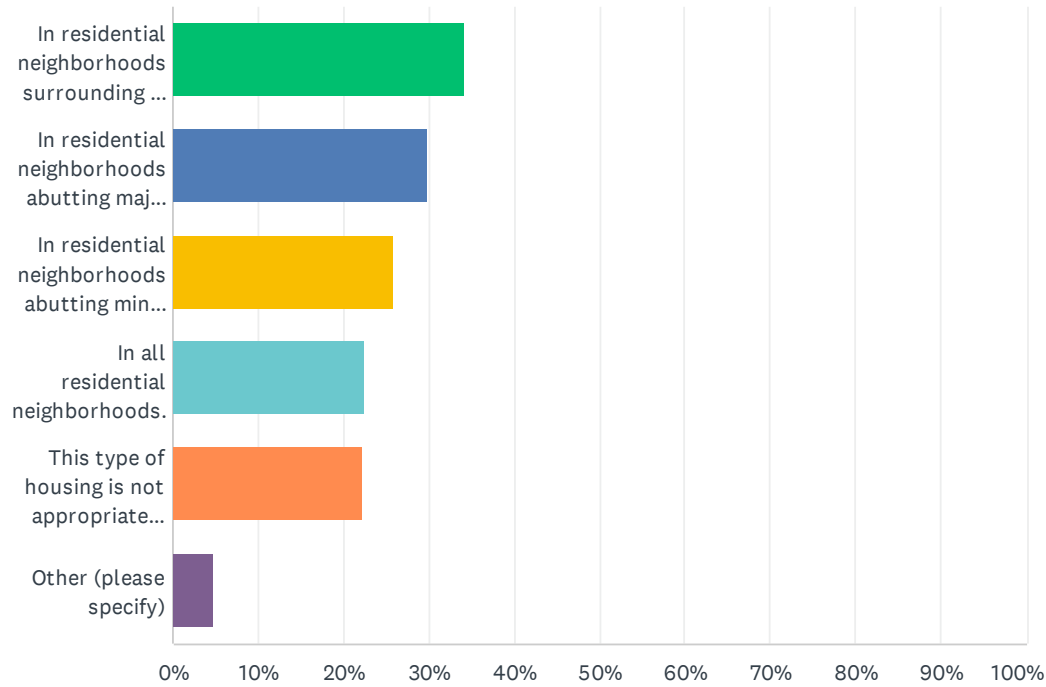




	STRONGLY SUPPORT	SUPPORT	UNDECIDED	OPPOSE	STRONGLY OPPOSE	TOTAL
 Tiny homes or backyard accessory cottages on the same lot as an existing home	24.12% 123	30.20% 154	16.67% 85	18.04% 92	10.98% 56	510
 Single-family detached homes	60.71% 309	33.20% 169	2.75% 14	2.36% 12	0.98% 5	509
 Small-sized multi-family buildings (3-4 units)	12.38% 63	35.56% 181	15.32% 78	19.06% 97	17.68% 90	509
 Mid-sized multi-family buildings (5-25 units)	10.02% 51	26.13% 133	16.50% 84	25.15% 128	22.20% 113	509
 Large-sized multi-family buildings (over 25 units)	6.29% 32	14.93% 76	13.36% 68	26.52% 135	38.90% 198	509
 Duplexes (2 units)	17.91% 91	43.11% 219	14.57% 74	13.98% 71	10.43% 53	508
 Accessory apartments above garages	25.44% 129	37.48% 190	16.17% 82	13.41% 68	7.50% 38	507
 Attached townhomes	13.41% 68	35.90% 182	15.38% 78	19.13% 97	16.17% 82	507
 Mixed-use buildings (commercial on first floor, residential above)	19.72% 100	32.54% 165	16.77% 85	13.02% 66	17.95% 91	507

Q5 Where in Madison Heights would it be most appropriate to allow for new duplexes (2-units)? Select all that apply:

Answered: 499 Skipped: 86



ANSWER CHOICES	RESPONSES
In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).	34.07% 170
In residential neighborhoods abutting major arterial streets (e.g. John R, 12 Mile, 13 Mile, Dequindre).	29.86% 149
In residential neighborhoods abutting minor collector streets (e.g. Lincoln, Gardenia).	25.85% 129
In all residential neighborhoods.	22.44% 112
This type of housing is not appropriate anywhere in Madison Heights.	22.24% 111
Other (please specify)	4.61% 23
Total Respondents: 499	

#	OTHER (PLEASE SPECIFY)	DATE
1	If it's modern and kept up I guess anywhere	11/25/2025 12:15 PM
2	Only places where there is also enough parking available for this type of housing.	11/24/2025 9:51 PM
3	Only appropriate across the street from Lamphere High School	11/24/2025 2:39 PM
4	13-14mile	11/24/2025 2:13 PM
5	No where	11/13/2025 2:03 AM
6	On Stevenson Highway and where there is a trailer park	11/9/2025 11:10 AM

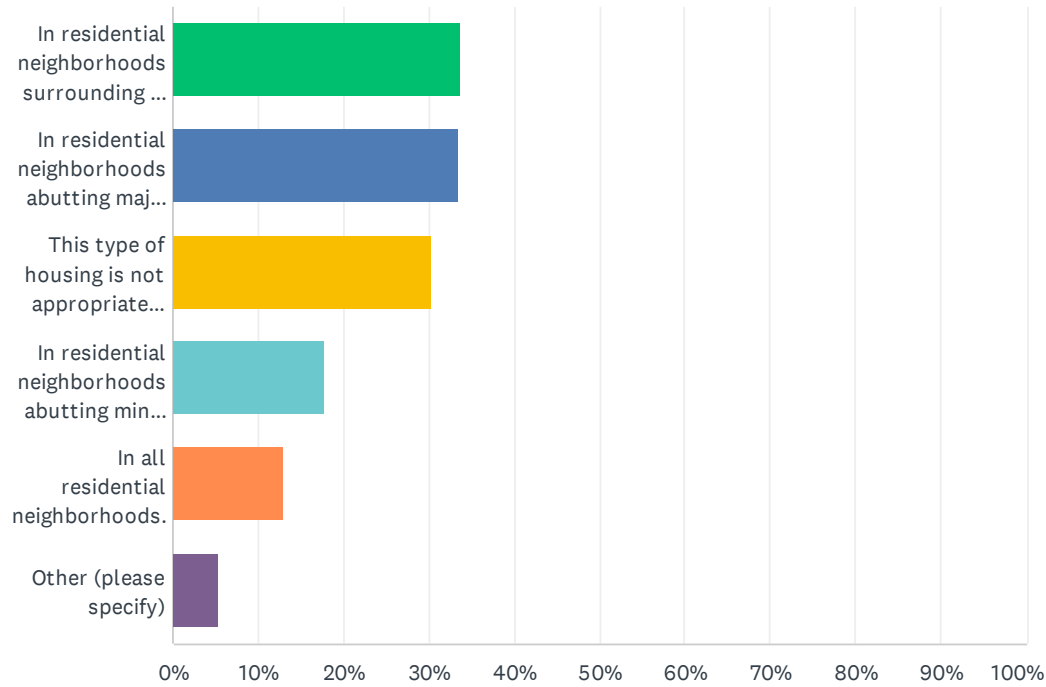
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Item 2.

	Not in single family neighborhoods.	11/7/2025 4:28 PM
8	Business areas	11/7/2025 11:00 AM
9	You will put them where you want!	10/27/2025 3:39 PM
10	I'd like them spaced out- not a whole block of them. Random. Here and there.	10/27/2025 1:56 PM
11	More likely to get people who won't stay here as long	10/27/2025 1:49 PM
12	This brings the housing value down and skews the comps for homes.	10/16/2025 10:27 AM
13	If you wish to demolish some of the existing "apartments" to replace with housing similar to this (if they are NOT HUD/Section 8 housing) may be suitable.	10/15/2025 5:47 PM
14	We have a open neighborhood feel. These types of houses bring a cold, uncaring feel to the area.	10/14/2025 8:38 PM
15	Stephenson?	10/14/2025 11:59 AM
16	This lowers the housing value and more apartment and less single family raises crime rates.	10/10/2025 6:05 PM
17	Only on the north side the south side is already mainly renters. The balance of home ownership to renters need to be balanced out.	10/7/2025 8:00 PM
18	Dont want it	10/7/2025 9:14 AM
19	Down John r going toward 10 mile so we can get rid of the nasty old buildings no one is using	10/6/2025 2:51 PM
20	On a main road, not in the middle of our subdivision.	9/7/2025 5:56 PM
21	This type of housing is not appropriate anywhere in Madison Heights.	9/7/2025 12:39 PM
22	Prefer to see new single family homes built for home ownership.	9/5/2025 8:55 PM
23	Not in residential neighborhoods only on main roads not connectors	9/5/2025 2:52 PM

Q6 Where in Madison Heights would it be most appropriate to allow for new attached townhomes? Select all that apply:

Answered: 492 Skipped: 93



ANSWER CHOICES	RESPONSES	
In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).	33.74%	166
In residential neighborhoods abutting major arterial streets (e.g. John R, 12 Mile, 13 Mile, Dequindre).	33.54%	165
This type of housing is not appropriate anywhere in Madison Heights.	30.28%	149
In residential neighborhoods abutting minor collector streets (e.g. Lincoln, Gardenia).	17.68%	87
In all residential neighborhoods.	13.01%	64
Other (please specify)	5.28%	26
Total Respondents: 492		

#	OTHER (PLEASE SPECIFY)	DATE
1	This isn't a good use of space and will not look right in Madison heights	11/25/2025 12:15 PM
2	Prefer to see it in main roads	11/24/2025 6:22 PM
3	Only appropriate across the street from Lamphere High School	11/24/2025 2:39 PM
4	13 to 14 mile	11/24/2025 2:13 PM
5	no where	11/13/2025 2:03 AM
6	On Stevenson Highway and where there is a trailer park	11/9/2025 11:10 AM

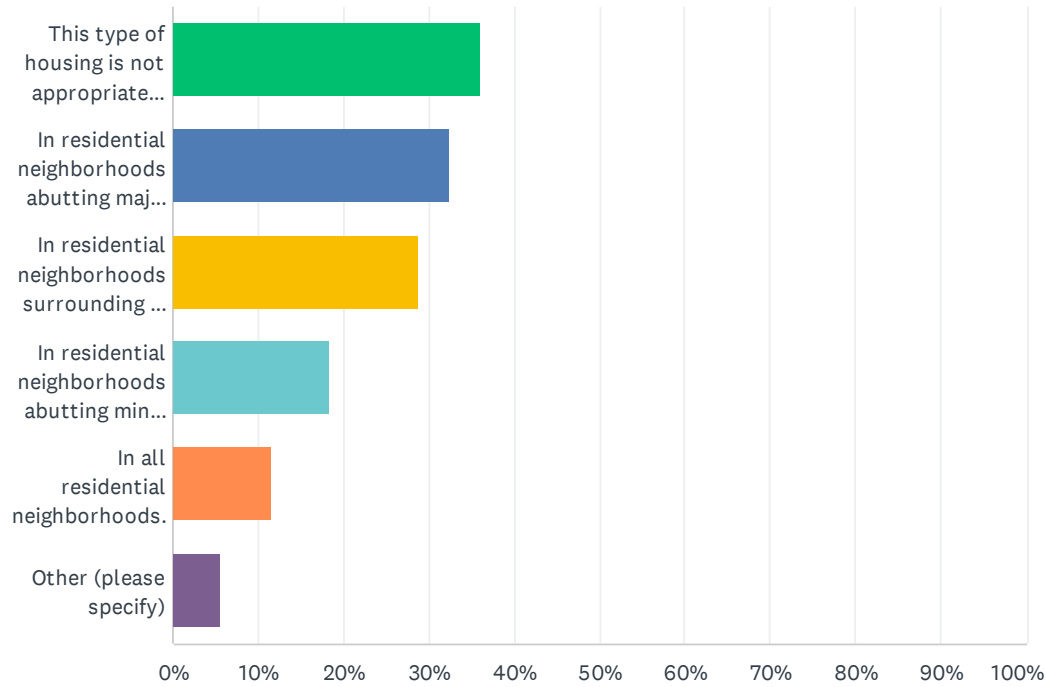
71

Item 2.

	Not in single family neighborhoods	11/7/2025 4:28 PM
8	Business area	11/7/2025 11:00 AM
9	Retail outlots	10/30/2025 11:44 AM
10	By the hospital on Dequindre	10/28/2025 8:58 PM
11	People not as likely to stay as long	10/27/2025 1:49 PM
12	Again, I believe if you were to replace some of the existing apartments or hotels with same, may be suitable.	10/15/2025 5:47 PM
13	We have a open neighborhood feel. These types of houses bring a cold, uncaring feel to the area.	10/14/2025 8:38 PM
14	These types of apartments generally bring small businesses around them so Placing them near area areas of small business or near areas of downtown would be best	10/11/2025 12:46 PM
15	No multi family only mixed use.	10/10/2025 6:05 PM
16	Along the major roads in the outlying of neighborhood	10/9/2025 8:15 PM
17	The push to create this type of housing is not practical or logical in most parts of the city. This mindset is about 15 years too late	10/9/2025 12:20 AM
18	Not sure there is a piece of vacant land to put them	10/6/2025 7:41 PM
19	I think we have enough like this	10/6/2025 4:56 PM
20	Where it would be beneficial for growth and development	10/6/2025 4:06 PM
21	Corner of 11 and John R	10/6/2025 3:29 PM
22	Down John R going toward 10 mile	10/6/2025 2:51 PM
23	On John R or Dequindre. Not in the middle of a subdivision. We don't want to deal with the traffic and for our property values to go down.	9/7/2025 5:56 PM
24	This type of housing is not appropriate anywhere in Madison Heights.	9/7/2025 12:39 PM
25	Prefer to see new single family homes built for home ownership.	9/5/2025 8:55 PM
26	Only along main roads not connector roads	9/5/2025 2:52 PM

Q7 Where in Madison Heights would it be most appropriate to allow for new small-sized multi-family buildings (3-4 units)? Select all that apply:

Answered: 486 Skipped: 99



ANSWER CHOICES	RESPONSES	
This type of housing is not appropriate anywhere in Madison Heights.	36.01%	175
In residential neighborhoods abutting major arterial streets (e.g. John R, 12 Mile, 13 Mile, Dequindre).	32.30%	157
In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).	28.81%	140
In residential neighborhoods abutting minor collector streets (e.g. Lincoln, Gardenia).	18.31%	89
In all residential neighborhoods.	11.52%	56
Other (please specify)	5.56%	27
Total Respondents: 486		

#	OTHER (PLEASE SPECIFY)	DATE
1	Repurpose unused existing commercial buildings	11/25/2025 3:04 PM
2	These could be cute	11/25/2025 12:15 PM
3	Only where there is enough available parking.	11/24/2025 9:51 PM
4	We need more single family homes	11/24/2025 9:31 PM
5	.	11/24/2025 3:15 PM
6	Only appropriate across the street from Lamphere High School	11/24/2025 2:39 PM

73

Item 2.

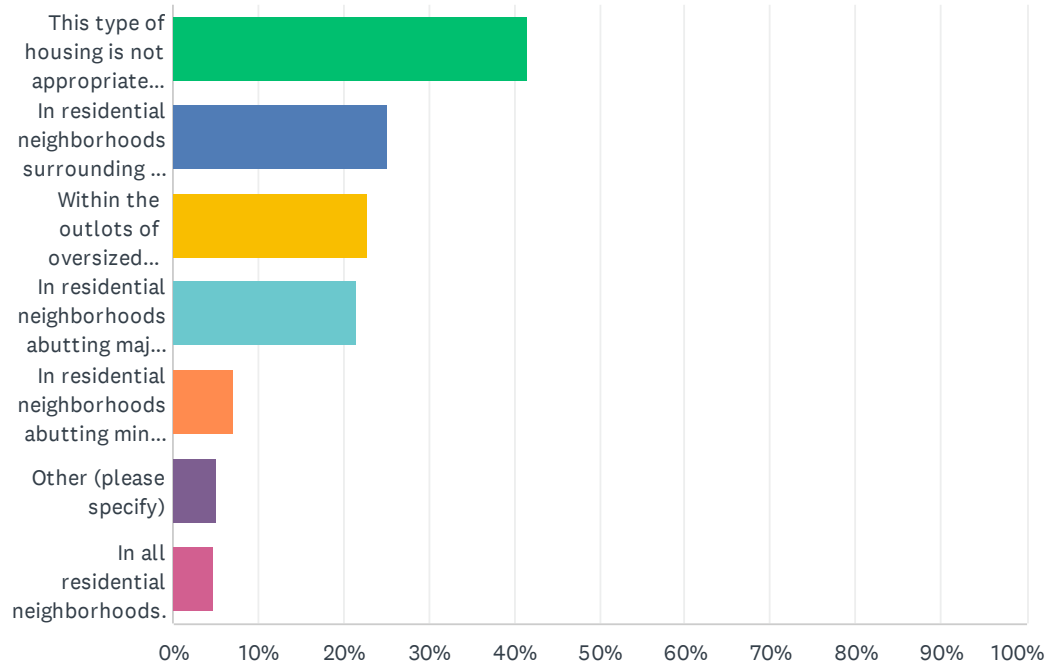
13-14mile

11/24/2025 2:13 PM

8	Near the mall	11/24/2025 1:43 PM
9	no where	11/13/2025 2:03 AM
10	On Stevenson Highway and where there is a trailer park	11/9/2025 11:10 AM
11	Not in any single family neighborhood.	11/7/2025 4:28 PM
12	Not in the interior of neighborhoods but only at the edges of neighborhoods like adjacent to major roads	11/7/2025 3:32 PM
13	8k	11/7/2025 1:16 PM
14	Any where that there be enough parking for the building so it doesn't bog down other people's spots in the neighborhood	11/7/2025 11:19 AM
15	Business area	11/7/2025 11:00 AM
16	Retail outlots	10/30/2025 11:44 AM
17	by the trailer parks on Stephenson and Dequindre	10/28/2025 8:58 PM
18	I don't think we have a big enough downtown area or Main Street for this	10/27/2025 1:56 PM
19	This speaks to low income/Section 8 type housing which does not sound desirable. These also are not family friendly residences.	10/15/2025 5:47 PM
20	We have a open neighborhood feel. These types of houses bring a cold, uncaring feel to the area.	10/14/2025 8:38 PM
21	Lowers value. Do not add	10/10/2025 6:05 PM
22	Where they currently exist	10/9/2025 8:15 PM
23	Not appropriate for small city	10/6/2025 7:54 PM
24	Again on a main road and not in our subdivision.	9/7/2025 5:56 PM
25	This type of housing is not appropriate anywhere in Madison Heights.	9/7/2025 12:39 PM
26	Prefer to see new single family homes built for home ownership.	9/5/2025 8:55 PM
27	Not in residential areas	9/5/2025 2:52 PM

Q8 Where in Madison Heights would it be most appropriate to allow for new mid-sized multi-family buildings (5-25 units)? Select all that apply:

Answered: 492 Skipped: 93



ANSWER CHOICES	RESPONSES
This type of housing is not appropriate anywhere in Madison Heights.	41.67% 205
In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).	25.20% 124
Within the outlots of oversized parking lots of major commercial centers (e.g. Target, Meijer, Lowes, Home Depot).	22.76% 112
In residential neighborhoods abutting major arterial streets (e.g. John R, 12 Mile, 13 Mile, Dequindre).	21.54% 106
In residential neighborhoods abutting minor collector streets (e.g. Lincoln, Gardenia).	7.11% 35
Other (please specify)	5.08% 25
In all residential neighborhoods.	4.67% 23
Total Respondents: 492	

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't do it	11/28/2025 3:40 PM
2	On Stephenson hwy	11/25/2025 5:36 PM
3	Repurpose unused existing commercial buildings	11/25/2025 3:04 PM
4	Areas by these stores need an improvement and would best suit multi unit buildings	11/24/2025 9:31 PM
5	Undecided	11/24/2025 3:54 PM

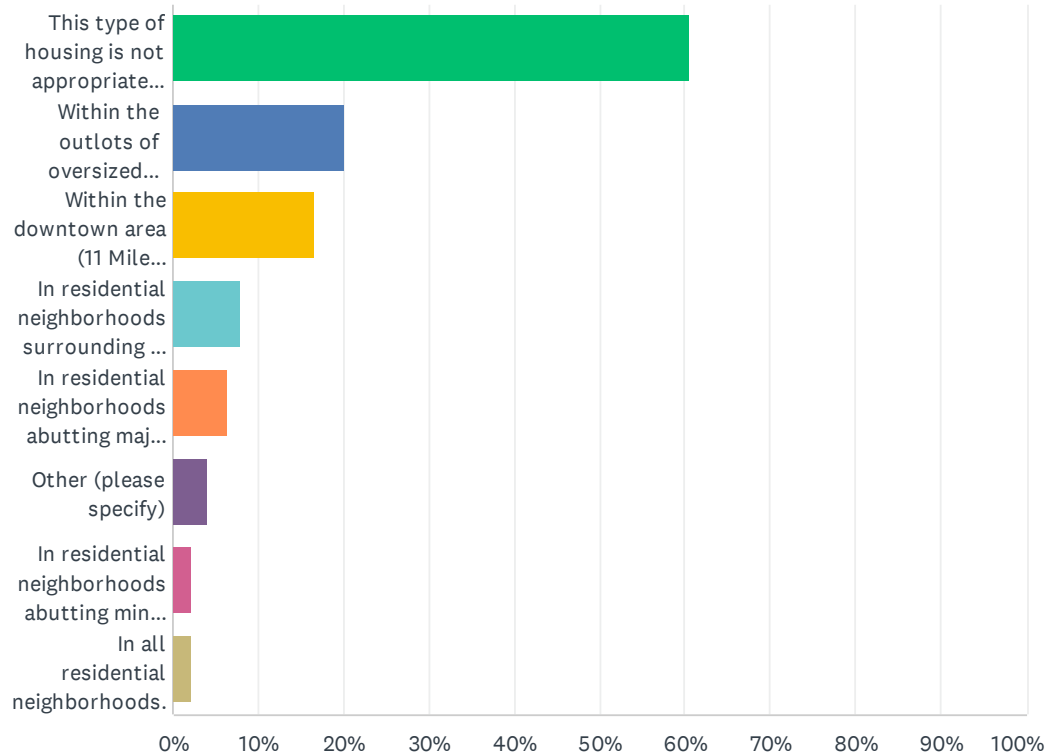
75

Item 2.

	Only appropriate across the street from Lamphere High School	11/24/2025 2:39 PM
7	no where	11/13/2025 2:03 AM
8	On Stevenson Highway and where there is a trailer park	11/9/2025 11:10 AM
9	Not in any single family neighborhood.	11/7/2025 4:28 PM
10	Not in the interior of neighborhoods but only at the edges of neighborhoods like adjacent to major roads	11/7/2025 3:32 PM
11	In special places directly off arterial streets, not part of a residential neighborhood	11/7/2025 2:44 PM
12	Business area	11/7/2025 11:00 AM
13	Dequindre south of the hospital	10/28/2025 8:58 PM
14	a big enough downtown area or Main Street for t	10/27/2025 1:56 PM
15	See response to #7 above	10/15/2025 5:47 PM
16	We have a open neighborhood feel. These types of houses bring a cold, uncaring feel to the area.	10/14/2025 8:38 PM
17	Raises crime rate absolutely not	10/10/2025 6:05 PM
18	14 Mile & I-75	10/9/2025 7:13 AM
19	City too small	10/6/2025 7:54 PM
20	Vacant corner of John R and 11 Mile	10/6/2025 7:41 PM
21	We're best needed	10/6/2025 4:06 PM
22	10 mile John r	9/7/2025 9:13 PM
23	On a main road	9/7/2025 5:56 PM
24	This type of housing is not appropriate anywhere in Madison Heights.	9/7/2025 12:39 PM
25	Prefer to see new single family homes built for home ownership.	9/5/2025 8:55 PM

Q9 Where in Madison Heights would it be most appropriate to allow for new large-sized multi-family buildings (over 25 units)? Select all that apply:

Answered: 496 Skipped: 89



ANSWER CHOICES		RESPONSES	
This type of housing is not appropriate anywhere in Madison Heights.		60.48%	300
Within the outlots of oversized parking lots of major commercial centers (e.g. Target, Meijer, Lowes, Home Depot).		19.96%	99
Within the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).		16.73%	83
In residential neighborhoods surrounding the downtown area (11 Mile between Stephenson and Lorenz and John R between Gardenia and 10 Mile).		7.86%	39
In residential neighborhoods abutting major arterial streets (e.g. John R, 12 Mile, 13 Mile, Dequindre).		6.45%	32
Other (please specify)		4.03%	20
In residential neighborhoods abutting minor collector streets (e.g. Lincoln, Gardenia).		2.22%	11
In all residential neighborhoods.		2.22%	11
Total Respondents: 496			

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't do it	11/28/2025 3:40 PM
2	There's enough of this type of housing north of 13 mile	11/24/2025 3:54 PM

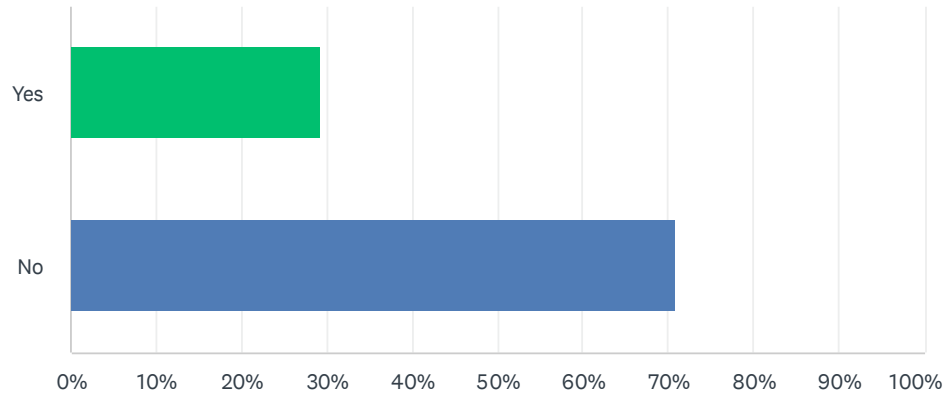
77

Item 2.

	Only appropriate across the street from Lamphere High School	11/24/2025 2:39 PM
4	no where	11/13/2025 2:03 AM
5	Not in any single family residential area.	11/7/2025 4:28 PM
6	Not in the interior of neighborhoods but only at the edges of neighborhoods like adjacent to major roads	11/7/2025 3:32 PM
7	In special places directly off arterial streets, not part of a residential neighborhood	11/7/2025 2:44 PM
8	Dequindre north of 10	10/28/2025 8:58 PM
9	a big enough downtown area or Main Street for t	10/27/2025 1:56 PM
10	I don't believe this size/type of "housing" would be appropriate in any area zoned as such - too large to replace existing apartments.	10/15/2025 5:47 PM
11	We have a open neighborhood feel. These types of houses bring a cold, uncaring feel to the area.	10/14/2025 8:38 PM
12	No! Never this lowers the value of single family homes. I am a realtor I live here, do not do this!	10/10/2025 6:05 PM
13	Along major road area not within the neighborhoods	10/9/2025 8:15 PM
14	11\John R, NW corner and behind Sam's Club	10/9/2025 4:09 PM
15	14 Mile & I-75	10/9/2025 7:13 AM
16	Same as above	10/6/2025 7:54 PM
17	The planners and the mayor do not have their stuff together. They are not thinking of how it would affect a Madison heights. They just want it to be like downtown Royal oak but they need to put in consideration that Madison heights is not downtown Royal oak. They are making it way more congested and me and my family are trying to move.	9/10/2025 9:04 AM
18	Just not in our subdivisions. We have enough rental properties that don't take care of the property.	9/7/2025 5:56 PM
19	I know families that moved out of Royal Oak because of this. They cast permanent shadows into well established yards which killed their lawns, trees and bushes and they didn't want to live in the gloom anymore.	9/7/2025 12:39 PM
20	Prefer to see new single family homes built for home ownership.	9/5/2025 8:55 PM

Q10 If you moved from your current residence, would you try to stay in Madison Heights? Why or why not?

Answered: 486 Skipped: 99



ANSWER CHOICES	RESPONSES
Yes	29.22% 142
No	70.78% 344
TOTAL	486

#	WHY OR WHY NOT?	DATE
1	Too expensive- too high property taxes	12/14/2025 6:03 AM
2	Ideally would like waterfront property for my next house	12/12/2025 2:53 PM
3	Traffic	12/4/2025 7:32 PM
4	Not big enough houses to raise a family	12/1/2025 2:40 PM
5	There's no downtown culture, no exciting businesses, parks are very limited for running trails	11/30/2025 10:16 PM
6	Madison Heights does not have many larger housing options and we would be looking to increase square footage if we bought a new house.	11/30/2025 1:16 PM
7	Nothing appealing about the city	11/29/2025 10:26 PM
8	Property taxes are lower in neighboring suburban communities	11/29/2025 12:16 PM
9	The community.	11/29/2025 8:34 AM
10	Would buy more expensive home	11/29/2025 3:03 AM
11	While I love the convenience of having everything I need within 5 minutes, and having basically direct access to 75 and 696, the school districts aren't great and it would be nice to have a larger property.	11/28/2025 7:00 PM
12	I would want a nicer neighborhood with bigger homes	11/28/2025 4:28 PM
13	More affordable than royal oak but so close you think you're there	11/28/2025 3:40 PM
14	Taxes	11/28/2025 10:02 AM
15	Housing costs are too high	11/28/2025 7:48 AM

79

Item 2.

	Would move to more progressive city that does not accept places like FRMC	11/27/2025 10:02 AM
17	Can't afford the increase in taxes	11/27/2025 6:07 AM
18	Need land to have homestead	11/26/2025 11:10 PM
19	If I'm staying in MH, it will be in my house	11/26/2025 7:35 PM
20	We like our home here. If we moved, it would likely be for a "downtown"loft or apartment.	11/26/2025 6:22 PM
21	Better newer housing with land	11/26/2025 3:34 PM
22	Too high property tax and school taxes	11/26/2025 8:58 AM
23	No downtown, horrible roads, too much traffic	11/25/2025 7:55 PM
24	More people jaywalking, businesses are understaffed and unkempt, few activities for families.	11/25/2025 6:04 PM
25	Houses too small. Taxes too high. High School ratings	11/25/2025 5:58 PM
26	Strong city services.	11/25/2025 5:53 PM
27	Council makes stupid decisions. Ie. 11 mile	11/25/2025 5:36 PM
28	I want more land	11/25/2025 5:33 PM
29	Taxes	11/25/2025 4:50 PM
30	I would move to northern Michigan	11/25/2025 4:32 PM
31	Affordability and school district	11/25/2025 4:11 PM
32	Maybe, depends on housing costs.	11/25/2025 3:04 PM
33	My taxes would double not worth the change in housing for that	11/25/2025 12:53 PM
34	Lacks a walkable downtown with cute shops and restaurants	11/25/2025 12:15 PM
35	Nothing to stay here for unless cost of living is a factor	11/25/2025 11:14 AM
36	Lack of diverse restaurants, city is so bland, taxes are expensive compared to other cities. Roads are not fixed. Holiday decorations are poor. Unequality of development and neglecting the downtown area	11/25/2025 10:17 AM
37	The market is overpriced for a single-family home in an area with very little nature, lots of air and noise pollution from the freeways, and no cohesive downtown or shopping center.	11/25/2025 9:56 AM
38	This city is going downhill.	11/25/2025 9:24 AM
39	Lamphere taxes	11/25/2025 9:08 AM
40	City council making it harder to get around main roadways by reducing lanes	11/25/2025 8:19 AM
41	Highest taxes in the area	11/25/2025 8:15 AM
42	We would move to more walkable areas like Ferndale or Royal oak	11/25/2025 6:19 AM
43	High taxes	11/24/2025 11:52 PM
44	My sons are both in Hazel Park so I would not go far. Maybe Madison Heights, maybe not.	11/24/2025 11:12 PM
45	High taxes and would prefer more land	11/24/2025 10:11 PM
46	Housing costs are high, lack of downtown amenities	11/24/2025 9:55 PM
47	I would need to move closer to relatives out of state.	11/24/2025 9:51 PM
48	I've lived here since 1968 and south of Lincoln has NEVER improved	11/24/2025 9:31 PM
49	MH is trying too hard to become Royal Oak which is over congested and doesn't bring a great element.	11/24/2025 8:36 PM
50	Schools Lamphere	11/24/2025 8:10 PM
51	Cost of living, proximity to major freeways and accessibility to the surrounding metro Detroit	11/24/2025 8:09 PM

area

52	High Taxes	11/24/2025 6:32 PM
53	Maybe	11/24/2025 6:22 PM
54	The school system is on the down slide (2 back to back vetos on millages). Green spaces are lacking, house prices are the cheapest in this part of oakland county. The emphasis seems to be all about getting and retaining businesses, not the residence who live here. 36 yrs living here.	11/24/2025 5:30 PM
55	High property taxes	11/24/2025 5:02 PM
56	Neighbors are way too close together	11/24/2025 4:50 PM
57	Undecided. I think cities such as Troy have a lot more to offer	11/24/2025 4:44 PM
58	Opposed to the zoning changes when overcrowding in Madison Heights is already an issue. My subdivision is already a major cut through and enough traffic comes down my side street that moving is a consideration	11/24/2025 4:43 PM
59	Taxes are too high	11/24/2025 4:31 PM
60	Proximity to family. Limited number of 2,500+ square foot homes.	11/24/2025 3:54 PM
61	Kids go to school here and I work in the city.	11/24/2025 3:39 PM
62	Taxes to high. Terrible residential roads.	11/24/2025 3:35 PM
63	To stay in Lamphere School District	11/24/2025 3:20 PM
64	We love Madison Heights, but if you think more housing is a good idea you are entirely off the mark. All we need is more safety.	11/24/2025 3:18 PM
65	We're losing nature	11/24/2025 3:07 PM
66	Not enough space, not good schools	11/24/2025 3:06 PM
67	The stupid thinking of the city	11/24/2025 2:54 PM
68	My family is here	11/24/2025 2:49 PM
69	Taxes are too high	11/24/2025 2:42 PM
70	Horrible city council and city development planner. Taxes too high, roads are garbage, road diets making traffic more dangerous at 11 mile now. Stop listening to only people on the city counsel.	11/24/2025 2:39 PM
71	Only if the renters market becomes more affordable.	11/24/2025 2:28 PM
72	The homes are outdated and poorly kept up by former long term residents.	11/24/2025 2:23 PM
73	Traffic is horrible	11/24/2025 2:13 PM
74	Highway access	11/24/2025 1:43 PM
75	looking for home with larger lot and larger garage	11/24/2025 1:36 PM
76	School district is in turmoil. Spending \$ on 11 mile project instead of improving current infrastructure like John R Rd. between 11 and 12.	11/24/2025 1:35 PM
77	Property taxes are way too expensive	11/24/2025 1:16 PM
78	I'm looking to upgrade my home and Madison heights does not have the types of property that I'm looking for	11/22/2025 9:52 AM
79	Move closer to family	11/19/2025 4:37 PM
80	Houses are expensive in the area.	11/18/2025 1:58 PM
81	Lots of friends and near family	11/18/2025 9:42 AM
82	Poor school, lack of rec center and family friendly activities.	11/15/2025 7:17 AM

81	Downtown is lame, other areas are more fun	11/14/2025 3:37 PM
84	Excellent city services!	11/13/2025 9:36 AM
85	because of stupid ideas like 11 mile and diversity	11/13/2025 2:03 AM
86	It's affordable and having access to every expressway is huge	11/12/2025 8:27 AM
87	Not walkable for families	11/11/2025 6:10 PM
88	Yes, as long as I could be within the Lamphere district. I enjoy the variety of businesses, parks, and restaurants MH has to offer as we	11/10/2025 1:44 PM
89	It's trying to be too fancy and crowded	11/10/2025 12:01 PM
90	No houses to close no land!	11/9/2025 9:02 PM
91	I am honestly not sure about staying in Madison Heights. I have become involved with some community efforts and that is one reason to stay. Another reason is that my house payments are really affordable.	11/9/2025 6:48 PM
92	If I move, it's because I'm leaving Michigan	11/9/2025 5:46 PM
93	Taxes are way too high. No fine dining, No downtown. Not good shopping options	11/9/2025 5:25 PM
94	The taxes are too high	11/9/2025 2:42 PM
95	you cannot get anyone to respond or return your calls from DPS and code inforcement looks the other way on most complaints	11/9/2025 11:10 AM
96	It's small and quiet	11/9/2025 8:18 AM
97	City tax too high; voters unwilling to invest in Lamphere schools bc city take too high	11/8/2025 9:04 PM
98	Property taxes are too high	11/8/2025 6:32 PM
99	Because the community doesn't value public education.	11/8/2025 2:57 PM
100	More affordable than Royal Oak/Ferndale but still close to them. I personally would love to have a downtown like Royal Oak/Ferndale that is walkable..	11/8/2025 2:27 PM
101	Too many vagrants Too much catering to minority groups. Too many renters that tent to vote yes on expensive bond proposals. Unsafe to walk on main streets at night.	11/8/2025 1:47 PM
102	After moving most of my life, I found a place that feels like home to me.	11/8/2025 12:12 PM
103	Property taxes too high	11/8/2025 11:29 AM
104	Not diverse enough for my family. Neighbors are not friendly to my family.	11/8/2025 11:28 AM
105	I want a bigger property with more acreage	11/8/2025 11:25 AM
106	Affordability And green spaces	11/8/2025 11:20 AM
107	Oakland county taxes are too high	11/8/2025 11:05 AM
108	No it's changed not for the good	11/8/2025 10:38 AM
109	If i move it would be to somewhere with a less dense population	11/8/2025 10:02 AM
110	MH is geographically positioned near freeways and shopping centers that are easily accessible within 5-15 mins	11/8/2025 9:14 AM
111	No sense of community, no downtown, not many bike / walking paths	11/8/2025 8:05 AM
112	I live in Hazel Park but own rentals in MH. I would definitely move to MH though.	11/8/2025 6:02 AM
113	This city has had fantastic governance and is a psuedo Chinatown. I strongly value the diversity of Madison Heights, as well as the blue collar workers who have built this city.	11/8/2025 5:24 AM
114	Undecided. It would depend on price and neighborhood.	11/7/2025 11:39 PM
115	I would only move if I were able to move out of the state.	11/7/2025 10:54 PM
116	Stay where I live now. Already paid for. Only have taxes and utilities , plus good neighbors	11/7/2025 10:25 PM

117	Happy with diverse neighborhoods, love the little shops near John R and 13 Mile	11/7/2025 10:08 PM
118	Affordable, bikeable and nature trails	11/7/2025 9:30 PM
119	Family connections, location near Detroit and most other areas in metro detroit	11/7/2025 9:14 PM
120	I like living in Madison heights, but it I always planned on it being a temporary place before moving elsewhere.	11/7/2025 8:50 PM
121	Moving south out of Michigan	11/7/2025 8:33 PM
122	Madison Heights has a lot of potential	11/7/2025 7:45 PM
123	Too congested. Neighbor hoods are not well maintained. Blight properties	11/7/2025 7:44 PM
124	The taxes are too high for the amenities offered	11/7/2025 7:07 PM
125	School bond keeps failing, I want a community that supports our schools	11/7/2025 6:57 PM
126	Houses are over priced for how old they are. Yards are tiny. There is minimal recreation wise for kids. No worthwhile programming. City hasn't changed positively in the 35 years I've lived here. Traffic is horrendous.	11/7/2025 6:16 PM
127	Feels loud and unsafe. Many people don't take care of their curb appeal	11/7/2025 5:56 PM
128	Lamphere schools are awesome	11/7/2025 5:55 PM
129	Not enough low rent senior housing	11/7/2025 5:28 PM
130	Property taxes are too high for Lamphere, city doesn't have a sense of pride and enough appeal to make me stay compared to neighboring cities.	11/7/2025 5:18 PM
131	Madison Heights property taxes are too high to be so ineffective, too far away from lucrative job opportunities, and the people are too old to have a useful community.	11/7/2025 5:01 PM
132	Since I bought my house 30 years ago the area is so congested with business I struggle getting out of my subdivision.	11/7/2025 4:59 PM
133	My home value has not increased as much as those in surrounding cities. I can get more home, better resale area, for less taxes.	11/7/2025 4:40 PM
134	Madison Heights seems to want to become very urban, not suburban. Too many urban inner city problems.	11/7/2025 4:28 PM
135	Taxes	11/7/2025 4:27 PM
136	No downtown, shopping area	11/7/2025 4:22 PM
137	Property taxes are way too high. Also would have to spend a lot of money updating the interior & exterior.	11/7/2025 4:12 PM
138	It is crowded and dirty with litter, noisy, and neighbors do not take care of their home, especially rental homes.	11/7/2025 4:10 PM
139	Too many problems for such a small city.	11/7/2025 4:02 PM
140	Costs	11/7/2025 3:57 PM
141	Taxes getting too expensive. Lack of walkable downtown area.	11/7/2025 3:40 PM
142	Because you're moving to incorporate multi unit housing	11/7/2025 3:39 PM
143	Our taxes would double. They are already to high.	11/7/2025 3:39 PM
144	Taxes are too high for the price of houses near Royal oak that are commanding similar prices to Royal oak but at a mileage rate appropriate for much lower priced homes	11/7/2025 3:32 PM
145	Taxes too high	11/7/2025 3:28 PM
146	Roads aren't any good, taxes are too high	11/7/2025 3:14 PM
147	I love my neighbors!	11/7/2025 2:58 PM

	it's a wonderful location and i've lived here 21 years	11/7/2025 2:44 PM
149	Taxes keep increasing with little to no progress to show for. Any positive changes that are proposed, are struck down by older residents.	11/7/2025 2:37 PM
150	With the current housing types there would be no advantage to increasing taxes for the same asrvices	11/7/2025 2:10 PM
151	If we were to move, we would be looking for more land.	11/7/2025 2:06 PM
152	Property taxes are very high in Madison Heights. I'd move to a city that regulates short-term rentals.	11/7/2025 2:05 PM
153	Great city services	11/7/2025 1:50 PM
154	Larger home, yard, and separation from neighbors. Don't want a driveway next to my bedroom window	11/7/2025 1:36 PM
155	Nothing appealing to keep us here	11/7/2025 1:32 PM
156	Schools and lack of enforcement of speeding	11/7/2025 1:26 PM
157	Madison schools desperately need improvement, and there aren't many places to take kids in the winter besides the library. Red oaks is expensive even for residents	11/7/2025 1:26 PM
158	I love Madison heights been here 69 years	11/7/2025 1:26 PM
159	Greed developers and rising crime	11/7/2025 1:16 PM
160	Taxes in the city are too high. There is a literal Nazi Motorcycle club on 11 mile road in the downtown district.	11/7/2025 1:09 PM
161	Would want a larger house and lot.	11/7/2025 12:59 PM
162	Taxes are outrageous and do not support the quality of schools or living. The city is becoming more and more run down and taxes keep skyrocketing	11/7/2025 12:44 PM
163	Because the City and City Council does not listen to what the public wants.	11/7/2025 12:40 PM
164	The more people Madison heights has renting properties the less it's being maintained. There is a lack of pride to maintain property.	11/7/2025 12:05 PM
165	1. Community. 2. Lack of trees on residential streets. 3. Home values and age 4. Flooding	11/7/2025 12:04 PM
166	I love Madison heights and I truly believe in the downtown project.	11/7/2025 11:47 AM
167	Taxes are too high for when I retire :(	11/7/2025 11:28 AM
168	I want land to build my owe homestead on	11/7/2025 11:19 AM
169	Taxes ridiculous	11/7/2025 11:00 AM
170	Costs of homes are too expensive, I would downsize.	11/7/2025 10:57 AM
171	Conveniently located and nice subdivisions	11/7/2025 10:47 AM
172	It depends on the market. Madison Heights is still an affordable location and is well connected.	11/7/2025 10:44 AM
173	Move to a larger lot with more space than Madison Heights provides excluding very specific areas.	11/7/2025 10:27 AM
174	Congested-overpopulated	11/6/2025 7:03 AM
175	no central "downtown" to attract foot traffic	11/4/2025 4:35 PM
176	I like it here. Clean, safe, diverse and central.	11/4/2025 11:58 AM
177	lack of affordable rentals	11/4/2025 10:05 AM
178	Too far away from large parks and recreation	11/1/2025 10:13 PM
179	I like the area and the price point. I like the changes being made.	10/30/2025 7:45 PM
180	Madison Heights has not changed for the better	10/30/2025 11:44 AM

	To ghetto	10/30/2025 9:56 AM
182	Quality of schools, quality of neighborhoods	10/29/2025 12:30 PM
183	Been here 40 years drive thru neighborhoods	10/29/2025 5:59 AM
184	Ever since Swanson died, this city has become too expensive to live in. You have no Adult continuing education and enrichment classes. The classes you do offer	10/28/2025 8:58 PM
185	Unbelievably racist residents	10/28/2025 5:04 PM
186	The only way I would move is if it was an out of state move.	10/28/2025 2:58 PM
187	Convenience to diverse shops, restaurants, and my work place.	10/28/2025 2:48 PM
188	Yes, but the current millage rates and higher property values make it less affordable to stay in Madison Heights.	10/28/2025 10:10 AM
189	I grew up here and I like how much we have of various cultures	10/27/2025 7:46 PM
190	Cuz I probably be in a nursing home	10/27/2025 7:43 PM
191	Ranch style condo with amenities	10/27/2025 4:24 PM
192	It is not safe at all. I plan on moving to Northern Michigan to get away from this area, where I've lived my entire life.	10/27/2025 4:22 PM
193	Schools, parks, convience to Hollywood market and 1-75	10/27/2025 3:52 PM
194	I like the city but not the two school districts.	10/27/2025 3:45 PM
195	Maybe if I could find a tiny house	10/27/2025 3:39 PM
196	Not enough recreational activities and lack of community center.	10/27/2025 2:51 PM
197	Why move from one house to another. If I'm moving, I'm going north with neighbors farther away.	10/27/2025 2:50 PM
198	Will eventually go find somewhere with new housing	10/27/2025 2:12 PM
199	Taxes to high	10/27/2025 2:00 PM
200	Taxes too high for Madison Heights	10/27/2025 1:59 PM
201	I think I live in the best neighborhood in MH. If we moved, we would be leaving the area.	10/27/2025 1:56 PM
202	Lack of downtown/walkable restaurants	10/27/2025 1:49 PM
203	Would move to where there is less houses and more land and nature	10/27/2025 1:49 PM
204	Crime rates	10/26/2025 3:16 PM
205	The city doesn't seem to be investing in its entertainment or residential areas.	10/25/2025 3:41 PM
206	I'd wanna move somewhere where it feels more upscale	10/25/2025 3:01 PM
207	Too far to go for quality shopping.	10/23/2025 1:58 PM
208	charter schools	10/21/2025 8:33 AM
209	Demographics are declining. Would move to rural area.	10/20/2025 2:42 PM
210	No downtown area	10/19/2025 11:53 PM
211	I have lived here since 2013, and I haven't found another neighbourhood that comes close to this one.	10/18/2025 5:23 PM
212	We like the Civic center park	10/18/2025 11:13 AM
213	Looking for a place with larger lot size and more green space.	10/18/2025 10:06 AM
214	Lack of green space, lack of accessibility of bike paths/walking paths, poor sidewalk conditions throughout the city	10/18/2025 9:39 AM
215	The city has come a long way, but still 40 years behind everything else	10/16/2025 9:23 PM

216	Housing prices increasing as well as property taxes. Many buildings sit empty along John R corridor by Hazel Park, and is just an eyesore to drive by. The "downtown" area from 696 up through 12 mile is honestly very depressing to look at. The buildings are old and either empty or not in use, there's no inviting scenery and it's disappointing when compared to neighboring cities.	10/16/2025 12:02 PM
217	Lack of downtown. Not as many fun places to check out	10/16/2025 11:23 AM
218	I love my community and neighbors.	10/16/2025 11:18 AM
219	They are all the same types of homes. The only option would be to buy the same exact house for more money.	10/16/2025 10:27 AM
220	I am not confident that the city administration that exists now and certainly not in recent years (incarceration of Al Morrison in previous administration). I do not believe residents are informed and/or reached out to for input as regularly as they should be.	10/15/2025 5:47 PM
221	Taxes are too high for the benefits received. 11 mile nightmare. Trash has become a black box of unknowns (added costs for various things are not published. The simplicity of trash pickup has left with the "one large item" limit & can requirement.) Cannot take care of hazardous waste within reasonable distance from home.	10/14/2025 8:38 PM
222	Property taxes are extremely high	10/14/2025 6:57 PM
223	Need more land	10/14/2025 3:56 PM
224	Affordability, location, ect	10/14/2025 11:59 AM
225	Taxes are too high. Police department is disappointing. Feeling of misrepresentation from elected officials. Small homes and lot sizes. Congested traffic surrounding my entire neighborhood.	10/12/2025 11:53 PM
226	Want more land, taxes would go way up	10/11/2025 12:05 PM
227	There are cities with closer big stores and food chains than Madison Heights. I want something where I dont need to drive 15 minutes to buy groceries or get a certain food. If Madison Heights mixed it up more and made that possible I would think about staying for sure	10/11/2025 8:37 AM
228	Not cool and not a lot of people my age (30s)	10/10/2025 8:34 PM
229	Sick of my tax dollars being wasted on nonsense items	10/10/2025 8:10 PM
230	I would move to a lake house and rent out my property. Madison heights has great potential for increased value by adding a downtown area with shops below and apartments above for sale not rent. Include a gym in the facility for higher value. The shops need to be bakeries, smoothies, vegan, coffee, Pilates, art gallery etc	10/10/2025 6:05 PM
231	Not saying I would for sure. Depends if I could find what I needed here.	10/10/2025 3:07 PM
232	I'd move out of state	10/10/2025 2:18 PM
233	It's a good city, but royal oak and Troy are better	10/10/2025 7:56 AM
234	Houses too close together, dangerous roads.	10/10/2025 7:26 AM
235	I'm heading to the north eventually	10/9/2025 8:15 PM
236	Great parks, safe, clean, great city services	10/9/2025 6:49 PM
237	Have not experienced neighborhood closeness in 15yrs - would return to Ferndale if possible, still return there weekly to volunteer at non profits	10/9/2025 5:22 PM
238	If I were to move it would be for more land	10/9/2025 5:02 PM
239	High property taxes	10/9/2025 4:51 PM
240	Because EVERYTHING I need and most of what I want is right here.	10/9/2025 4:09 PM
241	Sky high tax rates and tolerance for homes being rented without landlord licenses and without being maintained. The neighborhoods are in fast decline.	10/9/2025 4:06 PM
242	There are no large homes in Madison heights	10/9/2025 3:50 PM

	I would move to where there's a stronger Jewish community	10/9/2025 3:46 PM
244	Change of scenery; more fun opportunities	10/9/2025 1:58 PM
245	Because I grew up here and work here	10/9/2025 1:44 PM
246	School system scares me. I'm a young adult who recently got married. We want to find somewhere safer with more room for our family to grow. I don't want my kids to grow up here with the schools around us.	10/9/2025 1:22 PM
247	Decisions on the city level lack common sense.	10/9/2025 1:19 PM
248	Not enough of a walkable downtown. Madison heights does not have places to enjoy my hobbies in. There are no walkable coffee shops, yoga studios, pottery studios, indoor pickleball courts, etc.	10/9/2025 1:07 PM
249	Schoops	10/9/2025 1:00 PM
250	I don't agree with th downtown district plan	10/9/2025 11:21 AM
251	Go North	10/9/2025 11:06 AM
252	We would want a bigger yard.	10/9/2025 8:27 AM
253	If I moved it would be to the country	10/9/2025 7:17 AM
254	Familiarity	10/9/2025 7:13 AM
255	Taxes are absolutely outrageous, schools have declined, money is wasted within the city and you keep asking for more and more money for SENSELESS PROJECTS that make absolutely no sense. Aka 11'mile road diet (I'm aware some federal funding was used)	10/9/2025 12:20 AM
256	I'd move up north. Out of the "Big City".	10/9/2025 12:07 AM
257	Taxes too high. Services good, used to be great. Garbage changes, DDA, unnecessary changes.	10/8/2025 7:55 PM
258	Grew up here and want my family to grow up here other than the school district everything is fine	10/8/2025 5:03 PM
259	Not progressive enough. I feel like it's still 1973.	10/8/2025 1:02 PM
260	Reasonable taxes, good city services, history	10/8/2025 10:10 AM
261	Want better education for my children	10/8/2025 9:23 AM
262	Convenient living and mobility options, city services appropriate for taxes paid	10/8/2025 8:14 AM
263	Retired	10/8/2025 6:38 AM
264	If I move I'm relocating to the UK	10/8/2025 6:19 AM
265	Taxes are way too high	10/7/2025 10:07 PM
266	If I move, I want acreage	10/7/2025 8:44 PM
267	I will not move to another city i will move to the country.	10/7/2025 8:00 PM
268	But kept up like it used to be, changing political climate.	10/7/2025 5:52 PM
269	Taxes are too high, city services have really declined, the trash plan that was picked was not anything the taxpayers wanted, code enforcement is a joke with zero follow through. City council is more concerned with photo opportunities and planning events over listening to the constituents wants.	10/7/2025 5:10 PM
270	my age	10/7/2025 3:56 PM
271	Would prefer more land, and less renters who don't take care of the yard/ houses.	10/7/2025 3:06 PM
272	The choices the city council has made for the home owners with out allowing us to vote!	10/7/2025 1:42 PM
273	Too expensive, would like more room, less rules	10/7/2025 11:27 AM
274	Lack of public recreation	10/7/2025 11:08 AM

275	Because it's one of the cheapest city's to live in but the development lacks a lot compared to royal oak or troy	10/7/2025 10:43 AM
276	Because my family does not feel welcome here. Between a nazi group, and the vocally hateful people in the city, when my family moves, it will not be in this city.	10/7/2025 10:22 AM
277	The area is getting insafe	10/7/2025 10:05 AM
278	I'd want to move somewhere where I have more property	10/7/2025 9:45 AM
279	Taxes are way too higj	10/7/2025 9:32 AM
280	Too expensive everywhere else	10/7/2025 9:19 AM
281	I like it	10/7/2025 9:14 AM
282	Taxes too high	10/7/2025 9:13 AM
283	Area not as safe as it once was.	10/7/2025 9:03 AM
284	Overdevelopment by community of "downtown" area	10/7/2025 8:47 AM
285	We would want more property and space	10/7/2025 8:42 AM
286	We picked Madison Heights for its diversity and its small-town feel. That hasn't changed.	10/7/2025 8:22 AM
287	Stated in comments the area is not attractive nobody takes care of the city attractions or neighborhoods	10/7/2025 8:18 AM
288	Nicer area with a downtown	10/7/2025 7:55 AM
289	To expensive & don't have enough stores etc	10/7/2025 7:48 AM
290	Taxes are getting bigger. Surrounding cities have better home values	10/7/2025 7:47 AM
291	School Performance and traffic congestion	10/7/2025 7:44 AM
292	It is what we can afford	10/7/2025 7:11 AM
293	Too expensive	10/7/2025 5:28 AM
294	Cost	10/7/2025 5:19 AM
295	Love the services provided and feeling like the city is trying to improve	10/6/2025 11:33 PM
296	Taxes are too high. Much higher than surrounding areas	10/6/2025 11:03 PM
297	Might look for a senior community of ranch-style condos	10/6/2025 10:56 PM
298	The city is moving in a direction that is away from the small, charming city that we moved into. Also property taxes continue to increase too much each year.	10/6/2025 10:41 PM
299	It's less expensive than surrounding cities and close to freeways	10/6/2025 10:21 PM
300	My business is on 11 mile	10/6/2025 10:20 PM
301	Houses cost to much and pay to much in taxes. Also trying to make a downtown when Madison is a smaller city. Its not necessary. If I wanted to go Downtown ill go to Royal Oak or Detroit	10/6/2025 9:54 PM
302	Looking to retire	10/6/2025 9:48 PM
303	Taxes,water rates,	10/6/2025 9:44 PM
304	Searching for better schools	10/6/2025 9:22 PM
305	While I love certain areas of the city, I feel a very loud majority of the cities population are against progress and change. I also feel that the inequality between the Madison & Lamphere school district is a difficult sell. Why does our small community need two separate districts with wildly different amenities? While I know that online discourse is often a poor representation of true opinion, it's alarming how many people in the city want to keep certain areas of the city cutoff from the "nicer" areas. Why not just spread the tax burden and combine the school districts? Would this not help promote a more unified city with emphasis on promoting the south part of town to younger families?	10/6/2025 8:55 PM

306	Feels safe, close to downtown royal but it's more affordable	10/6/2025 8:42 PM
307	Once I move I'm moving north away from the city	10/6/2025 8:37 PM
308	Im currently south of 12 mile and I would like new housing options north of 13 mile	10/6/2025 8:25 PM
309	Because we would only move to look for a larger plot which is unavailable here.	10/6/2025 8:22 PM
310	Been here my whole life. Patents moved here on 1956	10/6/2025 7:54 PM
311	Lived here most of my life. The area is familiar to me	10/6/2025 7:41 PM
312	More space and land..	10/6/2025 7:38 PM
313	Proximity to freeways and other cities with many events and thriving downtowns	10/6/2025 7:27 PM
314	The houses are too close together and I want a garage attached to my home and not in the backyard. That style is outdated and inconvenient	10/6/2025 7:23 PM
315	Cost	10/6/2025 7:19 PM
316	Want better down town atmosphere.	10/6/2025 7:18 PM
317	Not happy with city decisions	10/6/2025 7:14 PM
318	High cost of living with little amenities, attractive downtown or walkable shopping	10/6/2025 6:57 PM
319	Rent is cheaper than most of Oakland county	10/6/2025 6:44 PM
320	Lack of property space, green areas, and overall traffic congestion	10/6/2025 6:27 PM
321	The taxes would be too high	10/6/2025 6:14 PM
322	As long and the city is cleaned up and crime is prevented. The city is going down hill with so many renters and landlords not taking care of there properties. Also are police protection is going down hill they will drive right past illegally parked cars and do nothing	10/6/2025 5:33 PM
323	I would not be able to afford the taxes in Madison Heights or any other city in the surrounding area	10/6/2025 5:29 PM
324	No downtown, too many car washes and cannibis shops and crime rate is rising. I do not even feel safe going out for a walk around the neighborhood anymore.	10/6/2025 5:17 PM
325	Taxes and weak council/mayor	10/6/2025 5:13 PM
326	Lack of downtown, lack of shops, bars, restaurants. The old timers that live here completely oppose progress and its ridiculous	10/6/2025 5:11 PM
327	If I moved from MH I would try to somewhere walkable with local businesses such as coffee shops, bookstores, retail, etc.	10/6/2025 5:01 PM
328	It's easy to get to other cities from here. Ppl are diverse and feels welcoming	10/6/2025 4:56 PM
329	Taxes are to high	10/6/2025 4:50 PM
330	The city has changed for the worse. I have lived here over 50 years and it's awful now	10/6/2025 4:44 PM
331	High property tax rates	10/6/2025 4:44 PM
332	near family	10/6/2025 4:15 PM
333	Unsure, would depend on prices. Ferndale, Clawson & Berkeley would be definite considerations	10/6/2025 4:09 PM
334	Taxes are to high. All the yards flood and its a matter of time before homes start to. Also, Im paying for a school Im not comfortable sending a child to.	10/6/2025 4:08 PM
335	Not much to offer.	10/6/2025 4:01 PM
336	If I did we would stay in the Madison school district. Taxes are way too high in Lamphere.	10/6/2025 3:51 PM
337	I would move out of state or further north.	10/6/2025 3:45 PM
338	Madison Heights doesn't offer the type of housing I would want if I moved.	10/6/2025 3:40 PM

339	I love living in and owning property in Madison Heights and the only reason we would move would be to a bigger house. We would want to stay in MH	10/6/2025 3:35 PM
340	Neighbors do not keep up on property and poor schools	10/6/2025 3:32 PM
341	The obsession with progress is getting in the way of family oriented community and we're catering to ideas that make it harder for families to afford to live in.	10/6/2025 3:29 PM
342	Taxes are too high & city counsel doesn't listen to the taxpayer	10/6/2025 3:27 PM
343	I would like more green space.	10/6/2025 3:25 PM
344	Tax super high	10/6/2025 3:12 PM
345	Neighbors are starting to look unattractive and unkempt. Wish code enforcement would give more citations.	10/6/2025 3:05 PM
346	Traffic, overpriced housing for Madison Heights being what it is, too many car washes	10/6/2025 3:04 PM
347	I like the small town feel and all the greenery and parks. I hope it stays this way	10/6/2025 3:03 PM
348	Better schools, more young families	10/6/2025 3:02 PM
349	Taxes are outrageous.	10/6/2025 3:00 PM
350	Close to all essential needs	10/6/2025 2:51 PM
351	Traffic gets worse along with taxes that are not supporting our local schools.	10/6/2025 2:44 PM
352	The area is not ideal to raise my child. Houses do not fit larger families. People drive like maniacs on Dequindre. School systems not up to par compared to Troy/Rochester.	10/6/2025 2:38 PM
353	Not with the way our taxes keep getting raised. The tax rate is too high	10/6/2025 2:37 PM
354	Safe area with what was lower taxes but seems locals are going to be priced out with the city attempting to be the next ferndale or Royal oak with tax rate increases	10/6/2025 2:26 PM
355	Potentially, with taxes continuing to go up and residences not benefiting from any of the things from the tax increases I would potentially look elsewhere.	10/6/2025 2:24 PM
356	I like the location and diversity	10/6/2025 2:24 PM
357	My family live in the city.	10/6/2025 2:20 PM
358	Tired of cannabis shops, car washes, traffic is awful.	10/6/2025 1:53 PM
359	I want to live in a walkable area- I appreciate that the sidewalks in my neighborhood are well maintained, but I'd like to be able to walk to restaurants, shops, etc.	10/6/2025 1:46 PM
360	Not affordable	10/6/2025 1:34 PM
361	For my kid's school	10/6/2025 1:11 PM
362	Looking for more land, a true downtown	10/6/2025 1:07 PM
363	I would want water/lakefront property	10/6/2025 6:07 AM
364	Like police and fire department	10/4/2025 12:36 PM
365	Tax millage is high	10/4/2025 11:09 AM
366	Lack of diverse housing options.	10/2/2025 5:27 PM
367	I would want to live by the water	10/2/2025 4:49 PM
368	affordability	10/2/2025 12:26 PM
369	Low crime. City services are good.	9/29/2025 3:13 PM
370	I live in Royal Oak	9/27/2025 9:05 PM
371	We wouldn't be able to afford lamphere district every else is going down the tubes with amount of rentals	9/20/2025 8:31 PM

I want a home with a big backyard and more land in general.

9/18/2025 7:59 PM

373 The Library is very inviting, but lack of affordable rental options make it difficult

9/17/2025 3:54 PM

374 The 11 Mile Construction

9/17/2025 10:36 AM

375 Limited housing options

9/16/2025 12:13 PM

376 Because I love the city the way it is. The houses have personality and the school district is acceptable. There are so many mature trees in the neighborhoods that creat natural shade for walks.

9/16/2025 10:51 AM

377 So many houses breaking code- not taken care of . Some houses look like downtown Detroit it's so sad it used to be beautiful

9/16/2025 10:28 AM

378 Too congested they're not putting money into the places that they need to for Madison heights. They are trying to make it a downtown area thinking that they're going to get money like Royal oak when that's not the case. Madison heights has a lot of riff Raff. Madison heights needs to step up their game when it comes to the schools. They are worried about everything else but the schools.

9/10/2025 9:04 AM

379 Higher taxes are pricing out the blue collar workers from a neighbor that once was affordable.

9/8/2025 11:43 PM

380 Madison Heights is too crowded and property taxes are too high.

9/8/2025 10:49 PM

381 I have found how important green, natural space is to me, and the trajectory of new development has not reflected a prioritization of green space with native plant species.

9/8/2025 12:29 PM

382 School districts are not acceptable for my future children.

9/8/2025 11:30 AM

383 Too much traffic, sirens, homelessness

9/7/2025 9:13 PM

384 Affordability comparative to other nearby areas

9/7/2025 7:05 PM

385 Because we've lived in our house for 32 years, but if you put multi-family housing in my subdivision where the Korean Church currently is, we might decide to move.

9/7/2025 5:56 PM

386 Because I want to stay near Red Oaks nature center

9/7/2025 5:39 PM

387 I'll be buried in Roseland cemetery

9/7/2025 12:46 PM

388 I have lived here all my life. I am used to it.

9/7/2025 12:39 PM

389 The added bike lanes will create unnecessary congestion

9/6/2025 11:37 PM

390 High taxes, school quality, small lots

9/6/2025 4:32 PM

391 When I move I'm going north!

9/6/2025 8:01 AM

392 Taxes way too high

9/6/2025 6:10 AM

393 Doesn't have the same vibe as clawson

9/5/2025 9:49 PM

394 Plan on moving away from the rat race and congestion. Going to move to a nicer neighborhood and nicer homes. Less taxes, less crime area.

9/5/2025 8:55 PM

395 Lack of downtown area for shopping, eating out, and entertainment

9/5/2025 8:30 PM

396 It is ghetto and by too many freeways.

9/5/2025 7:55 PM

397 Taxes

9/5/2025 7:22 PM

398 I miss being in a city with a real downtown

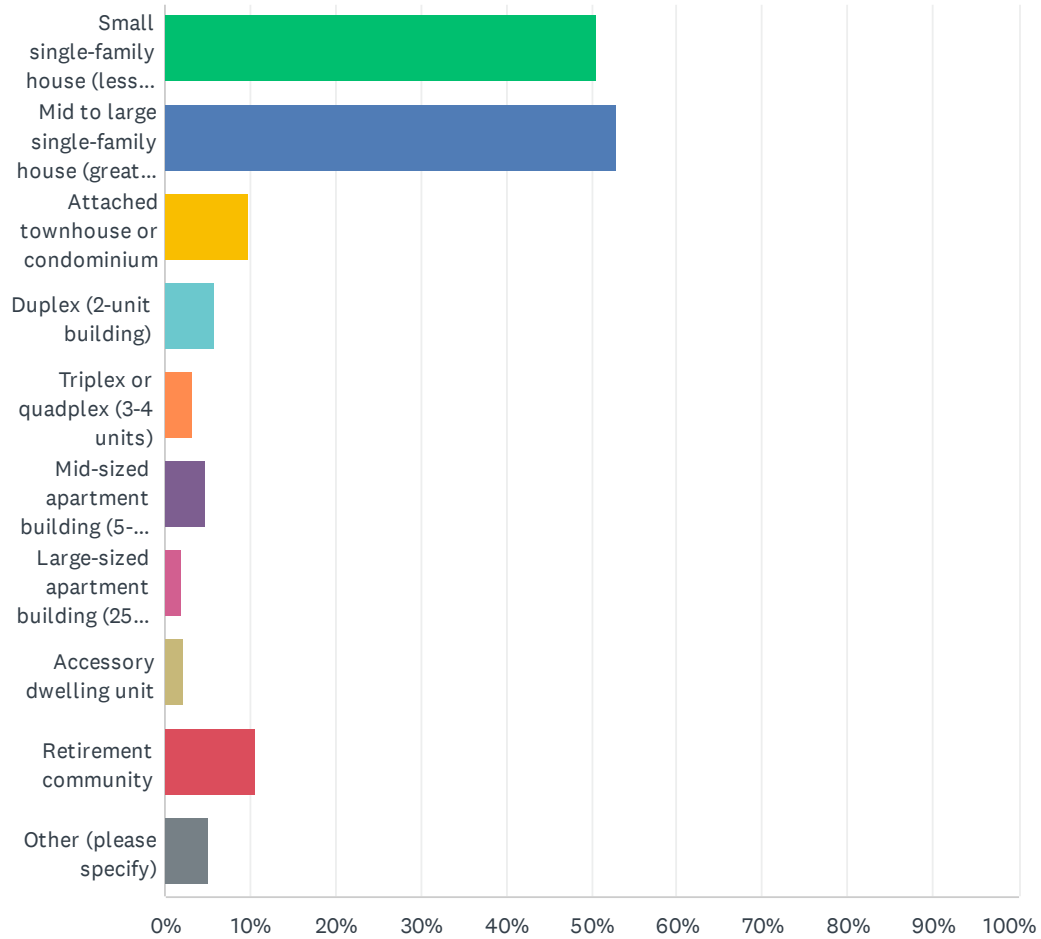
9/5/2025 5:19 PM

399 If I could find a house affordable with enough space for 3 kids

9/5/2025 3:30 PM

Q11 If you choose to move from your current residence, which of the following housing types would you seek? Select all that apply:

Answered: 500 Skipped: 85



ANSWER CHOICES	RESPONSES	
Small single-family house (less than 1,500 sq. ft.)	50.60%	253
Mid to large single-family house (greater than 1,500 sq. ft.)	52.80%	264
Attached townhouse or condominium	9.80%	49
Duplex (2-unit building)	5.80%	29
Triplex or quadplex (3-4 units)	3.20%	16
Mid-sized apartment building (5-25 units)	4.60%	23
Large-sized apartment building (25 or more units)	2.00%	10
Accessory dwelling unit	2.20%	11
Retirement community	10.60%	53
Other (please specify)	5.20%	26
Total Respondents: 500		

#	OTHER (PLEASE SPECIFY)	DATE
1	Rural Farm	12/4/2025 7:32 PM
2	Already own where I'm moving to	11/27/2025 2:26 AM
3	Single story	11/26/2025 4:32 PM
4	Cottage up north	11/25/2025 12:53 PM
5	Move in with a family member.	11/24/2025 9:51 PM
6	I'm not moving.	11/24/2025 3:18 PM
7	Whatever I feel like my family will need	11/10/2025 12:01 PM
8	Somewhere where I had more land not so close to neighbors	11/9/2025 9:02 PM
9	If not my house I would not live in the city	11/9/2025 5:25 PM
10	RV	11/9/2025 2:42 PM
11	20+ acrs	11/8/2025 10:02 AM
12	Tiny house on small piece of property if affordable	11/7/2025 5:28 PM
13	Country - away from City cluster	11/7/2025 4:27 PM
14	I want land so farthest way form Neighbors	11/7/2025 11:19 AM
15	A tiny house	10/27/2025 3:39 PM
16	A farm house in the country.	10/20/2025 2:42 PM
17	Undecided	10/10/2025 3:07 PM
18	Home with land	10/10/2025 7:26 AM
19	I would never move	10/10/2025 7:23 AM
20	Family	10/8/2025 7:55 PM
21	Relocating to the UK	10/8/2025 6:19 AM
22	Large acreage.	10/7/2025 8:00 PM
23	Detached condo	10/7/2025 10:05 AM

93

Item 2.

	duplex type condo attached at garage wall, not house wall	10/6/2025 10:56 AM
25	Not moving	9/7/2025 12:46 PM
26	If I do move I will be moving out of state.	9/7/2025 12:39 PM

Q12 What other comments do you have about housing?

Answered: 151 Skipped: 434

#	RESPONSES	DATE
1	The city needs to reevaluate their homestead vs non homestead tax rates and align it more with surrounding cities. We have a disproportionately high homestead rate that makes the city cost prohibitive to new residents	12/14/2025 6:03 AM
2	It would be great if Madison heights had larger lots and larger houses.	11/28/2025 7:00 PM
3	Stop so many rental houses. Houses cheapen our neighbourhood in city and there are way to many	11/26/2025 3:34 PM
4	Need more high end houses to attract higher tax bracket home buyers.	11/25/2025 5:58 PM
5	A nice retirement community that has great services but doesn't cost a fortune (like the one on Dequindre, between 12 & 13 Mile Road.	11/25/2025 5:53 PM
6	Get rid of down town committee	11/25/2025 5:36 PM
7	Stop trying to be like Royal Oak. If you lower taxes, you will attract more younger people.	11/25/2025 5:33 PM
8	I believe if we could combine the two school districts. They could build some nice homes in the area of one of the high schools.	11/25/2025 4:32 PM
9	Condos! Ranch style	11/25/2025 4:03 PM
10	Taxes are too high.	11/25/2025 3:04 PM
11	I like the idea of having businesses under the apartment complexes. Seems to be pretty successful in cities like Ferndale and Royal oak	11/25/2025 12:15 PM
12	Only build housing which is accompanied by sufficient parking. If rebuilding on current housing lots, only replace houses within the same footprint to combat over crowding of single-dwelling homes. The new housing footprint of West Barret and West Dallas looks very over crowded. The housing looks squashed together as opposed to the other sides of those streets. Esthetically, it makes the neighborhood look unbalanced and over crowded.	11/24/2025 9:51 PM
13	We are a single home community	11/24/2025 8:10 PM
14	Disallow corporate ownership of single family homes NOW	11/24/2025 8:09 PM
15	Rent prices on all houses and apartments are ridiculously high and overpriced. Suggestion: a significant tax break for any apartment landlord willing to offer less than \$1,000 apartments for the working class with rent controlled guaranteed pricing in 5-year increments.	11/24/2025 6:32 PM
16	I don't think the issue is needing more housing, it's taking what we already have and making it desirable and affordable	11/24/2025 4:44 PM
17	See above	11/24/2025 4:43 PM
18	Madison Heights has horrible code enforcement. Take care of (fix) what we have.	11/24/2025 4:31 PM
19	I want clean neighborhoods and attractive landscaping in public places.	11/24/2025 3:54 PM
20	Housing is too expensive for the area	11/24/2025 3:39 PM
21	Do not allow rentals	11/24/2025 3:20 PM
22	This city needs ZERO new types of builds. Absolutely horrendous idea.	11/24/2025 3:18 PM
23	Only build single family homes, no rentals, everything should be built on 13 mile and John R near Lamphere High School only.	11/24/2025 2:39 PM
24	There is a housing epidemic when it comes to safely housing young couples and families. My husband and I both have careers, our daughters are apart of lamphere schools, yet we are	11/24/2025 2:28 PM

95

Item 2.

struggling to find safe, affordable housing.

25	We have enough housing. Don't need to build anymore	11/24/2025 2:13 PM
26	We need more mid sized housing	11/15/2025 7:17 AM
27	There are enough apartments, need single family homes. Absolutely no halfway houses anywhere in the city!	11/13/2025 9:36 AM
28	I think all the empty industrial buildings can have these housing options	11/12/2025 8:27 AM
29	If any of these projects start, affordable housing should be a big consideration. Also, Madison Heights has a plethora of ranch style homes and is in need of some variations.	11/9/2025 6:48 PM
30	There should be a limit in how many rentals are in a neighborhood. We've seen a lot of renters move in into our neighborhood and they are not keeping up and maintaining the house or the yard.	11/9/2025 2:42 PM
31	Property taxes are way too high for anyone looking to buy to buy a house, everybody wants to spend the tax dollars and not wanting to have anything to do with reducing the tax mills.	11/9/2025 11:10 AM
32	For the love of God, don't turn it into Royal Oak	11/8/2025 6:32 PM
33	Stick to housing for owners rather than renters to keep up property values, reduce blight, and improve schools.	11/8/2025 1:47 PM
34	I think having the ADUs and housing above garages is a great solution to adding density and housing to existing areas and can be more affordable than detached single family. Also, ADUs can help mixed generation families, singles, or smaller family units that don't want to be connected close to others (like in an apartment, condo, etc.).	11/8/2025 6:02 AM
35	While nicer houses and fancier developments may look very nice, they are not accessible to the people who have been living in this city. I think affordable housing (versus renting) is the most important thing.	11/8/2025 5:24 AM
36	None	11/7/2025 10:25 PM
37	In about 10 years I might be looking to downsize to an apartment or townhouse/condo	11/7/2025 9:14 PM
38	I do not think apartment complexes are a good choice.	11/7/2025 7:45 PM
39	i think it's important to support first time homeowners. they are looking to build their life, credit, and start families. starters homes are unaffordable for young people. this housing needs to be more assessable and not torn down to throw a duplex or big house on top	11/7/2025 7:05 PM
40	Short term rentals need to go. They are taking away homes from people	11/7/2025 5:21 PM
41	Please do mixed used housing in the downtown area. I want to be able to live where I can walk to the grocery store, a bar, or my friends. Follow royal oak.	11/7/2025 5:01 PM
42	How are you going to stop all the big corps from buying up houses to make them rentals and extremely expensive. There's too many rentals houses in Madison Heights.	11/7/2025 4:59 PM
43	NothingBesides, single family homes should be added to the current single family areas. I do not agree with the rezoning.	11/7/2025 4:28 PM
44	We do NOT need to have multi unit dwellings taking our park lands and cluttering our neighborhoods	11/7/2025 4:27 PM
45	Taxes are to high, for what the city offers	11/7/2025 4:22 PM
46	No multi unit housing!!	11/7/2025 3:39 PM
47	Tax millage rates are too high relative to neighboring communities to allow property values to grow. In terms of housing types, MH should allow all types of housing, but only on the edges of neighborhoods adjacent to main roads, not in the interior of existing residential neighborhoods.	11/7/2025 3:32 PM
48	PLEASE prioritize homeownership where the owners live in the home instead of landlords who rent.	11/7/2025 2:58 PM
49	Mixed use zoning is the best possible use of available lots.	11/7/2025 2:37 PM

Again the city needs to put rules in place for new construction that increases SQF minimums to at least 1300 SQF. Also would be helpful to think about St. Citizens to be in 15 years from now which it appears past councils have neglected future needs

11/7/2025 2:10 PM

51	Please do not turn green spaces into apartment buildings.	11/7/2025 2:06 PM
52	Any multi-family housing needs to have sufficient off-street parking. One thing I like about residential neighborhoods in Madison Heights more than other cities is that parking is only allowed on one side of the street, leaving room for two cars to pass each other.	11/7/2025 2:05 PM
53	You don't even have people take care of homes now. And you want multi family dwelling I. The city. Check out all the apartment complexes north of 13 mile. Ugh	11/7/2025 1:32 PM
54	Property taxes are too high. City is too small for two school districts. This inflates taxes on the community by supporting two districts.	11/7/2025 1:09 PM
55	Stop focusing on trying to add a tax space for the city, which is your main motivation. Start improving the city and lowering taxes for people so it's more affordable for all. With a lower tax rate and improve city, living and conveniences, The demand for the city will grow, which will also increase property values at a greater level than they ever have.	11/7/2025 12:44 PM
56	We need affordable housing which does not include more apartments or duplexes	11/7/2025 12:40 PM
57	As long as it does not affect existing nature trails, parks. The city community thrives with access to safe walkable areas such as Rosie's Park.	11/7/2025 12:04 PM
58	Have at least an acre lots or more	11/7/2025 11:19 AM
59	There are no new homes that are affordable.	11/7/2025 10:57 AM
60	We need more affordable housing units. Single family homes are great but so are duplexes and small multi family homes.	11/7/2025 10:44 AM
61	Nice homes in residential, higher income apartments/condos in the downtown area.	11/4/2025 11:58 AM
62	Allowing accessory dwellings is a great option for many people and should be seriously considered	11/1/2025 10:13 PM
63	I think more options for accessory dwelling units should be allowed for multi-generational housing (not rental). I think that there should be some area(s) approved for tiny houses that are safe for lower income people.	10/30/2025 10:57 PM
64	In the passed MH made poor choices on planing the community (large grouping of identical houses in the 1960s and 1970s making the house styles boring and unattractive. The lack of vision for the downtown area in the mid 1950s to the present makes the city confusing and I have lived here for 6 decades)	10/30/2025 8:58 AM
65	Less rentals no one takes care of them	10/29/2025 5:59 AM
66	It looks like you want to add a lot of tax pig houses to the city. Did it ever occur to you that the people who can afford to rent the new Foreign owned homes that are built will add 2 or 3 cars on your road diet. You are not going to build house around major transit routes. You are going to build house anywhere you can collect taxes. You don't care if the people in those houses have to walk 25 minutes to the bus in 10 degree weather. You want them to SUFFER, just as long as they take that transit. I think a great team building exercise would be for the Mayor and everyone involved in this more houses/less cars committee to take public transit, their bike or car pool every day to work for the next three months and then they can tell the citizens how much money they saved, how relaxing the ride was, how many times they got into trouble because someone was running late. Or how the bus was late and their kid ended up in the hospital because he was alone for 10 minutes. Children at age 4 begin commuting to preschool in a car. They don't walk to school anymore. They are driven. You are wasting money, angering people instead of changing their mind. You can't change their minds-as there are no good alternative ways to traverse the Motor City without driving. Mad Hgts will never be a 20 minutes city. The 20-minute city concept is an urban planning model where residents can access most of their daily needs within a 20-minute walk or bike ride from home, such as groceries, schools, and parks. This model aims to reduce car dependency, lower greenhouse gas emissions, and promote healthier, more equitable, and more connected communities by designing neighborhoods that are walkable, bikeable, and have good local amenities. This is not Madison Heights. You are effectively costing citizens more money in car upkeep, anger	10/28/2025 8:58 PM

from traffic jams and lost time (being late never means anything good). Not enough money, anger and anxiety will affect a person's mental health. Costing tax payers more. And hopefully this added stress of only the commute part of the day plus life will not culminate with road rage incidents and needless death. but by all means make room for the kid who has to ride his bike in the snow. It's like you know that only the 1% will be able to own a car in the future and instead of fighting it, you're being proactive in laying the groundwork to make it come about.

67	Community Pool like Warren would be great.	10/27/2025 4:24 PM
68	It's unaffordable. I live in National Church residences which is a low-income property and my rent is 85% of my income! When I get a social security increase every year (COLA) my rent increase exceeds that every year.	10/27/2025 4:22 PM
69	No more slum lords and make current ones fix up homes and not get bad tenants just to rent	10/27/2025 1:59 PM
70	Big apartment complexes don't fit with the MH vibe - let royal oak have that. Keep MH quiet with single family homes or small complexes. Bigger multi-plex buildings can be too big to know one's neighbor and then the standard and safety can suffer	10/27/2025 1:56 PM
71	We don't have enough homes that are more than 1 or 2 bedroom	10/27/2025 1:49 PM
72	Too many multi family residences CLOGS THE ROADS, exceeding the progress of the roads. Create too much traffic/congestion.	10/23/2025 1:58 PM
73	Housing needs to become more affordable to rent, as well as buy.	10/18/2025 5:23 PM
74	I don't think any large multi unit house should be built without amendments for ample parking and concessions for increased traffic. John R is already a nightmare most of the time.	10/16/2025 11:18 AM
75	Apartment complexes bring down property values. More houses for people to buy and live here instead of renting	10/16/2025 10:27 AM
76	I am unclear why there is a drive to add non-family friendly housing to a city that many of us live in because of the family friendly, peaceful, close knit neighborhoods that we have. I am concerned that the administration it appears is attempting to diminish this sort of city which attracted us all to it.	10/15/2025 5:47 PM
77	Taxes really need to be reassessed. The rates seem very high from when housing prices were low, and we're never updated for when the housing prices jumped during COVID. Almost Birmingham level taxes in a city that doesn't offer much if you're not a child or senior.	10/14/2025 6:57 PM
78	Way too many renters and apartment buildings. High turnover rates and high taxes. Doesn't add to the small city charm madison heights used to have.	10/12/2025 11:53 PM
79	I don't believe that we need more apartment complexes in the city. Apartments over shops would be good but no stand alone buildings. We need to keep landlords out of peoples pockets and give plenty of opportunity for people to own the land and property they live at.	10/11/2025 8:37 AM
80	Homes need to be more affordable.	10/10/2025 8:54 PM
81	No high density housing! No becoming another Royal Oak!	10/10/2025 8:10 PM
82	All the older homes need to be torn down and turned into homes similar to royal oak. No more car washes. More walkable restaurants and less clutter on 12 mile. Also need to police the bums making the area feel less safe and less walkable. Include more nature features	10/10/2025 6:05 PM
83	Your trying to look like Royal oak. 11mile one lane is a terrible idea. How about get rid of Madison high school. Stip letting ppl from other cities go there. The city needs one high school like royal oak Royal oak schools are way better than lampshire schools. Tried of the city c Bullshit lower my taxes and water stop increasing and lower. You built a million dollar adult center but cant lower our taxes or watee bills. Stop raising them	10/10/2025 7:23 AM
84	Seems to be little to no code enforcement on parking or home exterior maintenance	10/9/2025 5:22 PM
85	Remember how Meijer bought out all those homes and put up a parking lot? We need to have the homes on Lincoln, east of John R bought out and that whole strip developed into duplex and multi unit to mid sized apartment condominiums.	10/9/2025 4:09 PM
86	Lack of upkeep in the neighborhoods. Many rentals where the tenants have zero insensitive to maintain. Landlords renting without proper inspections. Lack of code enforcement for simple thing such as cars parked on front lawns.	10/9/2025 4:06 PM

98

Item 2.

87	We need nicer, newer homes.	10/9/2025 3:50 PM
88	Rent could be affordable or even taxes lower so someone could buy a home	10/9/2025 1:44 PM
89	I think the most important thing is to make these buildings attractive while also being able to support the parking infrastructure.	10/9/2025 1:07 PM
90	Affordable and appropriately sized housing should be the goal and not giant, overpriced homes on tiny lots that has been the focus in surrounding cities (ie Royal Oak)	10/9/2025 1:00 PM
91	Homeowners need to be made to keep their property clean & safe	10/9/2025 9:43 AM
92	We are looking to move in the next 5-10 years into a condo complex. I notice Madison Heights does not have many condo's within our city. This might be something to attract empty nesters to our city.	10/9/2025 9:14 AM
93	To ensure residents living behind industrial and commercial lots get the attention and safety they need. AKA Stephenson (lights shine in our backyard nightly and we and our neighbors have not received relief in years! It's awful!	10/9/2025 8:27 AM
94	I personally would like to live in a tiny home on its own lot (which isn't allowed). However, it seems that single family homes of a certain size became the preferred option because smaller and less expensive houses and apartments often attract transient or unpleasant neighbors. If this tendency can't be prevented, I don't think increasing density will make the city a desirable place to live in or move to. However, I don't know a solution for this problem. Nobody else seems to have solved it either.	10/9/2025 2:39 AM
95	Housing is not the issue in Madison Heights, outrageous taxes are the issue which are a burden on many many families along with the reckless spending the city has demonstrated, along with Senseless, poorly planned projects, which seem to keep taking place.	10/9/2025 12:20 AM
96	I don't see a problem with housing. I see a problem with people moving into rentals and not taking care of them. How often are rentals checked for codes?	10/8/2025 5:03 PM
97	None	10/8/2025 7:24 AM
98	Taxes and utilities are way too high, your bleeding your residents	10/7/2025 10:07 PM
99	I think the housing in madison heights is fine it just need updated for the most part	10/7/2025 8:00 PM
100	It's time to focus on the seniors who want to stay in Madison Heights, but can no longer maintain a large home and the outside maintenance. It seems like every city wants to build vertically when the wise thing to do is build small, 1 bedroom horizontal apartments. Seniors don't or can't climb stairs anymore, a ranch style of about 10 units with an adjoining "community house" would be ideal and perfect to keep an eye on each other.	10/7/2025 7:47 PM
101	Rezoning the Gardenia lot to anything other than residential single family homes is absolutely ridiculous.	10/7/2025 5:10 PM
102	People who rent don't care. Yards are trashed, over grown. The old houses with no rat walls are apart of the problem giving homes for them.	10/7/2025 3:06 PM
103	We have lived/owned our home, proudly, since 2006. We are sad to see the city council trying to turn our quiet community into a royal oak. We purposely avoid Royal Oak because we feel it is congested, overwhelming, visual unpleasant, etc. Please leave our city alone!	10/7/2025 1:42 PM
104	If you want younger peoole, either make housing more affordable or have multi unit housing. Young people cant afford overpriced homes.	10/7/2025 10:22 AM
105	That huge apartment building could be at the empty lot of 11 and john r	10/7/2025 9:19 AM
106	Better street lighting	10/7/2025 7:55 AM
107	Density is needed. Dense housing can create more walkable environment	10/6/2025 11:33 PM
108	What happened to the the development at 11 and johnr	10/6/2025 9:44 PM
109	We need affordable housing	10/6/2025 8:37 PM
110	Residential streets need improvement and maintenance. Code enforcement is lacking in run down yards and houses/garages.	10/6/2025 8:25 PM

111	Get rid of slum lords. Many houses are not kept up	10/6/2025 7:54 PM
112	There are enough housing options in the city and no other housing should be built. Fix dequindre rd instead	10/6/2025 7:23 PM
113	There is already too much crime and drug activity and way too many badly maintained rentals bringing down the neighborhoods. Adding tiny houses and garage flats will bring in more crime. Better manage current housing issues before adding more.	10/6/2025 5:17 PM
114	I think we have enough multi housing complexes and don't need anymore	10/6/2025 4:56 PM
115	Leave well enough a lone	10/6/2025 4:15 PM
116	We need affordable smaller footprint options. Would love to see some of the "problem motels" gutted and turned into affordable housing with kitchenettes. Would also love a tiny home community.	10/6/2025 4:09 PM
117	The yards all flood.	10/6/2025 4:08 PM
118	I'm excited about ADU's and may build one in the future. It would allow a kid to live on the property or rental income in the long term.	10/6/2025 3:40 PM
119	There are some houses on the south side that have been an eyesore for years with no one living in them and boarded up. Making our streets look like a dump no matter how well we maintain our houses and yards.	10/6/2025 3:29 PM
120	Stricter enforcement that renters maintain their property so their houses don't look like a slums	10/6/2025 3:27 PM
121	The tiny home as an additional home on same lot is an awful idea that would be taken advantage of by landlords. No more car washes please.	10/6/2025 3:04 PM
122	No section 8	10/6/2025 2:43 PM
123	No one has built a new house in the area in ages. All houses are from 60s and before. People with money are not moving in and as a result tax money is not increasing.	10/6/2025 2:38 PM
124	Apartments and townhomes attract renters and with that, trouble. When corporations own apartments and townhomes, profit is astronomical for them.	10/6/2025 2:26 PM
125	Build something useful at the NW corner of 11 and John R. It's had a "coming soon" sign there for over two years.	10/6/2025 2:24 PM
126	Please limit Airbnb in the future	10/6/2025 2:24 PM
127	What is being done about the rat problem in some neighborhoods?	10/6/2025 1:53 PM
128	I would look for a retirement style community, such as Avon on the Lake in Rochester Hills.	10/6/2025 1:34 PM
129	If you are going to increase housing, you need to increase parking on residential streets. There currently not enough parking in my neighborhood as it is.	10/6/2025 1:11 PM
130	Madison heights housing is best for people just starting out and for the elderly . They are a tradition of our city.	10/4/2025 12:36 PM
131	Denser housing requires more diverse transportation options and better walkability. Busy arterials will work against any improvements in housing.	9/27/2025 9:05 PM
132	Rental properties attract people that don't care about our community!! Us residents that own put a-lot of effort in our homes while non owners that rent look like slum	9/20/2025 8:31 PM
133	Affordable housing options for low-income families should be considered.	9/18/2025 7:59 PM
134	Everything is too expensive in Madison Heights. Rent should not be so high!	9/17/2025 4:06 PM
135	Housing needs to be prioritized. Communities that do not adapt stagnate and decline.	9/17/2025 3:54 PM
136	We don't need more rental properties in Madison Heights; we already have enough Airbnbs filling up unused homes.	9/17/2025 10:36 AM
137	I think people have a lot of misconceptions about duplexes/triplexes that will ultimately kill any efforts to encourage development. The reality is that there is almost no difference for a homeowner living next to a single family home vs a duplex. They look similar, and still only 1	9/16/2025 12:13 PM

100

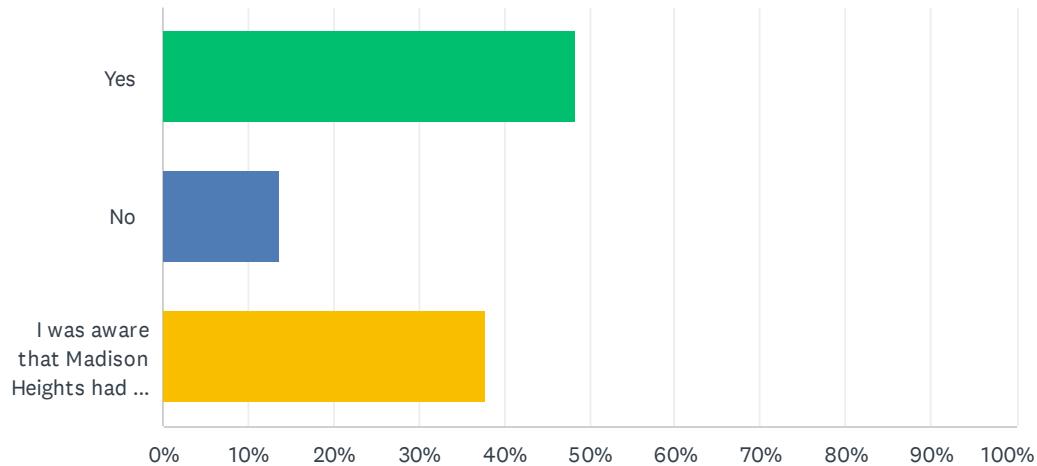
Item 2.

neighbor shares a wall with them. Gonna take a lot of education to get our residents to be more open minded about that

138	Right now the different neighborhoods come together and light off fireworks for all to see, even with the mature trees. If you were to build large appartments it would permanently change the Madison Heights skyline. If you were to change any housing than on major roads it would severely increase traffic making it less safe for pedestrians, especially those on connector streets.	9/16/2025 10:51 AM
139	Property taxes too high	9/10/2025 11:55 AM
140	None	9/10/2025 9:04 AM
141	The duplex type condos on Daniela Dr in Warren are very nice in that they attach where the two garages meet. It gives them a much different feel than having a stairwell or living room wall where they meet. They have a nice layout as well and being ranches with basements they are very desirable for an independent senior citizen.	9/8/2025 12:48 PM
142	Any additional housing on existing, unused and previously developed land is a good thing. Remove parking minimums, and the residential development and occupancy should come naturally.	9/8/2025 12:29 PM
143	Diversity in types of housing structure is the best way to grow a city healthily and would provide opportunities for young families, professionals, those just getting started to join the community and live in a community where they work.	9/7/2025 7:05 PM
144	I like a ton of my neighbors are daily walkers. We do not want multi family homes being built at the space where the Korean Church currently is. That is our only green space in our subdivision. I would love it if the city could buy it and put in a park. Our subdivision is the only one in the city without a park. Don't take away our only green space.	9/7/2025 5:56 PM
145	This is not California. We have room now and do not want to be condensed into sardine cans. Apartments only bring temporary residents who do not care about the city's long term future.	9/7/2025 12:39 PM
146	Multiple residential housing must come with enough parking for the residents whole family and visitor parking as to not impact the pre existing single residents. With walls separating them from the individuals that already reside in neighborhood.	9/6/2025 11:37 PM
147	Absolutely none of those apartment pictures are anything that would be in Madison heights. We do not want low income section 8 housing!	9/6/2025 8:01 AM
148	We need more single family homes of various sizes..and with yards for outside activities.	9/5/2025 8:30 PM
149	Eliminate low income housing.	9/5/2025 7:55 PM
150	Please do not attract poverty to the city.	9/5/2025 7:22 PM
151	In my opinion, the residential neighborhood should remain single family homes.Town homes and condos, as well as apartments and other multi.Family dwelling should only be built along.Main roads such as twelve mile and eleven mile or john r and gwinder but not on any connector roads	9/5/2025 2:52 PM

Q13 The City of Madison Heights has a formal Downtown Development Authority (DDA) district along 11 Mile and on John R south of Gardenia (refer to map). Prior to reading this survey, were you aware that Madison Heights had a designated downtown district?

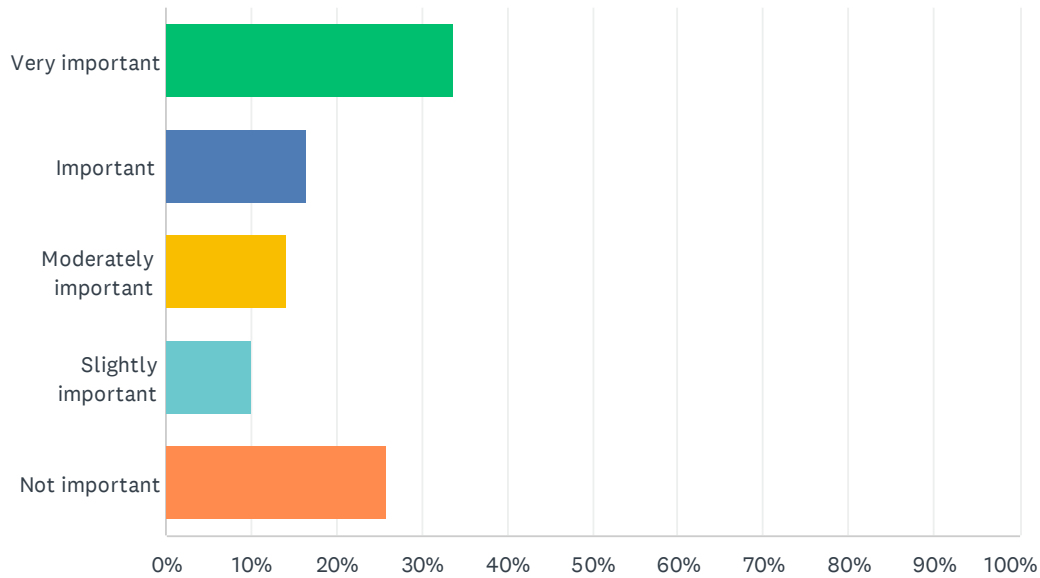
Answered: 497 Skipped: 88



ANSWER CHOICES	RESPONSES	
Yes	48.49%	241
No	13.68%	68
I was aware that Madison Heights had a downtown district, but did not know the boundaries.	37.83%	188
TOTAL		497

Q14 How important is it for the City of Madison Heights to focus on the development of a walkable downtown area with a mix of residential, commercial, entertainment, and office uses?

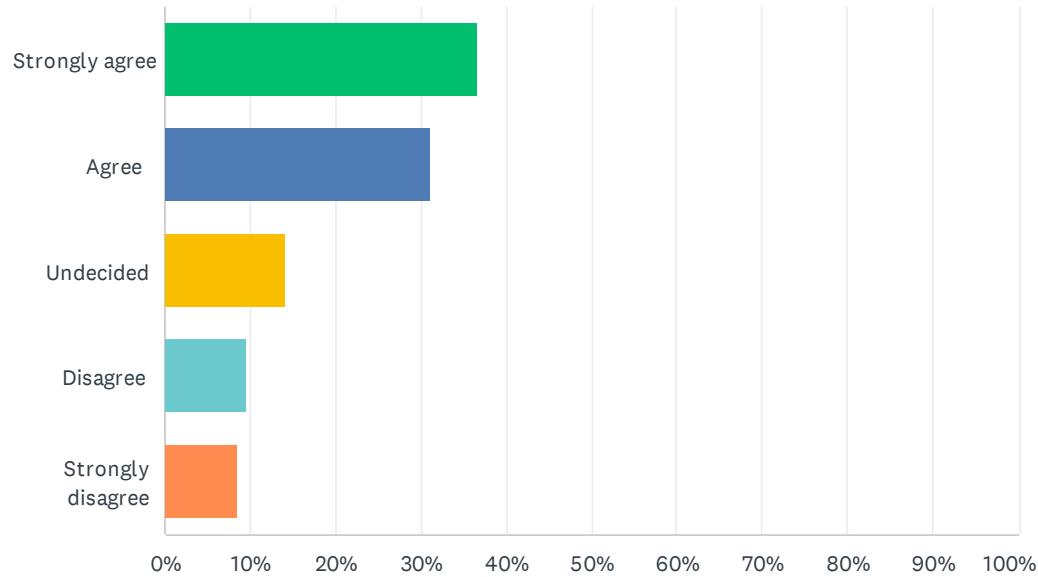
Answered: 499 Skipped: 86



ANSWER CHOICES	RESPONSES	
Very important	33.67%	168
Important	16.43%	82
Moderately important	14.03%	70
Slightly important	10.02%	50
Not important	25.85%	129
TOTAL		499

Q15 How strongly do you agree/disagree with the following statement:
 Madison Heights should encourage the creative redevelopment or alteration of underutilized parking lots and large regional commercial centers into more walkable centers featuring mixed-use buildings, retail outlots, and residential uses.

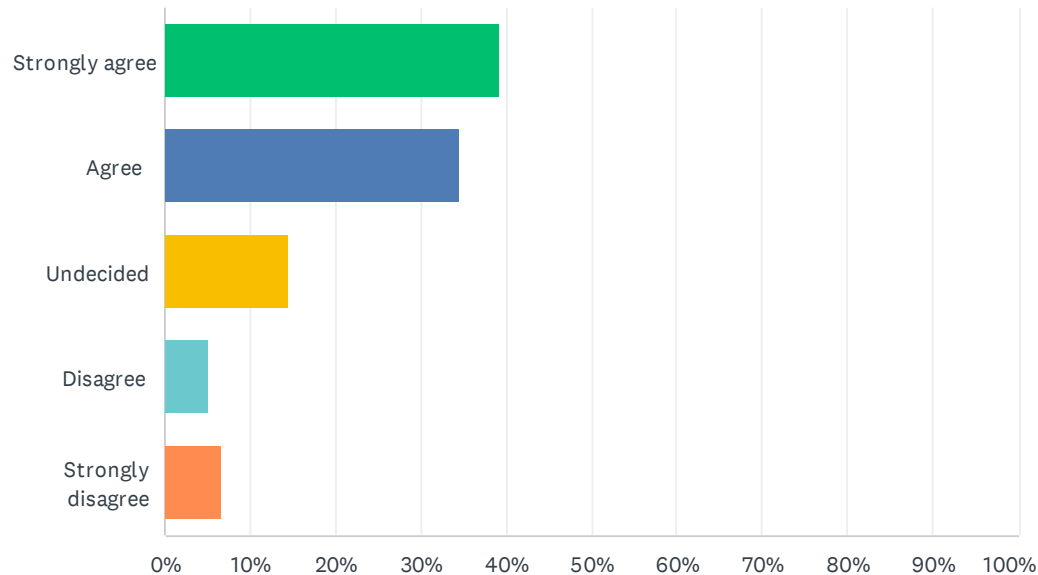
Answered: 497 Skipped: 88



ANSWER CHOICES	RESPONSES	
Strongly agree	36.62%	182
Agree	31.19%	155
Undecided	14.08%	70
Disagree	9.66%	48
Strongly disagree	8.45%	42
TOTAL		497

**Q16 How strongly do you agree/disagree with the following statement:
Madison Heights should encourage the creative redevelopment or reuse of
older, smaller-scale industrial buildings into a mix of land uses, such as
mixed-use buildings, retail, and residential uses.**

Answered: 496 Skipped: 89



ANSWER CHOICES	RESPONSES	
Strongly agree	39.31%	195
Agree	34.48%	171
Undecided	14.52%	72
Disagree	5.04%	25
Strongly disagree	6.65%	33
TOTAL		496

Q17 What other comments do you have about commercial and industrial development?

Answered: 140 Skipped: 445

#	RESPONSES	DATE
1	Would be awesome to get a European style christmas market in a neighborhood park during the month of December and rent out stalls to local businesses for food, crafts and alcohol sales	12/12/2025 2:56 PM
2	Repurpose existing buildings rather than build new	12/4/2025 7:33 PM
3	We need more active retail areas for people to gather, including outdoor seating, updated/modern structures and locations with more appealing interests to the community	11/30/2025 10:18 PM
4	In a city with 2 school districts that all residents use all businesses, school tax should be divided between both districts. (If not already)	11/29/2025 9:59 AM
5	Honestly anything would be better than to let the abandoned, decrepit commercial buildings sit there.	11/28/2025 7:03 PM
6	Y'all need to put in a bench or covered seating at every bus stop. People deserve dignity, the disabled need to sit, and we live in Michigan where protection from the elements is important.	11/26/2025 11:12 PM
7	I don't love the idea of more traffic or people coming to our area. It would be nice if the city got a face lift of the existing buildings	11/25/2025 6:06 PM
8	Need more entertainment, cool restaurant, steak houses outdoor seating.	11/25/2025 6:00 PM
9	Walkable communities are the future! Make sure the 'downtown' has grocery stores, restaurants and coffee shops as well as a library.	11/25/2025 5:55 PM
10	Leave well enough alone. We are a housing community	11/25/2025 5:37 PM
11	Where are they going to go? You have lite industry in the downtown district. Will you force them out? Are you willing to give up tax revenue for something that may fail?. Look at Hazel Park, they tried and did not succeed. What makes you think you can do it better?	11/25/2025 5:37 PM
12	I'm sorry, but that area designated as the DDA just seems to me like trying to breathe life into a dead dog, or like putting lipstick on a pig. I think creating a downtown area would have more chance of success around the 13 Mile and John R area. That's just my honest opinion.	11/24/2025 11:19 PM
13	Any development must always include adequate parking facilities to accommodate the number of people moving into each residence/business.	11/24/2025 10:02 PM
14	Commercial development shouldn't be too big. Single businesses. Not large strip mall types.	11/24/2025 8:12 PM
15	Be mindful of ensuring adequate parking for residents and multiple visitors within a mixed-use property.	11/24/2025 6:40 PM
16	The commercial buildings on 11 Mile are dumpy.	11/24/2025 6:23 PM
17	It was a waste of \$ to "develop" the 11 mile area where there is NOTHING TO SEE. What a u-haul yard??	11/24/2025 5:33 PM
18	Would love to see Madison Heights with a walkable downtown. Clawson is a great example of what Madison Heights could look like with redevelopment. Too many ugly industrial buildings	11/24/2025 5:05 PM
19	Please bring more unique businesses to the Heights. We are so sick of the same old things	11/24/2025 4:45 PM
20	We need absolutely zero new builds. We need safety. Nothing else.	11/24/2025 3:19 PM
21	I can't see the city getting involved	11/24/2025 2:55 PM
22	Lower taxes and business will come and stay in Madison Heights. Anything else and they will	11/24/2025 2:40 PM

106

Item 2.

continue to leave by the hordes.

23	There are enough commercial and industrial buildings. What Madison Heights lacks desperately is affordable rent options for families greater than 3.	11/24/2025 2:30 PM
24	Leave things alone	11/24/2025 2:14 PM
25	Keep green areas with nice restaurants/business areas	11/14/2025 3:38 PM
26	Commercial development should not interfere with residential areas. Home owners want a peaceful & quite place with low traffic to residential and to raise children	11/13/2025 9:40 AM
27	Get rid of the pot stores. They destroy family communities	11/13/2025 2:04 AM
28	I fully support developing a downtown area. I would like a cute downtown (like Rochester where businesses are below, in a 2-3 story building with rooms above- not like Royal Oak.) Art and architectural styles are so important though!	11/12/2025 2:39 PM
29	Stop trying to be Royal oak. We are not that!	11/10/2025 12:02 PM
30	It is very exciting that MH is asking these questions and maybe making these considerations!	11/9/2025 6:51 PM
31	We do not need any more cannabis dispensaries, or car washes	11/9/2025 5:28 PM
32	I laugh every time I see the downtown district street signs because there is absolutely nothing to draw me to go to this area	11/9/2025 2:43 PM
33	They don't pay enough tax to justify all of the city's resource the use.	11/9/2025 11:18 AM
34	Please put 11 mile back the way it was. What a waste and unsafe.	11/8/2025 9:06 PM
35	A walkable downtown would be lovely and attract more people and opportunities	11/8/2025 2:27 PM
36	The area described is not downtown. Downtown is on John R north of 13 mile.	11/8/2025 1:50 PM
37	MH looks outdated and run down from the road view. We moved from Ferndale and miss having a scenic downtown area to walk around in.	11/8/2025 11:27 AM
38	The downtown area is non existent and we are unlikely to get anything like royal oak, Ferndale, or Rochester. Don't wait anymore on it, focus on homes for families and amenities they need	11/8/2025 10:04 AM
39	Please get rid of all these huge empty parking lots. More community space, more local shops.	11/8/2025 8:08 AM
40	The Main Street through MH (John R), coming from 10 Mile and going north is all boring light industrial. You can't really tell what some of the businesses ever are because they don't have signs. Are they even open?	11/8/2025 6:05 AM
41	Whatever redevelopment happens, please use different people than whoever did the 11 mile reconstruction. It is shoddy, looks cheap and is actually dangerous. While I am in favor of development, haphazard plans are an absolute blight. 11 mile looks worse than it ever has before.	11/8/2025 5:27 AM
42	Development of vacant or underutilized properties would help the city	11/7/2025 9:15 PM
43	i think the housing and affordability crisis is more important	11/7/2025 7:08 PM
44	There's already too many empty buildings. New buildings don't need to be put up.	11/7/2025 5:23 PM
45	Downtown area seems too big to be useful within a decent amount of time, but I like the idea.	11/7/2025 5:02 PM
46	We should use empty buildings in lots. We should not kick out current businesses in small buildings.	11/7/2025 4:31 PM
47	No multi unit housing!!	11/7/2025 3:40 PM
48	MH should enable, encourage, and incentivize (responsibly) the redevelopment of any underutilized or older property. MH should not spend tax payer dollars on large scale changes to the layout of the city to try to create a royal oak or clawson-esq walkable downtown. This is unnecessary, and MH can thrive and attract people with low residential taxes (they are currently too high)	11/7/2025 3:37 PM
49	It is imperative to focus on development and building up of local businesses. Revitalization doesn't support the community of wealthy investors are the ones owning land, buildings, and	11/7/2025 3:00 PM

107

Item 2.

businesses instead of the resident themselves.

50	Mixed use zoning is the best way to attract young people and families. People want to be able to walk to stores, restaurants, and other places from where they live, despite what current retired residents say.	11/7/2025 2:39 PM
51	The targeted area for the DDA walkable area makes no sense geographically . It appears to be more of a revitalization than. A true shop, restaunt , space . The center of the city is more appropriate	11/7/2025 2:14 PM
52	There are so many seemingly unused buildings along John r between 10 mile and 11 mile especially. It would be nice to see those utilized as shops, restaurants, etc.	11/7/2025 1:28 PM
53	Madison Heights needs to court unique and desired businesses to make the city a destination. Desirable businesses will bring more foot traffic and money to the city. Offer incentives to bring and maintain new business. Stop approving new carwashes.	11/7/2025 1:13 PM
54	As long as Rosie's park is not disturbed. We love Rosie's park!	11/7/2025 12:07 PM
55	Do not destroy existing parks and nature centers to build. We need the parks for everyone.	11/7/2025 12:07 PM
56	When you push out industrial or have mixed use take over industrial buildings there is never enough parking and these new business owners will complain over and over again. They try to take over a space and then manipulate the city to make it work for them.	11/7/2025 10:59 AM
57	To me, Madison Heights is a classic suburb. You have to drive everywhere and they have every chain store known to man. It's fine but that's not conducive to a "downtown" like Ferndale or Royal Oak or Plymouth. I think we are designed as a suburb and that's fine.	11/7/2025 10:47 AM
58	Keep large and foreign investors away at all costs.	11/4/2025 12:01 PM
59	Less empty parking lots and impervious surfaces and more parks/ multi use spaces for people to gather	11/1/2025 10:14 PM
60	I think that the "downtown" as described as 11 mile feels very incorrect for our city. The natural downtown would be 13 Mile and John R. We should be trying to achieve a vibe like Clawson or Berkley. The area around the city hall and library is the natural location for this.	10/30/2025 11:01 PM
61	I like the idea of building up a downtown.	10/30/2025 7:48 PM
62	Madison Heights was not made for a downtown and where you picked the site for it is unrealistic.	10/30/2025 11:46 AM
63	More green spaces and rewilding of park areas maybe a farmers market and or a community orchard or gardening areas in the vacant lots on John r road.q	10/30/2025 9:14 AM
64	Q#15 Is all about collecting taxes. And all of these questions are arbitrary. Build the hell out of Dequindre north of 10 mile. Make more parks in the areas you were asking about building different house types in with 3-1000 more cars living in the city. None of the places you plan on building houses have easy ways to get around without a car. Plus it's too cold. I didn't have a car last winter, I rode the bus once but it takes forever to get to the store from the bus stop. And with purchases on the way back. I did not leave the house and I wanted to die. Now I have my car back and have to go to therapy. Of course, I couldn't go when I had no car. The place was over a mile away from the closest bus stop. You don't care about people. And MICHIGAN will never change it's mind about cars.	10/28/2025 9:15 PM
65	If we are to utilize the downtown area as a downtown we should first bring businesses to this area. As someone who lives around 11 and John r the downtown area does not feel like a real one. If you need food there are two options, no shopping other than a smoke shop or cvs. There is no drive to this area.	10/27/2025 7:49 PM
66	What you considered downtown Madison Heights, is nowhere near where the elderly people live, who don't have a car or drive. I can't walk a mile to a mile and a half one way and then back again.	10/27/2025 4:24 PM
67	Instead of building new buildings, someone needs to occupy the empty buildings we have first.	10/27/2025 2:53 PM
68	No more crap like in 11 mile taking away a lane for parking on 11 mile there are NO stores in the heights that needs that. It just makes traffic worse ani is a waste of residence taxes	10/27/2025 2:02 PM
69	Enough with the car washes and pot shops.	10/27/2025 1:57 PM

70	Everything down John R looks run down and closed.	10/25/2025 3:42 PM
71	Want the space to be accessible to all residents of the city	10/25/2025 3:06 PM
72	Why have development all downtown? Now you have congestion and many people not able to "walk" the area, especially because parking will become a problem.	10/23/2025 2:01 PM
73	Would love more public spaces and less empty commercial buildings	10/21/2025 8:34 AM
74	Its a tough task to find the right location in the city for a modern downtown. The master plan developed during the city's inception and early growth of the 50's and 60's was short sighted in not understanding this. Good luck!	10/20/2025 2:47 PM
75	Vacant buildings and lack of development of these buildings discourages feelings of a vibrant city.	10/18/2025 9:41 AM
76	I'm all for repurposing existing buildings into something that is beneficial to the community. This can save money, time, and can easily transform a sitting eyesore into something that residents can be proud of and can make use of.	10/16/2025 12:08 PM
77	Again, I'm all for development and walkable areas, but there are still traffic problems.	10/16/2025 11:20 AM
78	We wish to continue to maintain residential (one family homes) within the "neighborhoods" and not begin adding more commercial or mixed-use residential (which failed in Ferndale).	10/15/2025 5:52 PM
79	If we drive out businesses, we lose tax revenue, job opportunities, and activities in the area. The entire Detroit Area isn't walkable. Madison Heights chose a "downtown" that is the furthest from City Hall. Furthest from decent parks. Furthest from anything except for a main road, which is no longer useable. Taking businesses & parking lots to become "walkable" only works for the few blocks surrounding them, since they are so spread out. We were never designed as a walkable city, and these changes to be walkable are cool on paper, but not realistic. Heck, the library is the furthest from "downtown" and cannot be walked to from 99% of neighborhoods in the city.	10/14/2025 8:44 PM
80	Minimal and blended in with a green city. Too many cities have the usual sterile and tacky retail spots, restaurants, etc. That won't take set the city. apart	10/14/2025 7:00 PM
81	I lived in Houston, Texas, within Montrose District, and the Houston Heights, and watched as it transitioned by strategically placing midsize apartments, mixed used residence and business apartments. It was great for the local economy and the community.	10/11/2025 12:48 PM
82	Do not Royal Oak Madison Heights listen to what the people are saying to you and don't ignore it	10/10/2025 8:13 PM
83	This needs to happen ASAP the property values of SFH will be in the 300's! We need walkable shops! Sell the apartments not rent. Make sure to include a gym facility.	10/10/2025 6:10 PM
84	I only support retail/ business, not mix use	10/10/2025 2:20 PM
85	Nooo	10/10/2025 7:23 AM
86	Many empty comm/ind buildings need rehabilitation rather than building new	10/9/2025 5:26 PM
87	I like the way we have sectors for light industries in pockets along Whitcomb and Lincoln, and the whole strip of Stephenson. For the most part they make excellent neighbors for those of us who live alongside them.	10/9/2025 4:13 PM
88	Stop trying to change our city into royal oak. We don't want to be like them.	10/9/2025 1:46 PM
89	So many ugly buildings that would benefit from a face lift. I'd love to walk to get coffee in the morning or a sandwich shop - lots of little quirky stores are just not here like they are in surrounding areas.	10/9/2025 1:23 PM
90	I think so many older people feel strongly that their community is changing and that they are afraid of change in general. I am young and a home owner. I want to see my community that I don't necessarily plan on leaving anytime soon to grow and blossom. This is a place I want to continue to live and spend time in and I think the redevelopment of the downtown area already looks like it's going in the right direction. Please keep asking young people what they want in this community, for we will be the ones living here long term.	10/9/2025 1:10 PM

109	This idea is a total waste of taxpayer money!	10/9/2025 11:24 AM
92	Stop marijuana dispensary's and car washes from being built! Way too many in this small city!! Need more family friendly businesses.	10/9/2025 9:45 AM
93	Safety would be my #1 concern	10/9/2025 8:28 AM
94	I'm not sure I agree that if you build it they will come. There has to be a compelling reason that makes MH a desirable place to live and do business. If the city is safe and the schools are sought after by parents, that might be the best way to sell the city. Happy residents are business magnets.	10/9/2025 2:41 AM
95	City bullied homes that abutted wilkinson before. This will give the city permission to kick people and businesses out for a hope that this DDA would be successful.	10/8/2025 7:58 PM
96	Splash pads at all parks	10/8/2025 7:26 AM
97	No more car washes or dispensaries	10/8/2025 6:20 AM
98	Is this going to cause even more tax increases?	10/7/2025 10:10 PM
99	Why not use some of these buildings for the Arts. How about a maker's space/gallery boutique/coffee house?	10/7/2025 8:00 PM
100	We definitely have a problem with the amount of empty buildings in the city. Something needs to be done and building more car washes and little independent shops are not helping. Let's use the buildings we already have.	10/7/2025 5:13 PM
101	There's a few small spots on 11 at Stephenson that I would love to see used to pull royal oak traffic. The one next to diamond jims really looks like a great dive bar spot then the place next to it could be a cooler bar/restaurant like the oak parker, then that nice corner gray spot at hampden could be more of an event space/ bar	10/7/2025 9:23 AM
102	We currently have a hodgepodge of little strip malls that are unattractive and will not attract diverse businesses, they need to be redeveloped.	10/7/2025 9:08 AM
103	Would like to see a few more stores or ones we don't have even restaurants instead of all these car washes	10/7/2025 7:50 AM
104	If you want walkability, maybe promoting a social district would help. Please do not confuse this with a desire for more liquor stores, more dispensaries or more tobacco shops.	10/7/2025 7:47 AM
105	Creation of gathering places and communal areas is important. I would love not to have to drive my car everywhere.	10/6/2025 11:35 PM
106	I am open to hearing about creative uses and rezoning. I don't want to see us get all built up like Ferndale and Royal Oak. So congested and gobbled streets that I avoid driving through those cities. Clawson is a little better, but starting to build more vertically. I don't like that there are so many retail buildings that are empty. In the downtown area, there are few attractions that people would want to walk around the area, but I get that we have to start somewhere.	10/6/2025 11:02 PM
107	I would love to have a walkable downtown and new job opportunities that come with it. Seems like many people have to drive out of Madison Heights for work and I would love to have a job close to home.	10/6/2025 9:17 PM
108	I'm incredibly excited to see that the city is making strides toward redeveloping the downtown area of Madison Heights! I think a walkable downtown is what our city is missing compared to neighboring communities. There is so much diversity and opportunity in Madison Heights. I'd love to see it become the next popular city for young professionals and growing families.	10/6/2025 9:02 PM
109	Many of the commercial properties along John R are run down and look bad. This is the case all the way up to 12 mile. Code enforcement is lacking. Redevelopment is needed.	10/6/2025 8:28 PM
110	Careful what type of businesses. No more cannibas or car washes	10/6/2025 7:56 PM
111	Downtown should be 2 lanes. There is too much traffic for one lane each direction	10/6/2025 7:25 PM
112	Stop with the big box and add some green infrastructure.	10/6/2025 5:19 PM
113	Don't listen to the haters! We want a downtown and somewhere to walk and be active and enjoy our city with our kids and animals. Please continue to grow the downtown!	10/6/2025 5:03 PM

110

Item 2.

The "downtown area" has 2 schools and lots of businesses already there that wouldn't be in a typical downtown. John R has lots of areas that could have been made into multiple tiny shops and restaurants but instead approved pot stores and car washes. Also John R and the number Miles are already too busy with traffic and shouldn't be losing lanes. The right of way areas on those streets are big enough to expand the sidewalks to make more room for ppl to walk and ride a bike

10/6/2025 5:03 PM

115	What are you trying to do , turn us into Royal Oak 🙄🙄🙄	10/6/2025 4:19 PM
116	Need to clean up some of the downtown area. The Nazi bar does not help attract businesses.	10/6/2025 4:11 PM
117	I would love nothing more than to see repurposing of industrial buildings, so many are falling apart or laying empty!	10/6/2025 3:37 PM
118	City counsel needs to get the people opinion on these types of decisions. The people living the neighborhoods should have the final say over business like rerouting a business driveway the residential street or reducing lanes on a main road	10/6/2025 3:34 PM
119	Our city is too small, and I live off 11 mile. Our neighborhoods are now flooded with traffic of people trying to avoid the rush hour congestion. It take more time to get places and I never agreed to live in a mini downtown. The residents that live among those neighborhoods moved there for a reason. If we wanted to live in downtown royal oak we would have. There was zero vote on this and you can see the backlash of this all over the Facebook community pages.	10/6/2025 3:32 PM
120	Please do not give these lots to anymore car washes. I only know about the downtown district from the street signs, really does not feel like one.	10/6/2025 3:05 PM
121	Fix 11 mile from John R to Dequindre. Traffic was bad enough with two lanes. Don't bring it down to 1. That area is not a "downtown" area, plenty of citizens in the city could verify	10/6/2025 2:48 PM
122	The 11 Mile construction is a disaster. Spent all that money to make it worse and provide nothing to the community other than worse traffic, more potential for accidents by forcing two lanes into one with no warning, adding street parking for businesses that already have existing parking lots that are rarely ever used.	10/6/2025 2:26 PM
123	Don't need more restaurants on 12 Mile	10/6/2025 1:55 PM
124	City needs stronger enforcement of environmental permits, particularly air permits and noxious odors from fast food restaurants and light industrial.	10/2/2025 5:29 PM
125	Church's should be left as gods house	9/20/2025 8:54 PM
126	Allow for culturally diverse small businesses to be incorporated.	9/18/2025 8:03 PM
127	The City should do what is possible to encourage small business growth, and to ensure that access to food is prioritized.	9/17/2025 3:56 PM
128	Down town area isn't important. Farmington Hills does not have a down town, they use Farmingtons. For some cities it doesn't make sense to add a down town. We are a city of large shopping centers and bulk stores. Perhaps I should also add CAR WASHES, how many car washes does a city this side need? 10 is a bit excessive.	9/16/2025 10:58 AM
129	If 11 mile is a "downtown" please build it what's around it besides uhaul and Walgreens it's sad.	9/16/2025 10:29 AM
130	Madison heights near 11 Mile doesn't need any type of walkable downtown area. There's nothing in Madison heights to walk downtown and enjoy. We have one ice cream shop, a smoke shop and a couple piece of joints. There's nothing going on. There's no attractions or anything in Madison heights to walk to. Madison heights needs to build its entertainment more grocery stores more downtown like areas before we start messing with the streets for a downtown area that they don't even have.	9/10/2025 9:06 AM
131	Please don't forget green spaces and the unique native flora that can add significant value to the repurposed development projects. Plant trees for 40 years from now amongst native trees that are planted for their beauty today.	9/8/2025 12:52 PM
132	I avoid Ferndale and Royal Oak downtown areas altogether. Too built up vertically, hard to find parking, too many people.	9/8/2025 12:51 PM
133	I think MH should be purchasing the tiny retail spaces along John r to redevelop as it acquires	9/7/2025 9:16 PM

111

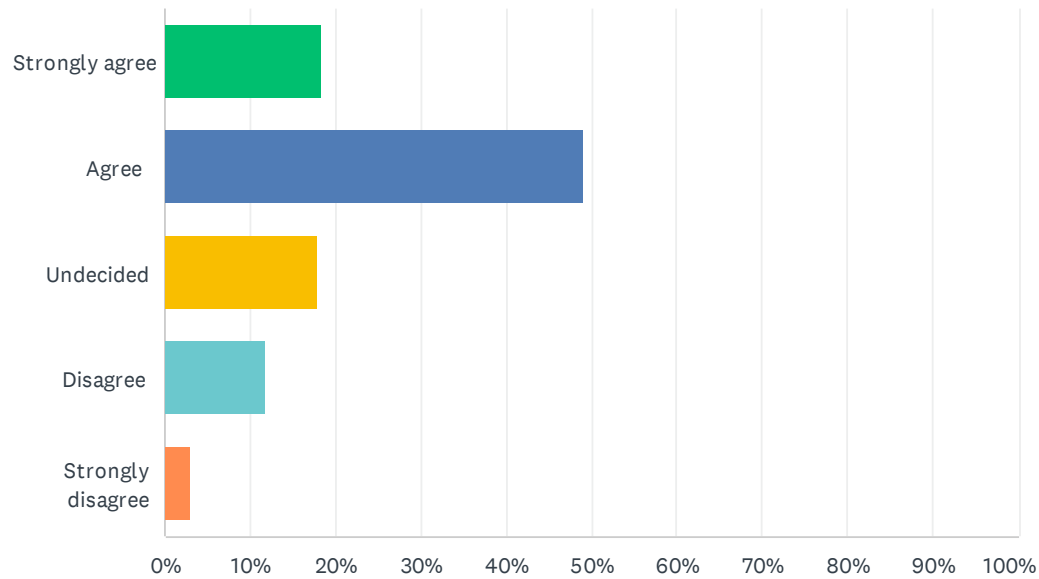
Item 2.

the properties to be sold later as sale leasebacks, like the car lot, daycare, star restaurant. The city appears to have thoughts but no real "master plan".

134	Cleaning up unused parking lots and older developments into creative housing or retail would be an amazing move for the city, both in culture and for drawing in future residents	9/7/2025 7:06 PM
135	I'm all for business coming in empty buildings.	9/7/2025 5:59 PM
136	This is not Royal Oak. I no longer go there after they killed the charm of that city. Now they have their eye on Madison Heights. My view will never stop it. However its not like we haven't tried. They only hear what they want to hear.	9/7/2025 12:48 PM
137	This is Michigan not California. Fun Fact: It snows in the winter and gets freeing cold! No matter how "walkable" it gets you cannot change this fact. Not everybody can walk to ANY store or business when its freeing cold outside. Not the elderly nor people with small children.	9/7/2025 12:45 PM
138	We don't need a walkable downtown! Stop trying to be something we have right down the street!	9/6/2025 8:02 AM
139	This city does need to update old buildings and bring more businesses that families can enjoy. NOT weed shops, car washes, hookah lounges, or any future pool halls. Looking at other cities, some of these businesses only bring more problems/crime which require constant patrolling. Its a turn off for families looking to move into our city and raise a family. Retail and restaurants would be a better choice. I am all for the parks and recreation areas that families can utilize and enjoy too.	9/5/2025 9:05 PM
140	Improve the infrastructure.	9/5/2025 7:57 PM

Q18 How strongly do you agree/disagree with the following statement?
Madison Heights offers a high-level of services to city residents, property owners, and business owners, including responsive, friendly, and well-equipped administrative staff; family-friendly events; police and fire response; and recreational opportunities.

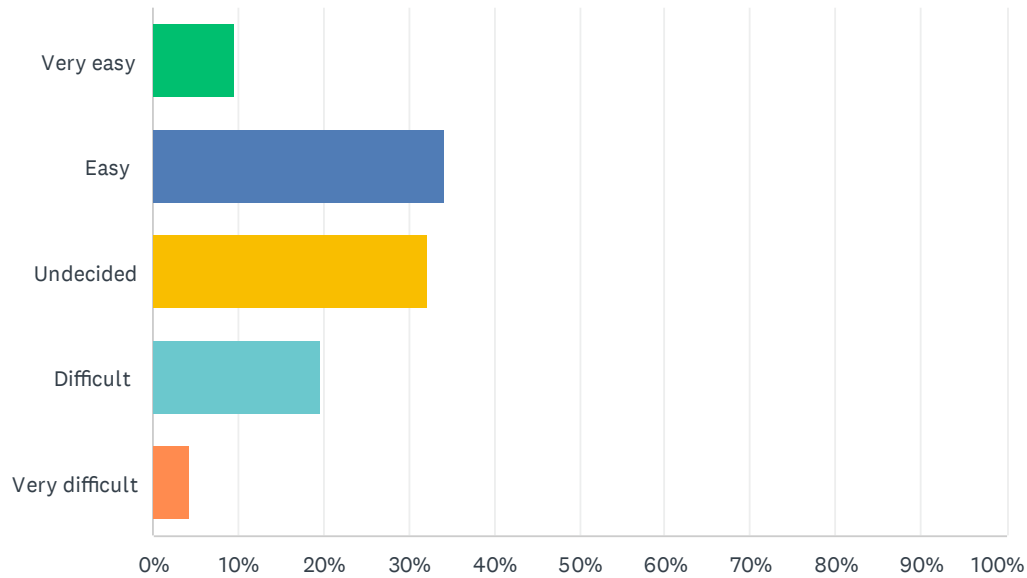
Answered: 479 Skipped: 106



ANSWER CHOICES	RESPONSES	
Strongly agree	18.37%	88
Agree	49.06%	235
Undecided	17.95%	86
Disagree	11.69%	56
Strongly disagree	2.92%	14
TOTAL		479

Q19 How easy/difficult do you find it to obtain information relating to city services, including planning, zoning, development, and building related items?

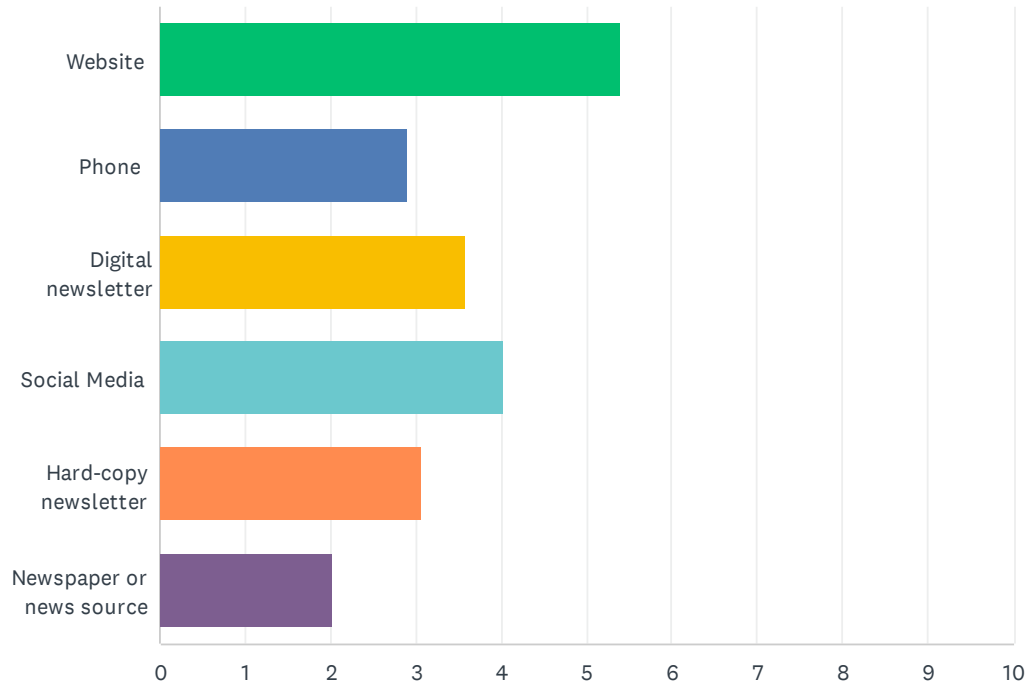
Answered: 477 Skipped: 108



ANSWER CHOICES	RESPONSES	
Very easy	9.64%	46
Easy	34.17%	163
Undecided	32.29%	154
Difficult	19.71%	94
Very difficult	4.19%	20
TOTAL		477

Q20 What are your preferred means to obtain information relating to city services? Rank from most preferred to least preferred.

Answered: 481 Skipped: 104



	1	2	3	4	5	6	TOTAL	SCORE
Website	65.07% 313	18.92% 91	9.15% 44	4.57% 22	1.46% 7	0.83% 4	481	5.39
Phone	6.24% 30	20.58% 99	13.93% 67	11.43% 55	12.68% 61	35.14% 169	481	2.91
Digital newsletter	3.12% 15	15.80% 76	36.80% 177	28.48% 137	12.06% 58	3.74% 18	481	3.58
Social Media	17.46% 84	27.86% 134	18.30% 88	20.17% 97	8.94% 43	7.28% 35	481	4.03
Hard-copy newsletter	7.07% 34	11.85% 57	14.76% 71	22.66% 109	34.51% 166	9.15% 44	481	3.07
Newspaper or news source	1.04% 5	4.99% 24	7.07% 34	12.68% 61	30.35% 146	43.87% 211	481	2.02

Q21 Do you use any other source that was not listed in the previous question to obtain information relating to city services/news?

Answered: 94 Skipped: 491

#	RESPONSES	DATE
1	No	12/1/2025 2:42 PM
2	NA	11/29/2025 10:01 AM
3	Nope	11/28/2025 7:06 PM
4	No	11/28/2025 4:30 PM
5	Signs around town	11/27/2025 10:04 AM
6	Facebook and social media.	11/25/2025 5:57 PM
7	Yes	11/25/2025 5:38 PM
8	Fb group	11/25/2025 12:17 PM
9	No	11/24/2025 7:52 PM
10	No	11/24/2025 5:36 PM
11	No	11/24/2025 4:47 PM
12	No	11/24/2025 4:38 PM
13	No	11/24/2025 3:56 PM
14	Walk into city hall and ask.	11/13/2025 9:44 AM
15	Half page cards in the mail with a QR code is the best. If it's in a newsletter/magazine/paper I throw them away without looking.	11/12/2025 2:46 PM
16	CharGPT	11/11/2025 6:12 PM
17	No	11/9/2025 6:59 PM
18	No	11/9/2025 2:45 PM
19	no	11/9/2025 11:30 AM
20	Word-of-mouth and town halls	11/8/2025 6:34 PM
21	No	11/8/2025 11:32 AM
22	No	11/8/2025 11:28 AM
23	No	11/8/2025 10:06 AM
24	Not that I can think of	11/8/2025 6:06 AM
25	No	11/7/2025 10:31 PM
26	No	11/7/2025 9:34 PM
27	No	11/7/2025 7:08 PM
28	No	11/7/2025 6:00 PM
29	No	11/7/2025 5:20 PM
30	Unofficial city, social media.	11/7/2025 4:33 PM
31	Public forum	11/7/2025 4:30 PM

116		Item 2.
32	No	11/7/2025 4:25 PM
33	Clubs and comitteea	11/7/2025 2:16 PM
34	Friends. Neighbors.	11/7/2025 1:36 PM
35	No	11/7/2025 1:29 PM
36	Other people	11/7/2025 12:44 PM
37	No	11/7/2025 12:18 PM
38	No.	11/7/2025 12:09 PM
39	I do not	11/7/2025 11:51 AM
40	No	11/7/2025 11:01 AM
41	Group meetings.	11/4/2025 12:04 PM
42	No	10/30/2025 11:50 AM
43	Many libraries let you borrow power tools and other diy items. Check out Rochester Library. The items they have for circulation is really impressive.	10/28/2025 9:46 PM
44	Word of mouth, signage.	10/27/2025 7:52 PM
45	Mailers	10/27/2025 4:34 PM
46	You tube	10/27/2025 4:29 PM
47	No. It must come in the mail.	10/27/2025 4:25 PM
48	In person	10/27/2025 2:55 PM
49	No	10/27/2025 1:59 PM
50	No	10/18/2025 9:04 PM
51	The city website is sorely lacking in its detail, ability to find things, and notices of "what is new". I only knew about this survey because I read it on a community facebook page comment - not from Madison Heights facebook page.	10/14/2025 8:47 PM
52	No, but saw the flyer regarding the city master plan in a park.	10/14/2025 7:02 PM
53	Neighbors	10/12/2025 11:56 PM
54	The options above not available on this survey!	10/12/2025 1:23 PM
55	Neighbors	10/11/2025 12:55 PM
56	No	10/10/2025 8:58 PM
57	City Council Meetings	10/10/2025 8:18 PM
58	No	10/10/2025 6:13 PM
59	Mo	10/9/2025 4:57 PM
60	No	10/9/2025 11:27 AM
61	No	10/9/2025 9:25 AM
62	No	10/8/2025 10:17 AM
63	No	10/8/2025 8:23 AM
64	No	10/8/2025 7:28 AM
65	No	10/7/2025 10:13 PM
66	No	10/7/2025 8:03 PM
67	No	10/7/2025 5:57 PM
68	Garbage is now a joke. My new bin that was provided is broken and was told I had to pay for a	10/7/2025 3:09 PM

117

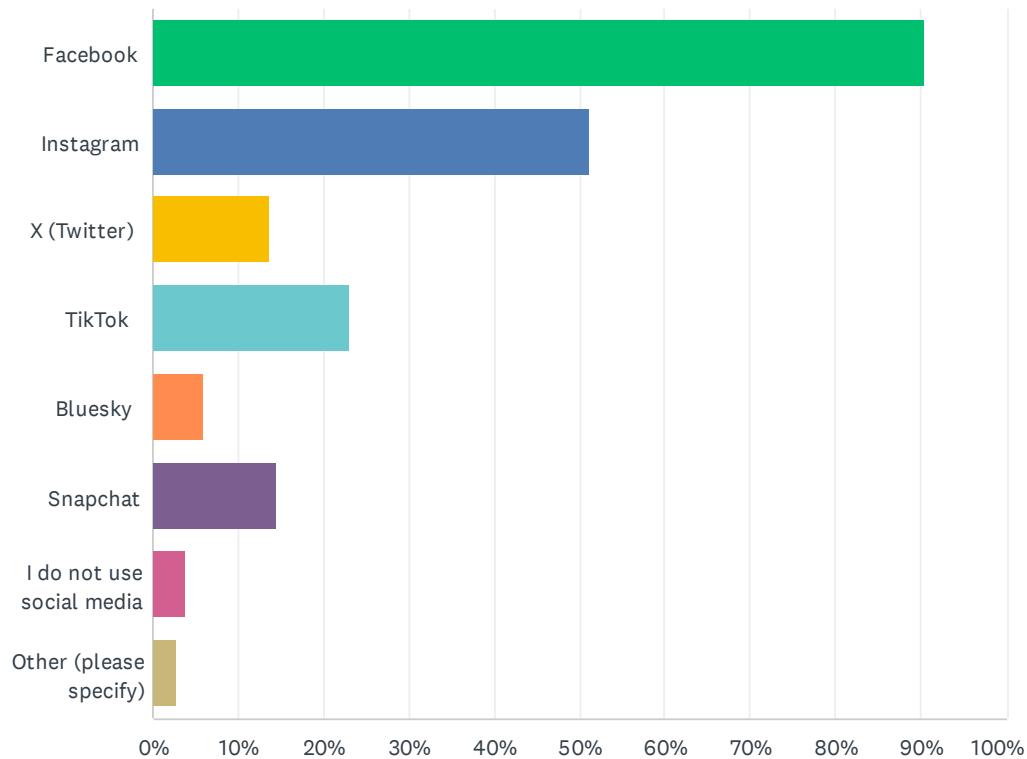
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new one, even tho priority broke it.

69	No	10/7/2025 10:47 AM
70	I would love to receive a city calendar. This could detail things like city events, trash pick up delays etc for the year. Many other cities do this and it's a great wealth of information	10/7/2025 9:48 AM
71	No	10/7/2025 9:17 AM
72	No	10/7/2025 7:52 AM
73	No	10/6/2025 7:57 PM
74	No	10/6/2025 7:44 PM
75	No	10/6/2025 7:21 PM
76	No	10/6/2025 4:21 PM
77	Police incident info should be more available	10/6/2025 4:13 PM
78	No	10/6/2025 3:12 PM
79	No	10/6/2025 2:49 PM
80	N/A	10/6/2025 2:28 PM
81	Neighbors/citizens	10/6/2025 1:37 PM
82	No	10/4/2025 12:39 PM
83	Have a table at community events , at community hot spots to get the community engaged.	9/18/2025 8:05 PM
84	Word of mouth	9/17/2025 3:57 PM
85	No	9/17/2025 10:39 AM
86	no	9/16/2025 12:18 PM
87	Word of Mouth	9/16/2025 10:59 AM
88	None	9/10/2025 9:08 AM
89	Neighbors	9/8/2025 10:58 PM
90	no	9/8/2025 3:33 PM
91	Ha! Word of mouth. It's how I found this survey.	9/7/2025 9:17 PM
92	Word of mouth.- Shocking isn't it.	9/7/2025 1:06 PM
93	No	9/6/2025 8:05 AM
94	No	9/5/2025 9:51 PM

Q22 Which social media platforms do you use (select all that apply):

Answered: 474 Skipped: 111



ANSWER CHOICES	RESPONSES
Facebook	90.51% 429
Instagram	51.27% 243
X (Twitter)	13.71% 65
TikTok	23.00% 109
Bluesky	5.91% 28
Snapchat	14.56% 69
I do not use social media	3.80% 18
Other (please specify)	2.74% 13
Total Respondents: 474	

#	OTHER (PLEASE SPECIFY)	DATE
1	LinkedIn	11/25/2025 6:03 PM
2	Reddit	11/7/2025 2:09 PM
3	LinkedIn	11/4/2025 12:04 PM
4	Threads	10/30/2025 7:50 PM

119

10/30/2025 9:59 AM

Item 2.

6	Park signage and word of mouth	10/30/2025 9:30 AM
7	neighborhood	10/28/2025 9:46 PM
8	You tube	10/27/2025 4:29 PM
9	Threads	10/7/2025 10:51 AM
10	News/Papers	10/7/2025 9:34 AM
11	Nextdoor.com	10/6/2025 11:14 PM
12	Nextdoor.com	9/8/2025 3:33 PM
13	I talk to people who live and work here.	9/7/2025 1:06 PM

Q23 What other comments do you have about public services and facilities?

Answered: 79 Skipped: 506

#	RESPONSES	DATE
1	I enjoy the printed news/updates, but the QRs don't always work, there's a disconnect between digital and print	11/30/2025 10:20 PM
2	Build up the Lamphere district since that's where most of the taxes are generated	11/25/2025 6:03 PM
3	The animal shelter needs 24hr service. Somewhere that people can drop off animals and not tie them to trees or signage all alone. Maybe a drop off space at the fire department?	11/25/2025 5:57 PM
4	Property taxes are to high for the services we get.	11/25/2025 5:39 PM
5	Fire the downtown authority	11/25/2025 5:38 PM
6	Being on a fixed income and utilizing a minimum amount of water, I would appreciate a lower water bill especially when I do not use a full unit of water.	11/24/2025 10:09 PM
7	Public notices for zoning issues should be city wide	11/24/2025 8:14 PM
8	Very happy to see resource officers at the middle and high school	11/24/2025 4:47 PM
9	City garbage removal was so much better. Garbage is now a confusing mess.	11/24/2025 4:38 PM
10	We need a rec center with a pool and splash pad like other cities	11/24/2025 3:24 PM
11	Police shouldn't receive pensions if they can't physical patrol the city from their office. Everything should be a nonpartisan vote from the citizens not city council.	11/24/2025 2:42 PM
12	ive always appreciated how the city of madsion heights keeps its city clean and its parks updated. very satisfied with madison heights public works and its efforts	11/24/2025 1:40 PM
13	Have not had many interactions But I can say our police and EMS are amazing	11/24/2025 1:36 PM
14	Awesome city services!!! Facilities are well kept!!!	11/13/2025 9:44 AM
15	The idea for the garbage cans punish seniors and weal people. They are to big and falling happens from them. I am frightened of them but cannot afford to have someone move them so I SUFFER. Seniors need a smaller can to go with what they have.	11/13/2025 2:06 AM
16	Any staff that I have interacted with have been friendly and helpful!	11/9/2025 6:59 PM
17	Usually, once or twice a month, our garbage and or recyclables do not get picked up	11/9/2025 2:45 PM
18	When you see city employees driving 50 + mph unabated down John R while on their cell phone it's just a matter of time before this allowed condition injures or kills someone and the million/s dollar payout that will cause the property taxes to increase.	11/9/2025 11:30 AM
19	Would love to see a rec center like Warren or Troy instead of a downtown district. All residents could use a rec center, I will not use nor go 'downtown'	11/8/2025 9:08 PM
20	I think more should be offered like tree trimming services	11/8/2025 6:34 PM
21	I enjoy getting newspapers such as Hazel-Park Newsletter. Digital newsletter would good as well	11/8/2025 2:27 PM
22	There needs to be a way to dispose of concrete, brick, and rock.	11/8/2025 1:54 PM
23	Facebook page is run well	11/8/2025 10:06 AM
24	None	11/8/2025 6:06 AM
25	I have always loved Madison Heights' public services. The library is fantastic, and every public	11/8/2025 5:28 AM

121

Item 2.

servant I have ever interacted with is so kind and wonderful!

26	I like the improved newsletter in the Madison park news	11/7/2025 9:16 PM
27	Active adult center should be converted to community center for everyone that lives in the city not just seniors	11/7/2025 7:07 PM
28	Super annoyed that we can't rent the senior center banquet room!!	11/7/2025 4:28 PM
29	The city needs to invest in parks more. Updating, upgrading, and new parks	11/7/2025 2:40 PM
30	Need more collaboration and planning with local school districts	11/7/2025 2:16 PM
31	I appreciate how responsive the police department is to noise complaints about the Airbnb on my street.	11/7/2025 2:09 PM
32	None.	11/7/2025 12:09 PM
33	Public services keep communities moving in the right direction. As soon as you take funding from there, everything else slowly falls apart.	11/7/2025 11:01 AM
34	New garbage contractor's services are a downgrade, I should be able to leave oversized items on the curbside.	11/4/2025 4:37 PM
35	Transparency is appreciated when new facilities are being considered.	11/4/2025 12:04 PM
36	Updating the website to a modern form will help t be more user friendly and easier to find information	11/1/2025 10:15 PM
37	Need better code enforcement	10/30/2025 9:59 AM
38	Road repair has made some poor choices. streets like Edwards and John r south of 12 mile are an embarrassment to the city. It seems that most of areas North of 12 mile get the most attention and the areas south of 12 are not cared for as much	10/30/2025 9:30 AM
39	Many libraries let you borrow more than books. https://www.rhpl.org/makerspace Check out Rochester Library. The items they have for circulation are really ground breaking and impressive. https://rhpl.na3.iiivega.com/search?query=*&searchType=everything&pageSize=40&locationIds=15&pageNum=0&materialTypeIds=23&collectionIds=135&_gl=1*1thhoc*_ga*MTU3OTM5MjE2NS4xNzYxNzAxMzUw*_ga_KSVDFMTSYP*cze3NjE3MDEzNTAKbzEkZzEkdDE3NjE3MDIyMzgkajYwJGwwJGgw	10/28/2025 9:46 PM
40	Keep facilities open to posted times. Pickleball court closed by city officials over 3 hours before they are advertised to close.	10/27/2025 7:52 PM
41	They are not accessible meaning too far away	10/27/2025 4:25 PM
42	Plow south end side streets better and salt them	10/27/2025 2:04 PM
43	Trash companies have been horrible. We deserve better. Give us a complaint form to fill out, then the city should use citizen feedback to determine if we're getting what we're paying for. Lots of people would say we are not.	10/27/2025 1:59 PM
44	Make it easier to use public services	10/25/2025 3:12 PM
45	Generally, I'm very satisfied with the city administration and employees. Be sure to take care of the facilities (buildings, equipment, parks) with regular maintenance to prevent costlier problems later, such as roofs.	10/20/2025 2:51 PM
46	Whenever I call to ask questions about city services the clerks are often rude and unwilling to help. I don't even call if I need something because of the people answering the phone.	10/16/2025 11:24 AM
47	Our services were always bragged about as being very resident friendly such as the trash collection, street cleaning and the like; however, with this new low level service that just began we are quite disappointed and hope this is not an indication of the diminishing services we will receive from the city. However, the police and fire experiences have never been less than desirable in my experience.	10/15/2025 5:56 PM
48	The phone lines are often confusing. More personal response would be beneficial.	10/14/2025 7:02 PM
49	New trash bins are too big and awkward for tax paying citizens who are elderly, handicapped, to manipulate , especially with so many small driveways!!!!	10/12/2025 1:23 PM

122

Item 2.

50	Please remember some of the older citizens don't have WiFi access and are not savvy with phones/internet.	10/10/2025 8:58 PM
51	More public restrooms, fountains and doggie bags and garbages!!!! Why do we not have any garbages in the neighborhood?!	10/10/2025 6:13 PM
52	I love the support the city gives for recycling, composting, and sustainable practices. Keeping a Progressive attitude in the City of Progress will keep us on the right side of history. We are a functional city, not fancy, not trendy, not snobby. We are salt of the earth hard working people who just want a community that works.	10/9/2025 4:17 PM
53	Your website should make it easier to find phone numbers to call to ask questions in each department	10/9/2025 1:49 PM
54	Years ago, there was "Little house on Hales" a community base for kids. I feel our kids need a community center for them to go to that helps families with child care, community activities, homework help, it keeps kids off the streets, helps families with childcare, and keeps them out of trouble!	10/9/2025 9:49 AM
55	I've mentioned before, a dedicated Community Center that the ENTIRE community can use is much more beneficial than an Active Adult Center that only 50+ can use. This community center would be great to house events that already attract our community, such as the Family Bingo Nights. We previously attended one in the soccer complex building during the winter and were freezing during the entire time, while we have this beautiful AAC that cannot be used. Sad.	10/9/2025 9:25 AM
56	Police need to be around the barrington and grieg area more especially at rush hour	10/8/2025 7:28 AM
57	Do they need to do leaf pickup every week? Why not every other and save some money	10/7/2025 10:13 PM
58	Police and fire are great. Code enforcement seems nonexistent. I have a neighbor who ground feeds has for years nothing is ever done. The whole block stinks like cat poop. The neighbor across the street has a garage that looks like it's falling apart. The front porch has bricks falling off of it. Broken down cars that are never driven just sitting for years. Patch jobs on streets that look like a kid patched them. The street sweeper makes an appearance once a month if that. If we had some consequences for these things maybe people would take pride in their home for our city and then we wouldn't look like it was falling apart	10/7/2025 5:18 PM
59	Police and fire are some of the best and friendly I've see even living in other big city's	10/7/2025 10:47 AM
60	Our police and fire departments are exceptional, very thankful for them. The city does offer some recreational opportunities but could expand on them. I walk at the nature center and love it. Would love to see a community recreation center.	10/7/2025 9:17 AM
61	Earlier this year, I made a complaint to code enforcement about my neighbors lawn. It took 2 months, to get the city over to mow it, and from what I understand, they only have 1 company contracted to cut violation lawns. Despite the situation not changing at the address, it has never been mowed again, or received any additional violations. Why code enforcement doesn't return to previous offenders and ensure they continue to follow city code is a smack in the face to good faith residents.	10/7/2025 7:50 AM
62	We have only lived here a few months so I have not done much to look for services but what I have needed to find I could	10/7/2025 7:14 AM
63	Websites are my favorite way of getting information but as someone who works on websites for a living, the MH website is VERY hard to navigate	10/6/2025 10:25 PM
64	The website is very hard to navigate.	10/6/2025 8:24 PM
65	Animal Control needs to end contract with Oakland County and take care of its own animals and reinstate the volunteer program to assist the ACO with pet care.	10/6/2025 5:21 PM
66	Need to make ppl clean up their properties better, especially rental houses. Need to give out more tickets to ppl that park on streets during garbage and snow removal times	10/6/2025 5:06 PM
67	N/a	10/6/2025 4:21 PM
68	Great Services overall	10/6/2025 4:13 PM
69	Dog license should be year round	10/6/2025 3:35 PM

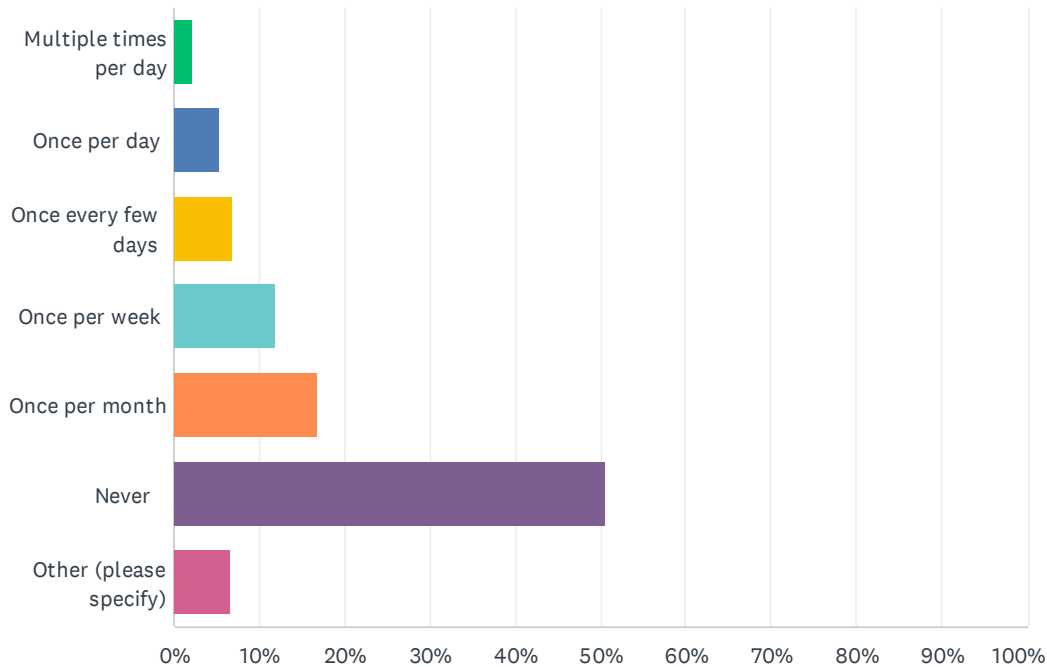
123

Item 2.

70	Please no more car washes!	10/6/2025 3:06 PM
71	Time consuming	10/6/2025 1:58 PM
72	We need more recreational programs for kids (all ages), young adults and adults. I have to take classes in surrounding cities. MH offers nothing for my family. A rec center is what I really want.	10/6/2025 1:17 PM
73	I have a neighbor that is with the dpw and notice his street gets extra attention in winter also DPW truck at house during business hours. Police target residents i was pulled over 1 house away from my residence after i forgot my wallet and was removed from my vehicle for no license (can be pulled up in cruiser) in front of my 13 year old daughter with my wife standing on side walk trying to give officer my wallet! On top of it all he threw the book at me	9/20/2025 9:01 PM
74	The City should attempt to construct more public open spaces.	9/17/2025 3:57 PM
75	None	9/10/2025 9:08 AM
76	When I retire in a few weeks, I look forward to checking out the active adult center, library and using the walking circuit.	9/8/2025 3:33 PM
77	New residents and renters do not know how to follow rules. Like no parking on garbage day or snow days. The new garbage bin and recycling rules. Noise and fireworks laws. And how to avoid hosting Rats, Raccoons, Possums, Skunks and Ground hogs on properties. Since new people are always moving in and out rentals here Perhaps some kind of monthly rundown of rules in the Madison News paper we get. Also if I put my bin OUT on the grass, it should be put back ON THE GRASS! Not haphazardly flung into the street like this new garbage company is doing.	9/7/2025 1:06 PM
78	Question 18-staff are friendly. Police and fire are great. We have lots of family friendly events. Our recreation programs are horrible, outdated and unattractive to families. Minimal advertisement for them, minimal guidance and nothing for attractive for younger teenagers who need things to do!	9/6/2025 8:05 AM
79	N/a	9/5/2025 9:51 PM

Q24 From your home or place of work, how often do you walk, bike, or take another form of non-motorized transportation to reach commercial, retail, office, entertainment, or other destinations?

Answered: 456 Skipped: 129



ANSWER CHOICES	RESPONSES	
Multiple times per day	2.19%	10
Once per day	5.26%	24
Once every few days	6.80%	31
Once per week	11.84%	54
Once per month	16.89%	77
Never	50.44%	230
Other (please specify)	6.58%	30
TOTAL		456

#	OTHER (PLEASE SPECIFY)	DATE
1	The only time we walk anywhere is to the ice cream place!	11/28/2025 7:18 PM
2	I actually take my bike to other cities to ride	11/25/2025 12:19 PM
3	Rarely	11/24/2025 8:16 PM
4	Rarely. I go for walks on the sidewalk and occasionally go for a bike ride. I have walked to Kroger and Value World in Warren, but the traffic is heavy and drivers are impatient. It's kind of treacherous.	11/9/2025 7:08 PM

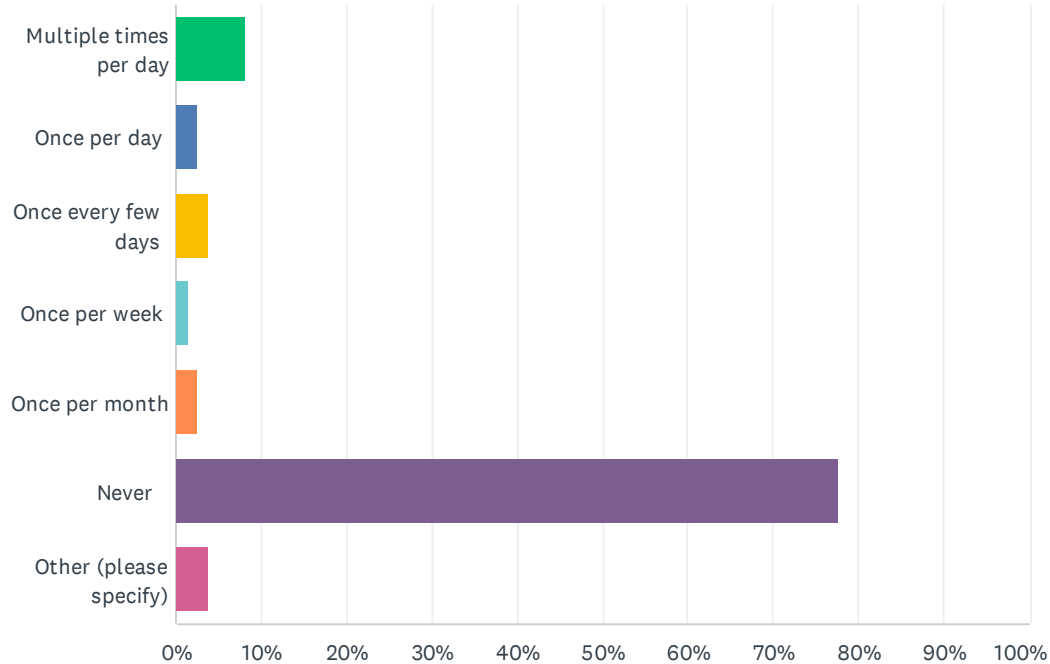
125

Item 2.

5	Its not safe to walk on the sidewalks with all of the ebikes/scouters on themhem	11/9/2025 11:40 AM
6	On the summer a few times a week, November to April rarely	11/8/2025 11:10 AM
7	Walk to nature center only and often	11/8/2025 10:09 AM
8	Almost never	11/7/2025 7:10 PM
9	Cant walk around the neighborhood i live in which I would if they had safe sidewalks	11/7/2025 5:16 PM
10	I live at 12 and John R and the only people out walking are the beggars on the corner. That corner is dangerous with cars blowing thru red lights. I would NEVER attempt to cross 12 mile as I would get run over.	11/7/2025 5:10 PM
11	Depends on the weather	11/7/2025 4:34 PM
12	During summer/spring multiple times a week	11/7/2025 2:59 PM
13	Wheelchair	11/7/2025 12:48 PM
14	I drive everywhere plus I work in a different city. However, I'd love more transportation options in our city	11/7/2025 11:55 AM
15	Only when the weather is nice, so that's only about four months out of the year	11/7/2025 11:37 AM
16	Occasionally we will ride bikes to Ferndale	11/7/2025 10:52 AM
17	Never because I'm physically disabled and can't walk	10/27/2025 4:27 PM
18	Please, no more road diets and bike lanes.	10/20/2025 2:56 PM
19	There isn't anything close enough to walk to,for me except the Pet Beastro and it's a Mile from my house. So Ionly rarely walk my dogs up there.	10/16/2025 11:33 AM
20	Very seldom	10/10/2025 3:13 PM
21	I live very close to 11/john r. I will now be using the new development and walking more to cvs. I want to walk more but felt unsafe before. I want to be able to walk to more places but they don't seem safe to get to by foot.	10/9/2025 1:15 PM
22	Occasionally in the summer time we can bike or walk to get ice cream.	10/9/2025 9:29 AM
23	Very rarely, Madison heights is not conducive for this, we are not an urban area	10/9/2025 12:24 AM
24	I try to but its not possible around here	10/6/2025 4:12 PM
25	Madison Heights is hostile to non-motorized transportation	9/27/2025 9:11 PM
26	few times a week, depending on weather	9/16/2025 11:04 AM
27	I might try to walk the 1/2 mile from my house to the Custard Shop or Woodpile some time..	9/8/2025 3:40 PM
28	Rarely to Walgreens on my corner very close by.	9/8/2025 11:36 AM
29	I usually drive to businesses, but I walk daily, usually more than once.	9/7/2025 6:06 PM
30	Since I need to drive to work I stop where ever I need to shop on the way home. And its getting cold out there right now.	9/7/2025 1:22 PM

Q25 How often do you take transit to reach commercial, retail, office, entertainment, or other destinations?

Answered: 454 Skipped: 131



ANSWER CHOICES	RESPONSES	
Multiple times per day	8.15%	37
Once per day	2.64%	12
Once every few days	3.74%	17
Once per week	1.54%	7
Once per month	2.64%	12
Never	77.53%	352
Other (please specify)	3.74%	17
TOTAL		454

#	OTHER (PLEASE SPECIFY)	DATE
1	Occasionally Qline in Detroit	11/29/2025 12:26 PM
2	Rarely	11/29/2025 10:05 AM
3	We do not have sufficient public transit.	11/25/2025 3:09 PM
4	Is automobile considered transit?	11/24/2025 8:16 PM
5	Uber/ Lyft when needed	11/13/2025 9:53 AM
6	I'll often uber to royal oak or Ferndale or even downtown Detroit. I'd love to do that to	11/7/2025 11:55 AM

127

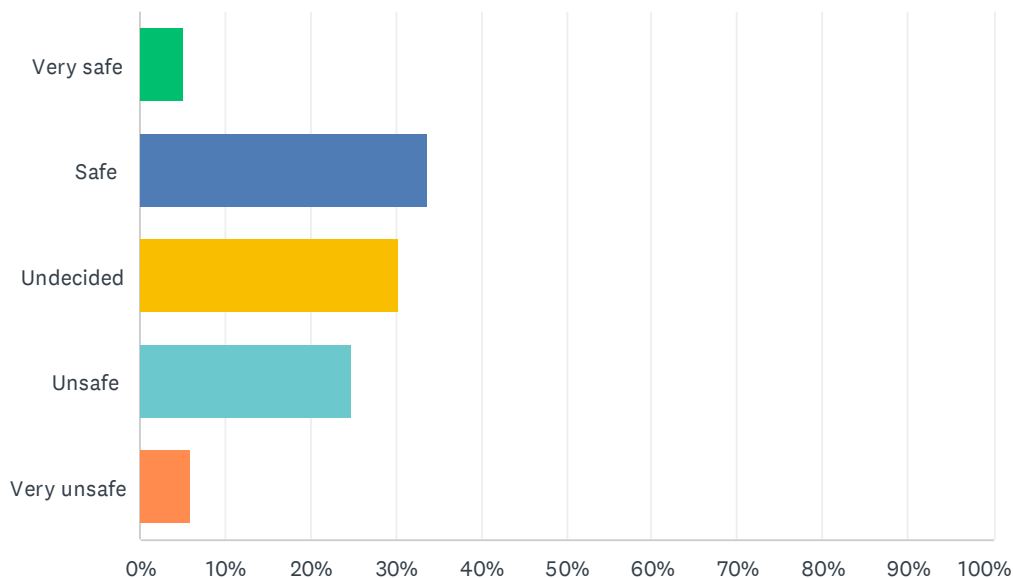
Item 2.

downtown Madison heights.

7	Depends on the weather, depends on if it feasibly gets me to where I need to go in a normal amount of time	10/11/2025 1:06 PM
8	Private vehicle frequently, public trans, never	10/9/2025 5:37 PM
9	Once in a great while	10/8/2025 8:28 AM
10	There is not any available to locations needed.	10/6/2025 5:24 PM
11	rarely because there are few destinations that fit my life	10/6/2025 4:21 PM
12	Need to transfer buses to get to Madison Heights, so I avoid it	9/27/2025 9:11 PM
13	I drive myself	9/8/2025 3:40 PM
14	Never but I would love to were more available to me and had well supported infrastructure	9/7/2025 7:09 PM
15	Drive my own car	9/7/2025 6:06 PM
16	It depends on the day	9/7/2025 12:53 PM
17	A couple times a year	9/5/2025 5:23 PM

Q26 How would you rate the safety of walking, biking, or taking another form of non-motorized transportation from your home to a commercial, retail, or entertainment destination in Madison Heights?

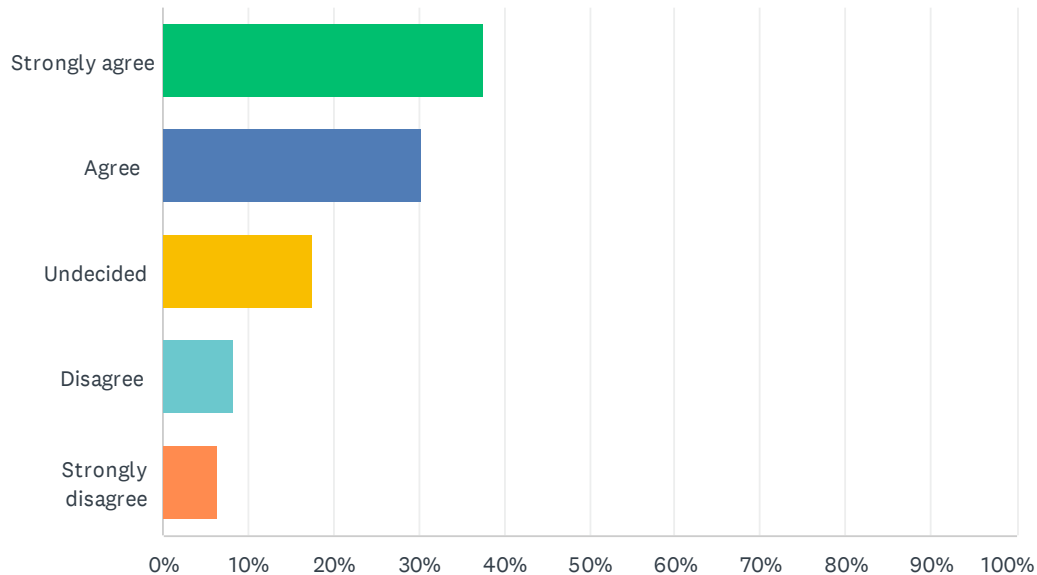
Answered: 461 Skipped: 124



ANSWER CHOICES	RESPONSES	
Very safe	5.21%	24
Safe	33.62%	155
Undecided	30.37%	140
Unsafe	24.73%	114
Very unsafe	6.07%	28
TOTAL		461

Q27 How strongly do you agree/disagree with the following statement: The City should implement and maintain a comprehensive pedestrian network that focuses on creating safe intersections and crossings, encourages pedestrian-scaled streetscapes, and supports walkable land uses.

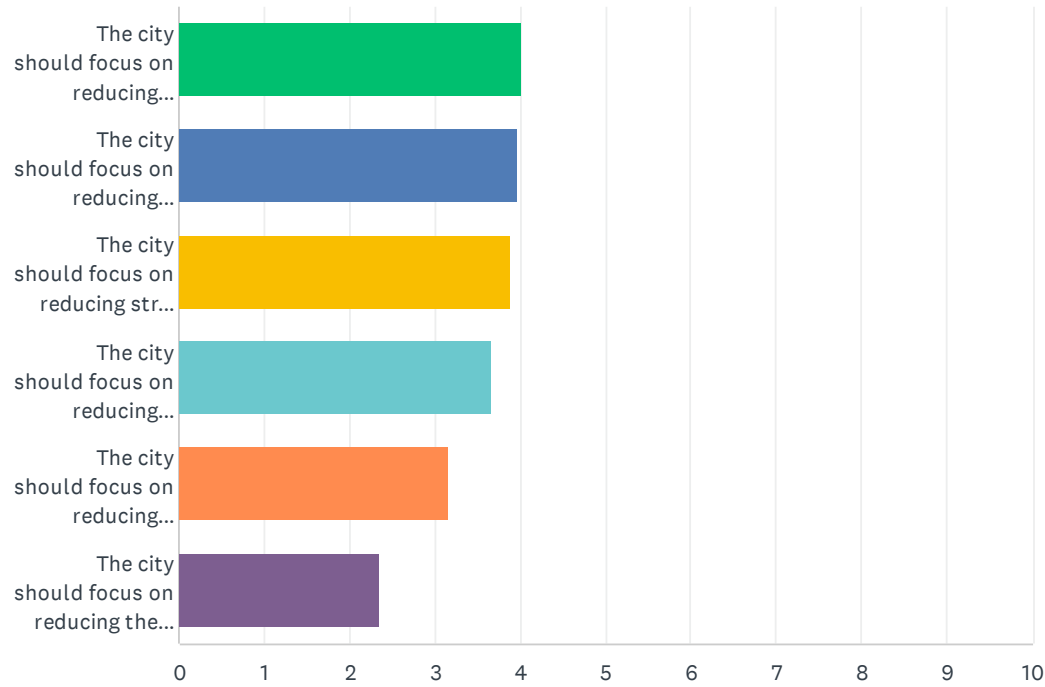
Answered: 458 Skipped: 127



ANSWER CHOICES	RESPONSES	
Strongly agree	37.55%	172
Agree	30.35%	139
Undecided	17.47%	80
Disagree	8.30%	38
Strongly disagree	6.33%	29
TOTAL		458

Q28 Please rank these statements relating to city streets in order of most important to least important:

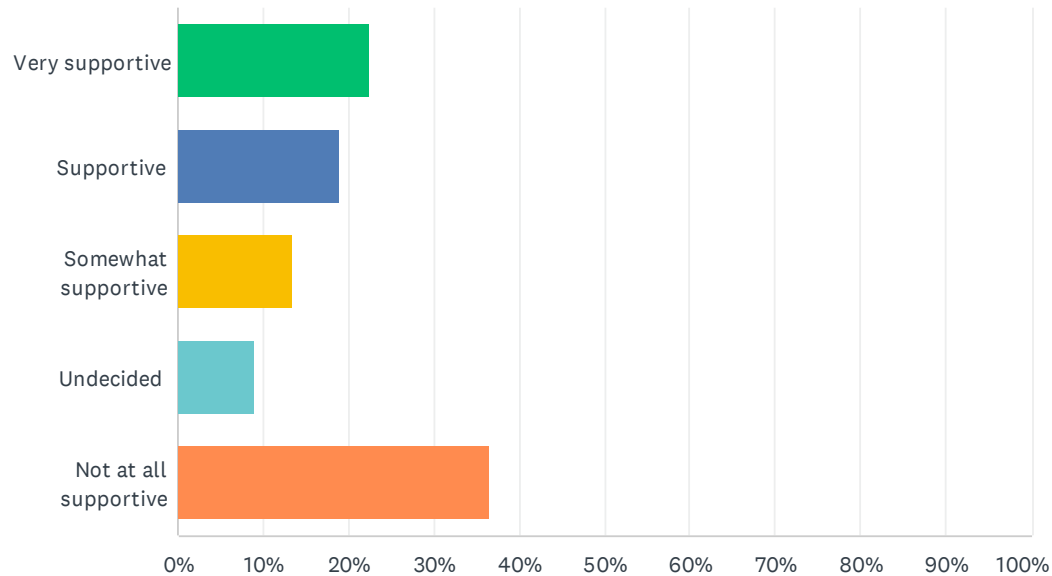
Answered: 458 Skipped: 127



	1	2	3	4	5	6	TOTAL	SCORE
The city should focus on reducing speeding on neighborhood streets through street redesign or physical traffic calming measures.	16.16% 74	24.24% 111	22.93% 105	20.52% 94	12.88% 59	3.28% 15	458	4.00
The city should focus on reducing speeding on major streets through street redesign or physical traffic calming measures.	21.62% 99	21.18% 97	18.78% 86	15.94% 73	15.28% 70	7.21% 33	458	3.96
The city should focus on reducing street traffic/congestion.	28.17% 129	8.08% 37	20.52% 94	18.56% 85	15.07% 69	9.61% 44	458	3.87
The city should focus on reducing speeding on major streets through police enforcement.	18.78% 86	19.21% 88	14.63% 67	15.50% 71	20.74% 95	11.14% 51	458	3.66
The city should focus on reducing speeding on neighborhood streets through police enforcement.	12.01% 55	18.56% 85	11.79% 54	10.70% 49	23.80% 109	23.14% 106	458	3.15
The city should focus on reducing the ability for drivers to make unsafe lane changes on major streets through street redesign or physical traffic-calming measures.	3.28% 15	8.73% 40	11.35% 52	18.78% 86	12.23% 56	45.63% 209	458	2.35

Q29 How supportive would you be of the city installing traffic calming devices, such as curb bump-outs, lane reductions, and crosswalk islands along streets within the downtown district?

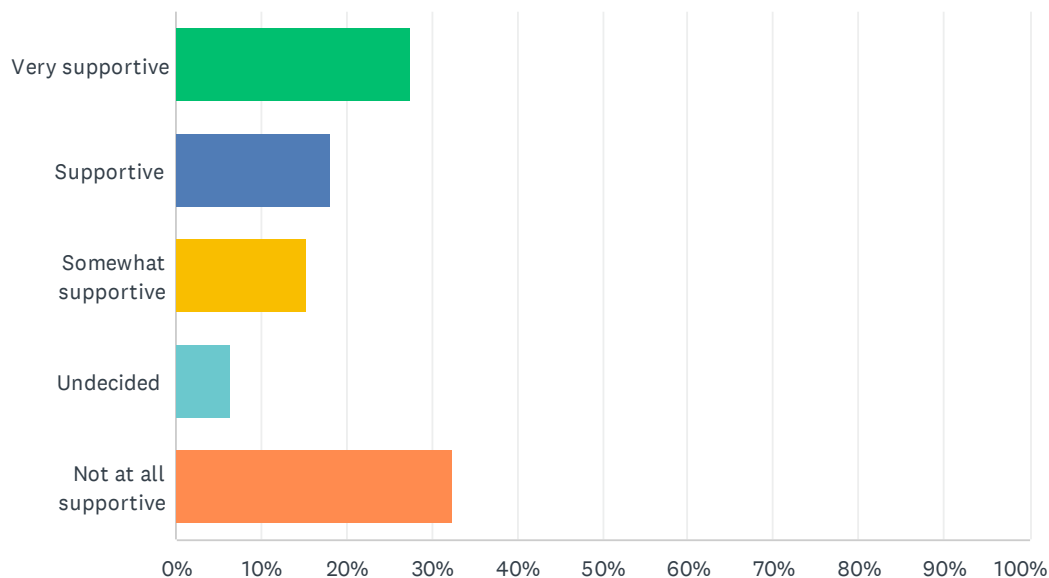
Answered: 461 Skipped: 124



ANSWER CHOICES	RESPONSES	
Very supportive	22.34%	103
Supportive	18.87%	87
Somewhat supportive	13.45%	62
Undecided	8.89%	41
Not at all supportive	36.44%	168
TOTAL		461

Q30 How supportive would you be of the city installing traffic calming devices such as curb bump-outs, speed tables, etc. within neighborhood streets?

Answered: 462 Skipped: 123



ANSWER CHOICES	RESPONSES	
Very supportive	27.49%	127
Supportive	18.18%	84
Somewhat supportive	15.37%	71
Undecided	6.49%	30
Not at all supportive	32.47%	150
TOTAL		462

Q31 What other comments do you have about transportation?

Answered: 137 Skipped: 448

#	RESPONSES	DATE
1	I'm personally more concerned with bikability than walkability. The city's major streets are not very safe for bicycles and the work done in the new downtown redevelopment did not improve safety for bikes (but did for walkers). I am concerned that other road development would also not factor in things like dedicated bike lanes or bike safety and accessibility at crosswalks	12/14/2025 6:12 AM
2	Please no speed bumps	12/12/2025 3:00 PM
3	More bike lanes	11/30/2025 10:24 PM
4	I don't believe traffic congestion or safety are major issues in MH	11/29/2025 12:26 PM
5	I appreciate all that the city & law enforcement do to keep Madison Hts safe.	11/29/2025 10:05 AM
6	Have more clear markers (paint arrows on lanes) of the function of lanes. Since the 11 mile and John R intersection changed, it's been infuriating. A lot of people use, "well I've lived here for decades and I'm used to the old ways" as a crutch and disregard the lane changes and try to merge from the right turn only lane to the straight through lane all the time. I've lived here since I was born (33 years) and I learned the new lane functions at the intersection the first time... No excuse to not use the lanes correctly. I feel like painted arrows well in advance of the intersection will help. But I know there's still going to be people that don't care and still try to illegally cut off and merge	11/28/2025 7:18 PM
7	How can you focus on reducing traffic congestion when you just created the worst section of traffic congestion in the city, on 11 Mile ?	11/28/2025 7:53 AM
8	Make 13 mile more walkable for outdoor retail restaurants shopping and entertainment	11/25/2025 6:07 PM
9	Please do not use road diets. Roundabouts are preferred.	11/25/2025 5:58 PM
10	Doesn't matter council has lost its mind	11/25/2025 5:40 PM
11	If you're going to try and make it walkable/bike able you need to do a better job educating those on bikes and walking of the laws. Bikers ride against traffic, weave on and off sidewalks and make driving around them more unsafe than it needs to be	11/25/2025 8:23 AM
12	Regarding #27. Aren't intersections and crossings are already safe if pedestrians would follow lights and signals?	11/24/2025 11:31 PM
13	I walk for exercise and would appreciate the city having a continuous plan to repair/replace crumbling sidewalks.	11/24/2025 10:22 PM
14	Lots of traffic congestion on John R & 12 mile and John R & 11 mile. Would love to see some investments into those areas	11/24/2025 10:02 PM
15	All road funds should be invested to repave John R between 11 Mile and 12 Mile with QUALITY materials and true depth to prevent the current and continuous pavement washboard effect. Build to last. REDUCE the speed limit on 12 Mile between John R and Dequindre.	11/24/2025 6:53 PM
16	Need to stop speeding traffic in side streets	11/24/2025 4:55 PM
17	The focus on walkability and a downtown is getting tiresome. Please focus other improvements the city can be making	11/24/2025 4:50 PM
18	I live on Dartmouth north of Gardenia and the speeding and traffic is unreal. I refuse to let my children play up front as everyone uses this as a cut through to 12 mile and not only do they speed they blatantly disregard the stop signs at both corners.	11/24/2025 4:49 PM
19	Other then 11 Mike at John r down to 3 madness instead of the 5 lanes. There is no problems with transportation.	11/24/2025 3:00 PM

134

Item 2.

Hate the new 11 mile, it takes forever to cross without a light , dont do that anywhere else. I have to cross 4 times a day from delton to delton, now I cross at lorenz.

11/24/2025 2:55 PM

21	No reduction of lanes should be used for traffic. That solution has zero common sense behind it. Just look at the new horror that 11 mile is. POLICE should be the only measure used to slow speeders. Not all cars can go over bumps and lane reduction has the opposite effect and makes the streets more dangerous to walk or drive on.	11/24/2025 2:46 PM
22	I've found that not all streets have crosswalk lights which is a danger to pedestrians. There should be the voice on the crosswalks signals for those vision impaired. The curb bump outs and speed bumps are terrible for handicapped vehicles.	11/24/2025 2:31 PM
23	Dont forget about the dead-end streets for speeders	11/24/2025 2:18 PM
24	We need to do something about the cross walks and what not at the corner of Milton and Winthrop Dr it is absolutely ridiculous	11/24/2025 1:39 PM
25	The city is too big to walk or bike too. If you live on the south end, the north end were most shopping in retail space. Is it too far to walk or ride a bike.	11/24/2025 1:38 PM
26	Please no speed bumps	11/15/2025 7:22 AM
27	One clock in the downtown tower is incorrect	11/14/2025 3:43 PM
28	What was done on 11mile Rd. was as much as a joke as the diamond lanes on 12 mile rd. All that did was cause more traffic back ups on 11 mile and more accidents on 12 mile, not to mention the diamond on 12 mile causes redevelopment problems and very heavy traffic for evening g rush hour!!!	11/13/2025 9:53 AM
29	Roundabouts, road diets, bike lanes are stupid, stupid, stupid ideas. DEI is a waste of money and time	11/13/2025 2:09 AM
30	I don't have a problem with traffic or speeding (I'm not a Karen). I'll be pissed if anything impedes my ability to drive.	11/12/2025 2:53 PM
31	Just fix the streets don't try to improve them or worse take lanes away for stupid reasons	11/10/2025 12:07 PM
32	I am glad that these issues are being discussed.	11/9/2025 7:08 PM
33	In my neighborhood, I have a neighbor who has a lifted pickup truck and he parks right in front of the stop sign. There have been many times people have driven down the street because they can't see the stop sign. It would be very easy to go around and spray paint the curb in red the appropriate distance somebody should park away from a stop sign.	11/9/2025 2:48 PM
34	please move bus stops away from any intersection	11/9/2025 11:40 AM
35	I feel the focus should be on neighborhood streets with police presence because our tax dollars do pay for that	11/8/2025 6:36 PM
36	Streets are fine as is. Just fix bumpy john r. All these redesign efforts are a detriment to the community. Madison heights is made for fast transit through cars. Do not impede this.	11/8/2025 2:00 PM
37	Our streets, as long as they are free of pot holes are fine. We don't need to keep up with the Jones's	11/8/2025 11:10 AM
38	Leave major roads alone, no slow downs	11/8/2025 10:09 AM
39	Police should be used for more serious issues, especially since they can't be in neighborhoods all the time to curb speeding. Speed bumps have helped in Detroit a ton. I don't feel safe riding a bike in very many places in MH.A lot of that is due to distracted drivers. Protected bike lanes could help. The speed reduction measures should be physical/permanent.	11/8/2025 6:09 AM
40	There need to be signs on Greig that cars must yield to pedestrians at crosswalks, marked or unmarked. I have been almost run over many times. Drivers are now using Greig instead of 11 mile because of how horrible the single lane is. They are driving like it's 11 mile too. It's affecting the people who live in the neighborhood.	11/8/2025 5:34 AM
41	I don't think reducing speeding is that high of a priority. The worst thing about living in this area in my opinion is the traffic congestion on main roads. I have seen most accidents happen in areas of high traffic congestion especially the area of John R and 12 mile.	11/7/2025 9:00 PM

135

Item 2.

My street is often used as a cut through to 12 mile. I live on Alger between Gardenia and 12 Mile and people are constantly speeding down our street. There are several children and this is very scary and unsafe. I did have a "slow down" sign but someone stole it.

11/7/2025 7:51 PM

43	People run red lights too frequently	11/7/2025 7:08 PM
44	Please make neighborhood streets safer. I see people running stop signs in my neighborhood almost everyday and speeding is a huge problem. I live on Elliott off 12 mile	11/7/2025 7:06 PM
45	I do not understand what happened on with the 11 mile redesign. Less lanes on 11 mile means more traffic on the neighborhood streets. Do not do that to John R.	11/7/2025 5:38 PM
46	Public transportation along John R is obnoxious	11/7/2025 5:26 PM
47	Development a downtown retail first, stores, coffee shops, restaurants.	11/7/2025 4:28 PM
48	Just let roads be normal roads for cars in MH	11/7/2025 3:41 PM
49	good god don't do the stupid speedhumps thing detroit does. It's impossible to actually drive the speed limit with those things. If you want people slamming on their brakes and driving 5mph randomly through neighborhoods, just make the speed limit 5mph.	11/7/2025 3:11 PM
50	The city needs to be more walkable. More parks, restaurants, markets, within walking distance of the neighborhoods	11/7/2025 2:42 PM
51	Instead of the DDA area, start around the schools . There are no walkable attractions in the city	11/7/2025 2:21 PM
52	Alger between Gardenia and 12 Mile has people speeding through using the street as a short cut to avoid traffic back ups.	11/7/2025 1:18 PM
53	This city is not handicapped accessible very well. City office, library, events when being done on the lawn at the parks. Especially Juneteenth and the vendors	11/7/2025 12:48 PM
54	For sidewalk bump-out help at stop sing so so people see if anything comes long like kiddo and dog and more!	11/7/2025 11:28 AM
55	There are more cars on the road now then ever in history. So what sense does it make to reduce lanes or do road diets, answer.... zero sense. If people speed pull them over. Putting trees and closer buildings and PED crossings would reduce speed. It is a giant waste of money and you will be preparing them almost monlthy.	11/7/2025 11:05 AM
56	Speed bumps in neighborhoods are instant red flags for me. I would rather have enforcement officers patrolling neighborhoods instead of speed bumps. Besides is speeding that much of an issue? We should raise the speed limit on John R to 40. It takes FOREVER to get anywhere in Madison Heights because the speed limits are so low	11/7/2025 10:52 AM
57	Is this really a big problem here?	11/4/2025 12:10 PM
58	The city is currently not safe to bike from one end to the other without being concerned about cars hitting someone	11/1/2025 10:18 PM
59	I think these cities are over-engineering all of the "calming" and "road diets" it's getting ridiculous. Fix the roads, fix the potholes, don't take away lanes, stop confusing everyone with new distracting features. It's hard enough as it is.	10/30/2025 11:06 PM
60	Put a crosswalk back at Stephenson 75 pedestrian bridge like there used to be so people can walk from the neighborhood to Kroger's safely. I have seen to many close calls there	10/30/2025 10:31 AM
61	The intersection at 13 and JohnR traffic lights were changed for construction. Will they be changed back to when the light turns red, the left turn lane arrow turns green then red, right turn arrow turns green, traffic lights turn green.	10/28/2025 9:57 PM
62	Let the police be able to stay around the busy intersection and ticket the speeders and people that run red lights. It would bring a lot of money to Madison Heights.	10/27/2025 3:52 PM
63	No bike lanes and no taking away lanes for cars. It just makes traffic worse and is not safe riding bikes with traffic	10/27/2025 2:10 PM
64	Use cameras	10/27/2025 2:01 PM
65	Neighborhood streets are a concern because of safety of children and elderly as well as all of	10/27/2025 1:55 PM

136

Item 2.

the accidents that have happened on major streets recently

66	More 4 way stop signs in neighborhoods	10/25/2025 3:44 PM
67	None	10/25/2025 3:17 PM
68	Question 28 is confusing. Reducing speed or reducing people speeding. Unclear and 2 different things. 29-I don't like any of those options. Traffic circles are the way to go.	10/23/2025 2:12 PM
69	Would love to see traffic calming devices on Couzens between Lincoln and 696. People tear through this section as if it is a major road.	10/18/2025 10:17 AM
70	Police presence in neighborhoods would be enough to limit speeding	10/18/2025 9:45 AM
71	The traffic diet that was implemented at 11 mile/John R does not provide adequate signage for traffic traveling eastbound towards Dequindre that the right lane is no longer a straight through but right turn only. I've been almost hit on my motorcycle from vehicles that continue to go straight through the light and cut across in the middle of the intersection. Signs need to be implemented or multiple right turn only painted on the concrete prior to reaching the intersection.	10/16/2025 12:18 PM
72	Speeding is an issue on Dartmouth. Ever since the bridge closure over Lincoln, large street traffic has moved to residential streets. I really don't want speed bumps in my street. I just want drivers to slow down. Since the lane reduction construction on 11 Mile started I'm seeing increased busy and unsafe driving on Lincoln. Drivers speed around vehicles stopped at the stop sign for pedestrians (me). And vehicles turn left from Lincoln on to Dartmouth from behind cars stopped to wait at the sign for pedestrians (me). These events happen at rush hour. Mostly between 5-7 pm.	10/16/2025 11:33 AM
73	We have taken a road that had reasonable traffic flows (11 Mile) and made it into a congested and currently dangerous travel route.	10/15/2025 6:00 PM
74	11 mile is a main road, not a downtown area. It is hard to drive through with the redesign. The places there are not worth visiting as a downtown area. The parking is horrid! I take my bike on my car to other cities to ride. Rochester's trails, Stony Creek, Metro Beach, etc. I wouldn't use a "bike lane" or "pedestrian lane" if one was installed. I'm risking my life with driving near drivers nowadays. I'd increase that risk dramatically on a bike! The lanes that other cities have are just as dangerous as riding in the street, if not moreso because you're harder to see.	10/14/2025 8:54 PM
75	Traffic calming devices would be very helpful. There is too much speeding on residential streets. Less car centric and more people centric planning would be great to see and will encourage more exploration that is safe and exciting. Lane reductions and such have to be done in a way that takes many factors in, and doesn't just make those streets into traffic nightmares during busy times. Especially when there is a lot of redirects and surrounding construction like on 696. That only causes more road rage and people using residential neighborhood streets to speed through.	10/14/2025 7:08 PM
76	Add speed bump on Katherine and Delton	10/14/2025 4:01 PM
77	11 mile from dequinder to john r traffic is horrendous. john r from 11 mile to 12 miles is a x games track. the traffic at 12 and john r is also horrendous.	10/12/2025 11:59 PM
78	Bump out bike lanes roundabouts are much more desirable than speed bumps	10/11/2025 1:06 PM
79	Need cameras that auto ticket drivers.	10/10/2025 9:03 PM
80	No road diets	10/10/2025 8:24 PM
81	Downtown area should be 12 mile or 13 mile not 11 mile it's less nice there	10/10/2025 6:19 PM
82	I live in the neighborhood just south of the Madison heights high School. People speed through this neighborhood and run stop signs all day long, especially on wolverine Street. If a police officer sat at wolverine and Greg Street you guys could get so much money from the number of people that run that stop sign. I've almost been hit walking my dog weekly	10/9/2025 6:48 PM
83	Especially with x way const neighborhood streets are getting more frequent/fast traffic	10/9/2025 5:37 PM
84	We need those electronic speed reminders on Lincoln, Wolverine, and Couzens.	10/9/2025 4:20 PM
85	The development that was done to 11/john r is good, but going east on 11 through John r a lot of people missed that there is a dedicated right hand turn lane now. Better signage indicating	10/9/2025 1:15 PM

137

Item 2.

an abrupt change to when the street was reopened could have helped poor drivers become more aware of the change.

86	Reducing traffic lanes for bike lanes on already congested streets is a terrible idea and leads to aggressive driving to make up for time wasted in congested areas. Better lighting at intersections would make walking/biking safer when crossing the street.	10/9/2025 1:08 PM
87	As someone that does not drive a car or as someone that stopped riding a bike in the suburbs to prevent my almost certain death or disability, I think bike lanes on roads are encouraging people to risks their lives. Cars and bicycles are never compatible. Suburbs like MH exist because of cars. As much as I wish it was possible, I don't know how any suburb like MH could affordably retrofit their arteries to be compatible with walking or cycling.	10/9/2025 2:44 AM
88	Speed bumps at Barrington and grieg would reduce rush hour speeding they run the stop signs also I witness it daily	10/8/2025 7:31 AM
89	Bump outs are dangerous and need to be removed	10/8/2025 6:43 AM
90	These road diets are a terrible idea	10/7/2025 10:17 PM
91	Making sure that stop signs are visible by cutting back trees that block the signs. Making sure that all corners are not blocked by trees or shrubs so that cars can stop at the corners and not have to creep up to see the intersection. This would make it safer for pedestrians.	10/7/2025 5:22 PM
92	Lane reduction has just caused traffic to cut down side streets. People always run stop signs. Should also have signs that says road closed to threw traffic. Push everyone to the Main Streets. Ever since the 11 mile was done I've almost been hit outside my house at least twice a week due to people speeding/ running stop signs.	10/7/2025 3:13 PM
93	Speed bumps would hinder the response time for first responses too not just slow down traffic and also hinder city snow plowing I believe	10/7/2025 10:51 AM
94	I don't care for the curb bump-outs, in my opinion they are a traffic hazard/annoyance. I try to imagine the winter months with snow piled up and not being able to determine where the bump-outs are and trying not to hit them while I'm pulling off my street and onto 11 Mile. U-Haul is at the end of my street and their snow removal company has always plowed their snow into the street which will only further complicate accessing 11 Mile. I DO like the idea of the speed tables though. Delton is a through street from 11 Mile to Lincoln and cars fly down our street at a high rate.	10/7/2025 9:32 AM
95	Create a respectful environment with a zero tolerance enforcement policy. Raise city income through tickets and fines. Do not increase my tax burden in order to pay for traffic calming devices that will ultimately increase congestion and slow my own travels	10/7/2025 8:16 AM
96	Happy to cross the street easier on 11 mile and Lorenz. Every other stroad is a gamble to cross, along with nothing closeby, and my walking is limited, but would love to do more	10/6/2025 11:40 PM
97	I pretty much have to drive where ever I need to go, so efforts to reduce the ability to get somewhere like the street gobbling on 11 mile are not things I support. How many times will cars need to stop so another car can parallel park on the street instead of in the parking lot on the other side of the sidewalk?	10/6/2025 11:14 PM
98	No speed bumps PLEASE	10/6/2025 11:07 PM
99	I live one street off the downtown district; since the construction started, traffic has increased significantly and people FLY through all the intersections. I'd be for speed bumps but I'm afraid it'd cause cars to go airborne and crash into a corner house. I rarely see units out patrolling but see people speed on the daily. Seems like the city is missing out on a huge revenue opportunity by not ticketing people. Just last week I witnessed someone almost crash into the street sweeper because the person sped through a stop sign when the sweeper had the right of way. It's great if you make the main roads safe for walking but if people can't get there safely then what's the point.	10/6/2025 10:32 PM
100	Fix johnr road	10/6/2025 9:49 PM
101	People blow thru the stop sign in my residential area all day	10/6/2025 9:30 PM
102	I don't want speed bumps in the neighborhoods. Those are ugly and the focus should be on beautiful residential streets.	10/6/2025 8:34 PM

138

Item 2.

	We don't actually have a downtown... you can call it that, but it isn't yet. Build it first.	10/6/2025 5:24 PM
104	No to speed humps, traffic circles, or other "New" stupid designs. We have enough police, have them deter ppl	10/6/2025 5:11 PM
105	No traffic calming. Maybe a few more stop signs	10/6/2025 4:26 PM
106	Need better crosswalks Clawson and Ferndale are good examples	10/6/2025 4:15 PM
107	It feels like I'm risking my life sometimes turning left onto my street from 11 mile (between Park Ct. and Dequindre). People would rather speed around me than wait a moment for me to turn once cross traffic is clear. A middle turn lane would be a game changer, I'm not sure if that is already in the plans but I'm crossing my fingers!	10/6/2025 3:42 PM
108	No lane reductions this only causes congestion. I. Do not understand why people think a downtown area need a lane reduction.	10/6/2025 3:38 PM
109	Many parallel streets to major streets are used to bypass lights and no turn on red on major roads. Removing the No Turn On Reds would reduce the neighborhood traffic cut through. My fear of road changes to major roads will increase neighborhood traffic and bad driving habits.	10/6/2025 3:12 PM
110	Neighborhoods are a mess. I jog in our neighborhoods and almost get hit monthly. I live on a corner lot, nobody stops at stop signs	10/6/2025 3:09 PM
111	Fix the bike lanes! Don't have signs that say "share the road" give them an actual lane to stay in no an actual roadway. example: the start of Stephenson hwy from 12 mile. I never see bicycles in the road way nor would it be smart to ride down Stephenson hwy on a bike.	10/6/2025 2:53 PM
112	yes especially on North of Park ct	10/6/2025 2:47 PM
113	Inconveniencing drivers to have the streets construction be catered to pedestrians is not feasible here. Madison Heights is a major through city, connecting to the freeways. Just fix the roads, please dont try to be like royal oak or ferndale.	10/6/2025 2:46 PM
114	Have the police earning revenue on the people who make the CHOICE to speed down residential streets, putting others in harms way. Installing speed bumps or humps COST money and will increase property taxes which are already astronomical. Fine the speeders, make it well known that zero tolerance for speeding.	10/6/2025 2:31 PM
115	Please make walking safer	10/6/2025 2:30 PM
116	I support any effort to reduce speed on streets, especially on Dequindre, between 11 and 12 mile. Dequindre is a wide street and it's difficult for the elderly to make it across, especially at Madison-Solberg.	10/6/2025 1:43 PM
117	Put garbage cans at all bus stops. There is so much litter at the bus stops it's disgusting. We don't want bike lanes!	10/6/2025 1:21 PM
118	People race up and down the neighborhood side streets all the time	10/4/2025 12:41 PM
119	Drivers have too much privilege, so don't be afraid of making them angry. Good street design demands compliance that doesn't require police enforcement. See how countries like The Netherlands accomplishes this.	9/27/2025 9:11 PM
120	The lack of enforcement in this city is a disgrace unless your a resident apparently	9/20/2025 9:03 PM
121	Public investment will encourage private investment.	9/17/2025 3:59 PM
122	Focus on traffic and congestion. Less congestion will make it safer for crossing streets on connector roads.	9/16/2025 11:04 AM
123	We barely let our kids ride anywhere - people speed down every street it's insane !	9/16/2025 10:31 AM
124	You guys need to wake up and understand this is not downtown Detroit or downtown. Royal oak, downtown Royal oak is very congested in a lot of people talk about how they hate going down there. You want to make Madison heights congested but yet you want people to ride the scooters and ride their bikes and be able to walk. But that's not the case of downtown. You're not going to make Madison heights like Royal oak. You guys act like everybody in Madison heights is on their bikes or walking and that's not the case. There are more people in Royal oak walking and riding their bike. It has been up and coming. You got to stop comparing yourself to	9/10/2025 9:10 AM

139

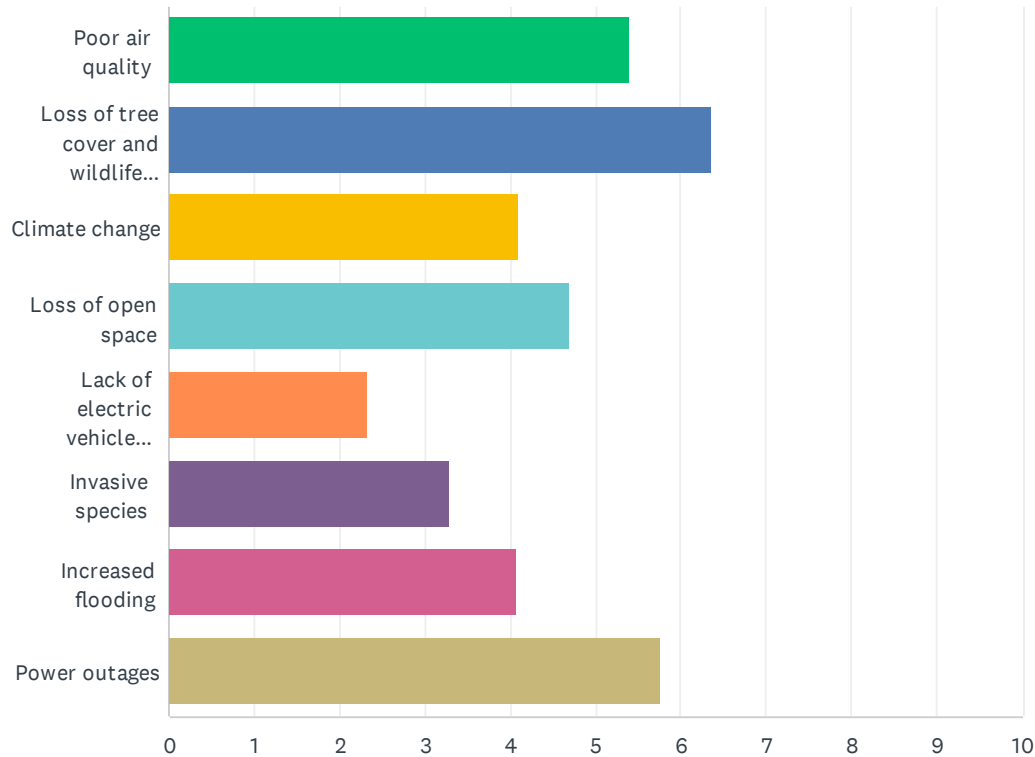
Item 2.

Royal oak. Your schools are far more important for our community then worrying about if we need more room to ride our bikes. Madison heights is facing a lot of bigger issues.

125	The police can ensure safety without having to spend money on fancy curbs or speed bumps.	9/8/2025 11:05 PM
126	speed bumps would be good to have approaching stop signs in residential neighborhoods.	9/8/2025 3:40 PM
127	Traffic calming and pedestrian-centric measures are well developed. The city should not try to reinvent the wheel: use tactics that clearly work in places like Minneapolis or in comparably populated European cities.	9/8/2025 12:59 PM
128	I live on the corner of Delton St and E Greig. E Greig is used as a speedy cut through from John R to Dequindre, especially with the construction on 11 mile right now. People use E Greig as a drag strip, even though a popular busy park (Wildwood) and the middle school are on this road. A child is going to get hurt by these drivers.	9/8/2025 11:36 AM
129	Please don't create more congestion in the downtown area like other cities. It's a pain to drive through Royal oak and I would never move there.	9/7/2025 9:20 PM
130	More policing is proven to not be the answer to traffic issues- installing pedestrian and cyclist safety infrastructure would be a huge win!!	9/7/2025 7:09 PM
131	I thought you wanted people to come here to shop and work? Not restrict those that want to get here. Royal Oak has become a congested ridiculous mess. I and MANY others - young and old, do not even venture thru there any more. You want to be them? Its absurd. R.O. downtown has no where to park. Especially those that are older and have more money to spend but cannot physically walk thru the parking structures. My 20 year old niece fell down a stairs in a parking structure last week and broke a bone in her foot. So its not just older people.	9/7/2025 1:22 PM
132	The narrowing of 11 mile will cause more issues with traffic then improving any city foot traffic. You first need retail and restaurants to start developing before you change all these areas	9/6/2025 11:52 PM
133	Biking often feels unsafe. It would be nice to have a dedicated route that safely connects folks riding bikes from west of i75 to the shopping areas between 13 and 14 mile that are east of i75	9/6/2025 10:13 AM
134	Add low income housing and watch everyone's bike get stolen more than it already does!	9/6/2025 8:07 AM
135	The work on 11 mile currently is horrible. It looks like there will be no center turn lane and with a connection between 696 and 75 is going to cause even worse traffic. I now drive 10 minutes out of my way to get to and from work. It will also increase neighborhood traffic which is already too much	9/6/2025 6:16 AM
136	Eliminate and block of access to residential streets that cut through to main roads from the freeway.	9/5/2025 8:02 PM
137	I wish you would put a speed bump in front of my house. I live at the corner of Garry and Donna.	9/5/2025 5:23 PM

Q32 Please rank the following sustainability and resiliency issues from most pressing to least pressing:

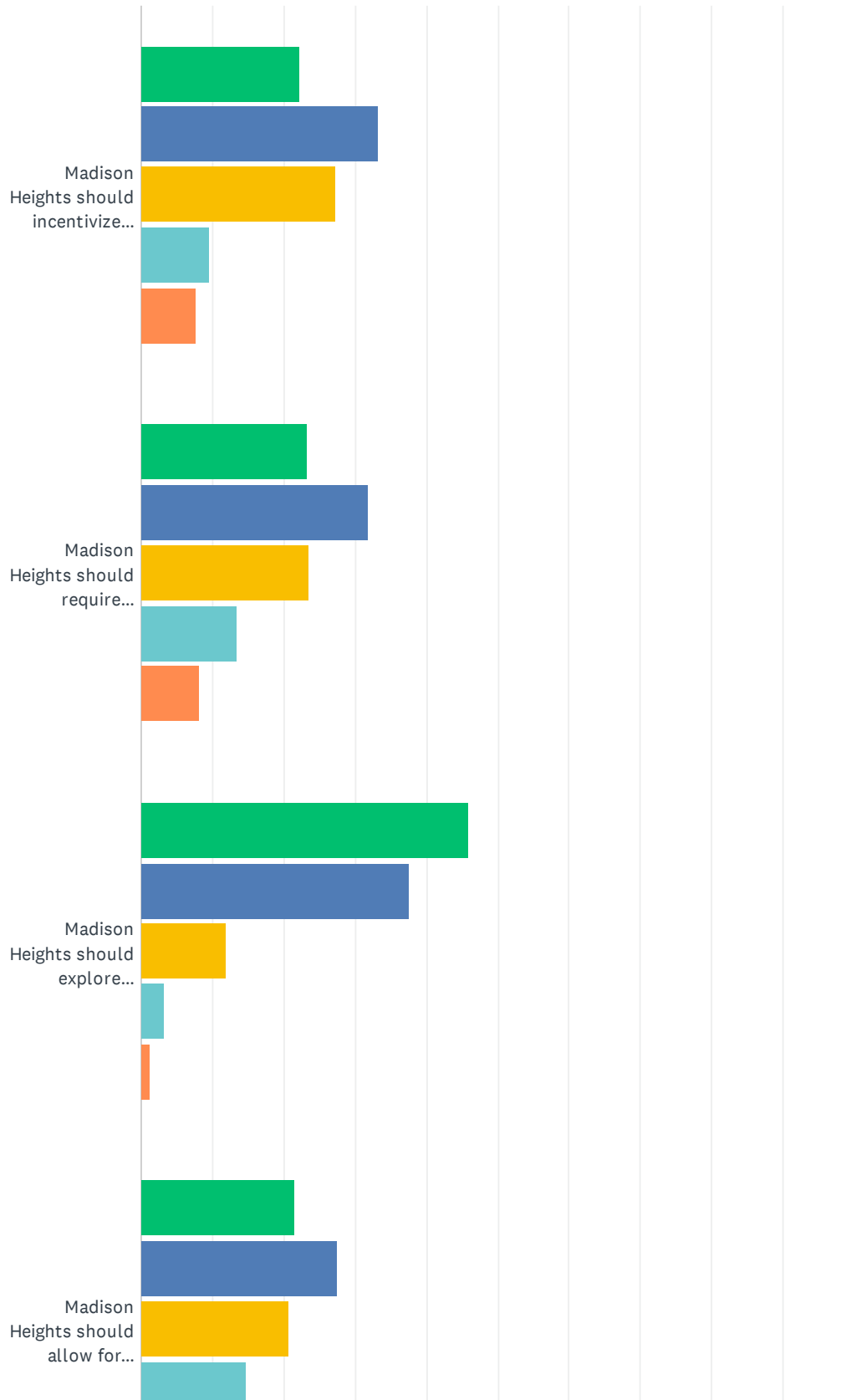
Answered: 439 Skipped: 146



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Poor air quality	15.72% 69	15.03% 66	18.68% 82	18.45% 81	14.58% 64	12.30% 54	4.10% 18	1.14% 5	439	5.40
Loss of tree cover and wildlife habitat	30.30% 133	24.37% 107	16.40% 72	15.03% 66	8.88% 39	3.87% 17	0.91% 4	0.23% 1	439	6.36
Climate change	7.52% 33	6.61% 29	13.90% 61	13.67% 60	16.17% 71	15.49% 68	14.35% 63	12.30% 54	439	4.10
Loss of open space	2.73% 12	15.72% 69	17.08% 75	19.13% 84	19.13% 84	14.81% 65	7.52% 33	3.87% 17	439	4.70
Lack of electric vehicle infrastructure	1.59% 7	1.82% 8	2.28% 10	4.56% 20	10.02% 44	13.21% 58	24.60% 108	41.91% 184	439	2.33
Invasive species	2.28% 10	4.10% 18	8.88% 39	10.02% 44	11.85% 52	22.55% 99	23.69% 104	16.63% 73	439	3.29
Increased flooding	6.38% 28	14.35% 63	10.71% 47	10.02% 44	12.76% 56	12.98% 57	18.68% 82	14.12% 62	439	4.07
Power outages	33.49% 147	18.00% 79	12.07% 53	9.11% 40	6.61% 29	4.78% 21	6.15% 27	9.79% 43	439	5.75

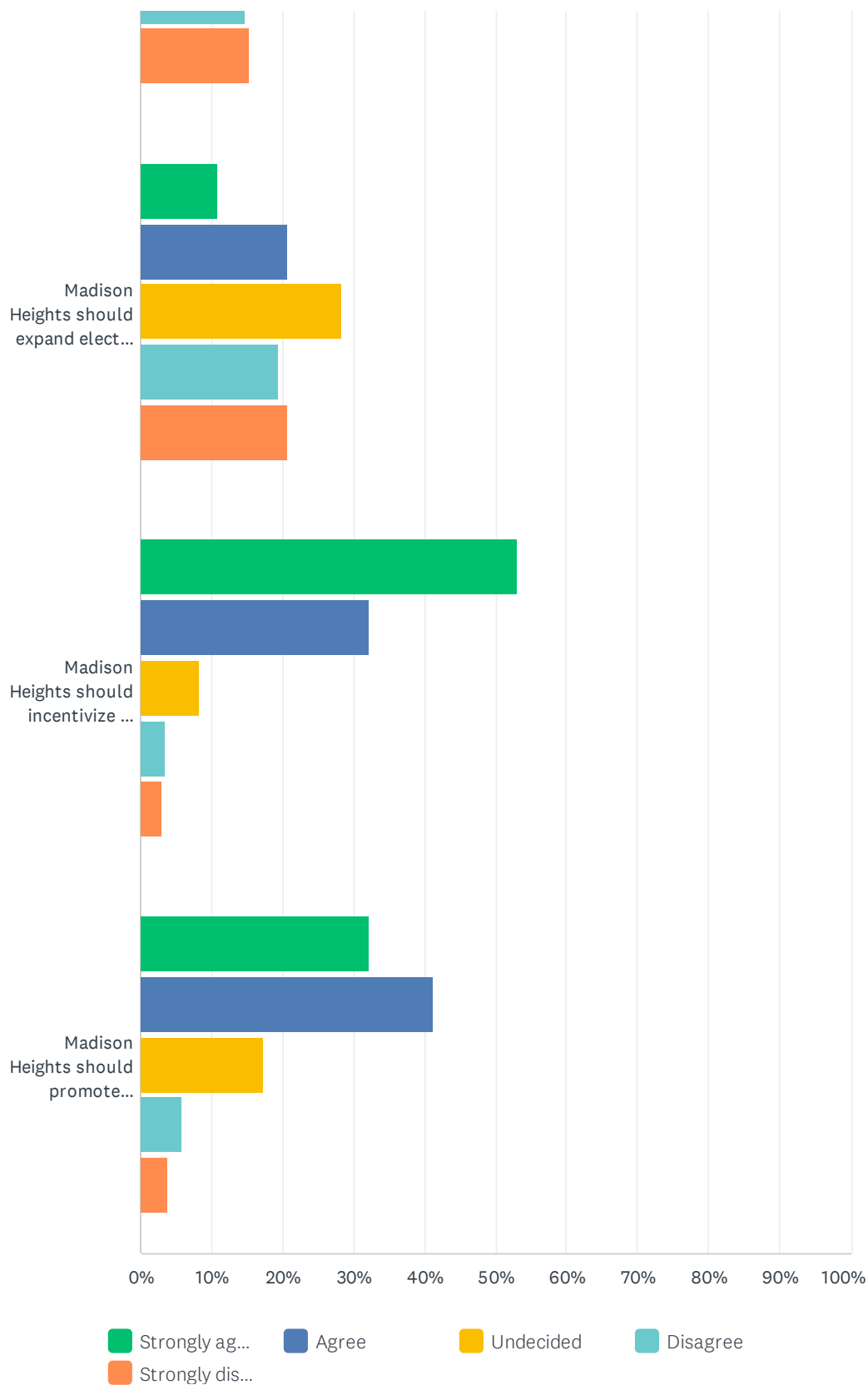
Q33 How strongly do you agree/disagree with the following statements:

Answered: 444 Skipped: 141



142

Item 2.



	STRONGLY AGREE	AGREE	UNDECIDED	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Madison Heights should incentivize green building practices through expedited permits or density bonuses.	22.10% 97	33.26% 146	27.33% 120	9.57% 42	7.74% 34	439	3.52
Madison Heights should require energy-efficient designs in new developments in certain zoning districts (e.g. green roofs, sustainable materials).	23.18% 102	31.82% 140	23.41% 103	13.41% 59	8.18% 36	440	3.48
Madison Heights should explore creative approaches to stormwater management to reduce flooding such as encouraging developments to utilize rain gardens, bioswales, additional landscaping, etc.	45.91% 202	37.50% 165	12.05% 53	3.18% 14	1.36% 6	440	4.23
Madison Heights should allow for renewable energy infrastructure, such as community solar farm installations and electric vehicle charging, as permitted uses in the Zoning Ordinance.	21.59% 95	27.50% 121	20.68% 91	14.77% 65	15.45% 68	440	3.25
Madison Heights should expand electric vehicle charging infrastructure.	10.88% 48	20.63% 91	28.34% 125	19.50% 86	20.63% 91	441	2.82
Madison Heights should incentivize the planting of additional trees and native landscaping through zoning bonuses.	53.17% 235	32.13% 142	8.37% 37	3.39% 15	2.94% 13	442	4.29
Madison Heights should promote community workshops and education materials on sustainable landscaping and green infrastructure maintenance.	32.13% 142	41.18% 182	17.19% 76	5.66% 25	3.85% 17	442	3.92

Q34 What other comments do you have about sustainability and resiliency?

Answered: 79 Skipped: 506

#	RESPONSES	DATE
1	Climate change is here, please try to educate us and encourage us to be more eco conscious in our daily practices. Encourage/teach about native plants and gardening and how to use our land to work the best for us	11/30/2025 10:28 PM
2	I don't know enough about this priority	11/29/2025 12:30 PM
3	Make it easy and cheap.	11/25/2025 5:59 PM
4	Electric vehicles are not selling and are falling out of favor. If you don't want poor air quality and you want to stop "climate change" (which isn't happening), then we don't want electric car which will task the grid and cause more power outages. I've been waiting for the sea levels to raise for over 40+ years and it still hasn't happened.	11/25/2025 5:48 PM
5	Dumb idea. Climate change has been proven false.	11/25/2025 5:42 PM
6	I was horrified when the city cut down every single mature tree on the other side of my street - the whole block (two years ago?) to install new sewer pipes, and never replaced those trees. I couldn't believe it! (East Garry)	11/24/2025 11:42 PM
7	There is a growing presence of unwanted wildlife (skunks, raccoons, opossums) in residential neighborhoods compared to previous years. It's causing property damage concerns amount residents.	11/24/2025 10:08 PM
8	Free/very low cost fees for city-sponsored large tree trimming and dangerous tree removals.	11/24/2025 7:02 PM
9	Plant trees!	11/24/2025 5:44 PM
10	I would support installing nice landscaping in public spaces. Nice trees, shrubs, and gardens. Other than some old trees, there is none of this in my neighborhood park (SW corner of 13/John r). Some picnic tables would be nice too.	11/24/2025 4:04 PM
11	Plant more trees	11/24/2025 3:26 PM
12	Electric cars, charging stations, and solar farms increase pollution by the materials not being recyclable and require maintenance that the city just wants to put on consumers.	11/24/2025 2:49 PM
13	I don't think the city should spend money in EV vehicle charging. Not enough infrastructure to support and we don't know if this will be a staple in our lives or just a Experiment	11/24/2025 1:40 PM
14	If you're gonna plant more trees, the stretch on Stephenson between 12 mile & 15 mile has an abundance of space for trees. Trees should not be planted on resendential property without permission from home owner. Whose gonna rake the leaves when I'm too old???	11/13/2025 10:00 AM
15	Flooding can be controlled by building underground storage on stephensen hwy. Dig up the islands in the center, this is easy cheap construction and the land is free of buildings. Teach people why streets are use as retention basins in storms so they understand minor street flooding.	11/13/2025 2:13 AM
16	Absolutely needs to be a priority. This is a long term plan that will be the norm e eventually (NASA predicts we will hit 1.5 C global warming by 2040) so invest now! It's also more attention grabbing and attractive when things are green/eco friendly. Also, we definitely need more trees over sidewalks. My car got a flat and walked from Belle Tire, to Madison heights tire and auto, and to my house (Gardenia and John R) 3x in one day this summer. I was DYING from the heat and sun. There was no coverage and had to stop in Biggby to cool off.	11/12/2025 3:02 PM
17	Very happy MH is asking these questions of residents! There are many areas that need tree coverage.	11/9/2025 7:13 PM

145

Item 2.

Where I live, of the wind blows in from the east, I have to live with exhaust smell from one of the businesses on Stephenson.

11/8/2025 9:12 PM

19	Offer programs for native seeds sharing, plant/trees to give out to plant in our yards, and community gardens	11/8/2025 11:34 AM
20	Sounds like unnecessary spending	11/8/2025 11:12 AM
21	We shouldn't invest in vehicular charging, unless it brings revenue to the city, and all revenue should go to our roads.	11/8/2025 10:12 AM
22	Would like to see roadside food composting	11/7/2025 9:20 PM
23	Too many power outages I'm concerned if more people are charging Evs it will effect our grid	11/7/2025 7:09 PM
24	I have a concern if things aee more "natural" it would increase rats and residence would not do yard upkeep. "Natural" landscapes with large plants and unkept yards.(Femdale's no mow May)	11/7/2025 5:44 PM
25	Streamline solar installs and press for self installed patio solar	11/7/2025 3:13 PM
26	Please prioritize green spaces, creating more parks, community gardens, and using less weed killer/chemicals on public property.	11/7/2025 3:06 PM
27	Power outages need to be addressed. The current power line system is old, and DTE refuses to cut trees around power lines.	11/7/2025 2:44 PM
28	We have too many city trees that are not being taken care of. The handicapped and elderly cannot handle over grown trees, snow removal or lawn maintenance	11/7/2025 12:51 PM
29	Stop trying to creat wasteful programs that will absorb and waste tax dollars for the sake of virtue signaling	11/7/2025 12:49 PM
30	Make better way of land we have like use solar panels on build so we dont have to pay power and more like park structures to keep vehicles clean the overheads where we keep the police vehicles out and about wow they should be at least in the overhang the overhang could use solar power	11/7/2025 11:32 AM
31	Current infrastructure cannot support more EV.	11/7/2025 11:08 AM
32	Adjusting zoning ordinances to encourage native planting and sustainable energy sources (solar panels) are easy and cheap ways to encourage adoption. Trees and flowers and open spaces encourage use of land and makes the city much more beautiful and attractive. We could consider similar incentives that Oakland county (or Royal Oak) rolled out for creation of rain gardens, planting native trees, etc. Making it easier to build and plant encourages use and it's a cheap way to get things done. "The Path of Least Resistance"	11/7/2025 10:57 AM
33	Park maintenance is important too.	11/4/2025 12:13 PM
34	All of these topics are hugely important and by Madison Heights making an effort to address them will set the city up to be resilient to the continued threat of climate change. If the city could incentive sustainable actions by citizens it will help the whole city	11/1/2025 10:21 PM
35	Replace trees lost by invasive species (emerald ash borer, oak wilt, dutch elm disease etc.) lost in past decades and prepare for coming infestations like the lantern moth thru education and native resistant species.	10/30/2025 10:48 AM
36	I don't like the arbitrary words zoning bonuses. What does that mean? Madison Heights should incentivize the planting of additional trees and native landscaping, PERIOD.	10/28/2025 10:02 PM
37	Solar panels should be part of flat roofs as to not take up additional space but space already taken or utilize live roofs	10/27/2025 7:55 PM
38	Please control the rat problem.	10/27/2025 3:03 PM
39	There's nothing green about renewable energy	10/27/2025 2:14 PM
40	We need more trees. There should have been a tree replanting projected after the trees were taken out years ago. Due to infestation	10/25/2025 3:46 PM
41	None	10/25/2025 3:20 PM

146

Item 2.

32-only care about loss of tree and wildlife. Start there. The rest of this section...way too costly. Let private businesses develop these attributes.

10/23/2025 2:18 PM

43	I would hope the city would incentivize ALL builders through expedited permits and density bonuses. Electric vehicle charging stations are a retail operation, not a city function. A community solar farm is ludicrous - the city does not have enough open land to justify them - the loss of retail/commercial tax revenue potential for that land would be enormous.	10/20/2025 3:05 PM
44	The city should implement neighborhood gardens. Small local spots for neighborhoods to get fresh produce. Could be maintained by neighborhood volunteers or by employed horticulturists	10/18/2025 10:25 AM
45	Absolutely encourage native plant growing, providing citizens with tools and resources for promoting growth of native flowers and trees.	10/18/2025 9:48 AM
46	I'm not sure how much MH is invested in solar power, But this need to be increased.	10/16/2025 11:38 AM
47	Focus on EV is old news. There is no longer a requirement so it is not the most feasible and not a priority the city should be addressing.	10/15/2025 6:05 PM
48	Anything to increase nature & help it live in harmony with our neighborhoods is a high priority for me. Air Quality - wise, my biggest issue is the Canadian Wildfires. I have had a couple power outages over the years, so burying lines would be great! Plus, it helps us have more "above ground" space for nature and looks a little more updated.	10/14/2025 8:58 PM
49	Protect the old trees. Their benefits cannot be matched by multiple smaller trees. Their benefits are vast and take a long time to build up/grow. Protect green spaces, remove areas with mass invasive species like Tree of Heaven, burning bush, etc. Phase out fireworks: they are extremely disruptive to wildlife, polluting (heavy metals, and other toxic substances), dirty and destructive. After every firework holiday there are many injured and lost animals/wildlife. Heavy trash in streets and all surrounding backyards. The mental toll on veterans and other sensitive groups. There has been a big increase of massive, illegal fireworks, with no punishment or enforcement. Maybe just do the city fireworks only. Such events do encourage residents to come out and experience the city together.	10/14/2025 7:15 PM
50	Most of our parks and schools could use more trees planted at a minimum. Tons of wide open wasted space. Older trees throughout neighborhoods need to be trimmed and groomed more frequently.	10/13/2025 12:03 AM
51	Most of it is a money grab and a scam	10/10/2025 8:28 PM
52	Community gardens!!!	10/10/2025 6:27 PM
53	Love and use the new food composting site, expansion possible?	10/9/2025 5:43 PM
54	I was very disappointed when Council declined to let Costco put in EV charging stations. The library, health clubs, restaurants and big box stores should all have at least five (with the potential to ten)charging stations. I think we should utilize parking lots and allow industries and businesses to install roof top for overhead solar panels before snagging any open green spaces.	10/9/2025 4:27 PM
55	I think by providing incentives that residents can do to help make the community greener, safer and sustainable will not only create accountability among its residents but pride within our Madison Heights neighborhoods	10/9/2025 8:40 AM
56	Parts of the city are like deserts. Pedestrians would benefit from walking under canopies of tree-lined streets.	10/9/2025 2:45 AM
57	Here we are considering WASTING more money on things that are not going to be used. We do not need electric car chargers, we do not need green building requirements which historically offer VERY LITTLE RETURN on investment. Who is coming up with this nonsense!???	10/9/2025 12:28 AM
58	More trees planted. Residential areas	10/8/2025 7:33 AM
59	Can we just plant as many trees as possible? It's raises curb appeal tremendously	10/7/2025 10:20 PM
60	Contractors are now used to green requirements so any new build should really have that in mind	10/7/2025 12:24 PM
61	Ive requested a street tree in the front of my house for the last two years and never received	10/6/2025 8:37 PM

147

Item 2.

one. I called and left a message to inquire as to why and never received a response. Very disappointing.

62	Consider solar farms to cover parking lots.	10/6/2025 6:21 PM
63	Better code enforcement and ensuring landlords maintain properties.	10/6/2025 5:28 PM
64	This city should have a farmers market at least 1x per week during nice months to encourage buying plants, produce, meat, eggs, etc that are local	10/6/2025 5:14 PM
65	There is no such thing as climate change	10/6/2025 4:29 PM
66	The trees / bushes / greenery are wonderful as long as they don't block intersection visibility. 9 mile in Oak Park is a nice example over all	10/6/2025 4:20 PM
67	We need more nature! Not dull city life and electric cars. We have enough ev chargers locally. Plus the city is only 4sq miles big.	10/6/2025 2:56 PM
68	Please go green by enhancing our natural landscapes and parks. Not by adding in fake environmental solutions like EVs. All they do is pretend to help the environment. EVs are destroying our planets natural resources, and are a HUGE fire hazard.	10/6/2025 2:51 PM
69	PLEASE remove ALL the Tree of Heaves. They are the host plant for the very invasive Spotted Lantern.	10/6/2025 2:17 PM
70	Improving non-motorized transportation options also improves sustainability and resiliency AND safety. Multiple wins with one change!	9/27/2025 9:13 PM
71	EV vehicles are zero emissions but the power plants suppling power are not green!	9/20/2025 9:05 PM
72	I fear for the future of out species, the City should do what it can to contribute to the war on climate change	9/17/2025 4:01 PM
73	Solar farm is an absolute bad idea that's actually worse for the community and worse for our planet. More trees should be planted. It would help climate change. It would help the temperature. Overall it would save on electricity for shade and it would also help the animals in the area. Electric vehicles are terrible for all of us. The energy, everything it creates to make these electric vehicles and Madison heights does not have a lot of money. The people's income in Madison heights is not matching the income for the cities who have a lot of electric vehicles. We might have less than 20 people who own electric vehicles in Madison heights. There is no reason to make infrastructures for electrical charging. And again, Madison heights has nothing Grand to go to so you will not have travelers or people with electric vehicles coming to Madison heights. There's nothing going on in Madison heights. Nothing whatsoever.	9/10/2025 9:13 AM
74	Electric cars were a fad and will be phased out. Solar is not worth the use of space. Hydrogen is the fuel of the future.	9/8/2025 11:10 PM
75	How far are people driving to get to Madison Heights? I think encouraging EV infrastructure in new development is generally good, but I fail to see a true shortage since the vast majority of residents would exclusively use at home ev charging. Building green spaces, promoting naturalized landscaping, and incentivizing invasive species removal will have larger and more immediate climate benefits for our community.	9/8/2025 1:06 PM
76	Community garden please! Fruits, vegetables, native flowers and herbs.	9/8/2025 11:38 AM
77	Our Tax's are high enough already. They do not need incentives we pay for. None of this stuff should be "required" if it works for them, it will happen anyways. Stop with the weird new trees they are planting at the curbs. Mine sheds branches with every wind. Why aren't mulberry trees on the list of prohibited vegetation. These things are Horrible!!!! and highly invasive.	9/7/2025 1:37 PM
78	I own an EV, but I charge at home and don't need a ton of infrastructure locally. Charging along interstate highways is more important.	9/6/2025 10:44 AM
79	Madison heights needs to get rat problem under control	9/5/2025 9:54 PM

Q35 Do you have any other thoughts, ideas, or comments that you wish to share as part of the Master Plan update process?

Answered: 145 Skipped: 440

#	RESPONSES	DATE
1	The recent bond proposals regarding school improvements were voted down, however this does not mean the community is not in favor of those improvements. In my opinion, the improvements are absolutely necessary but since our taxes are already so high in Madison Heights (compared to neighboring cities) I believe the money for those improvements should already be available to use if the city managed the funds correctly and prioritized school improvements. No to tax increases, yes to prioritizing schools.	12/14/2025 6:24 AM
2	We have a horrible rat issue, I have killed 21+ in the last 6 months and we have no triggers in our yard	11/30/2025 10:29 PM
3	It seems residents have little consensus re the continuing need for two school districts in our small community. What made perfect sense 50 yrs ago needs serious and creative attention today bc it seems the school taxes are out of line w other communities	11/29/2025 12:36 PM
4	Thank you for your interest in the community opinions.	11/29/2025 10:09 AM
5	We need a community pool	11/28/2025 3:45 PM
6	Please resurface Campbell between Whitcomb and 14 Mile.	11/26/2025 4:54 PM
7	Please plan wisely	11/26/2025 3:41 PM
8	Good luck!	11/25/2025 6:00 PM
9	Fix 11 mile	11/25/2025 5:43 PM
10	I just hope you really take to heart the comments and wishes of the citizens.	11/24/2025 11:44 PM
11	No	11/24/2025 9:40 PM
12	No road diets. No bike lanes on major roads. Better traffic light timing coming out of neighborhoods. Takes too long to get into major roads.	11/24/2025 8:52 PM
13	Encourage/enforce the beautification of the BUSINESS front facades and entrance/sidewalk pavements, especially directly on John R between 11 Mile and 12 Miles. A bench at the bus stops, not all of them have a bench to sit.	11/24/2025 7:09 PM
14	Enforce our standing codes. Clean up the commercial buildings. This city looks terrible.	11/24/2025 4:48 PM
15	The bus stops are along 13 mile are undesirable. The kill traffic flow. It would be better if buses had a shoulder they could pull over on. There is always a lot of trash and on the corner of 13/ John r. It makes the area feel run down. Very importantly, it would be great to disallow beggars and pan handlers from loitering on street corners. It makes the city feel less safe and run down. Also very importantly, PLEASE outlaw door knockers from soliciting.	11/24/2025 4:07 PM
16	Do not build any more housing. At all. Zero.	11/24/2025 3:27 PM
17	Fix are roads and streets. Undo what the city did last year to 11 mile and John R to increase traffic flow.	11/24/2025 3:03 PM
18	Not sure.	11/24/2025 2:58 PM
19	Fire the city planner and city council members and make everything a vote on the citizens. Road diets have already proven to be more detrimental than helpful.	11/24/2025 2:49 PM
20	Need no parking on this side of street signs in neighborhoods by stop signs	11/24/2025 1:22 PM
21	Focus on street art and green areas! Nice restaurants, terraces, benches and parks. One clock in the downtown tower is incorrect	11/14/2025 3:47 PM

149

Item 2.

22	Dont try and force a walkable downtown where there isn't one, just because you say it's downtown doesn't make it so. Madison Hts. Is a residential & commercial city, with awesome city services. Please don't try and Royal Joke our wonderful city!	11/13/2025 10:05 AM
23	Get rid of the 11 mile road diet. I can give 5 local examples where the creation of a down town does not work. Get rid of the downtown commision as their goals are not achievable. Fix the clock tower.	11/13/2025 2:15 AM
24	Please hire a GREAT architect firm and a GREAT designer. The exterior of buildings are the companies/city resume.	11/12/2025 3:03 PM
25	Before deciding to make major changes to main roadways, please study traffic patterns. 11 Mile is more congested and slow now.	11/11/2025 10:01 PM
26	I have lived in MH for 8 years and these are all issues that I believe in, and if implemented,will make Madison Heights a better community.	11/9/2025 7:17 PM
27	I'm curious as to how much tax benefit the city of Madison Heights is getting from all the dispensaries that are in the city. Plus, what's up with all the car washes that are being built	11/9/2025 2:51 PM
28	Reduce/Eliminate the number of rental homes in the city, renters have zero skin in the game, live here today gone tomorrow, over and over. Homeowners that live in their home take more pride in their neighborhood and city and are more likely stay here for many years.	11/9/2025 11:56 AM
29	Tear down the incinerator stacks-convert and connect it to silver leaf park/golf course, offer more green space	11/8/2025 9:13 PM
30	I hope the city goes back to its small town roots. There's too much traffic and congestion with Ice 75 and 696. The new 11 mile one lane slim down is honestly a travesty and such a waste. My water bill is insane.	11/8/2025 6:39 PM
31	Do not impede the flow of traffic. Bike lanes should not exist. Eliminate all curb bump outs. Fix the bumpy roads instead of all the other ideas.	11/8/2025 2:06 PM
32	Just stop wasting our money.	11/8/2025 10:13 AM
33	Build us a downtown please! More small businesses! This city is a giant corporate concrete jungle. Let's turn it into a thriving community for the people.	11/8/2025 8:16 AM
34	New residents are less likely to stay because the tax rate is so high yet we don't live in areas with all the amenities like Royal Oak, Birmingham, and Troy. I think the city needs to audit their budget and ensure every tax dollar is being utilized effectively and in the benefit of tax payers before asking for millage increases.	11/7/2025 11:03 PM
35	i think people are most concerned about affordability over anything. community and environment are important. but the citizens help nurture that. they won't be able to nurture because they can't afford to.	11/7/2025 7:19 PM
36	My home is on a residential street that has been rezoned. I do not want apartments of any kind next to my house or on my street. Keep the residential streets single family homes.	11/7/2025 5:45 PM
37	Reduce our taxes. Ours shouldn't be higher than Birmingham	11/7/2025 5:28 PM
38	None	11/7/2025 5:23 PM
39	Please shut down the number of Airbnb's in the neighborhood. These types of people are on vacation and partying until 2am in a Tuesday when some of us work at 6am.	11/7/2025 5:13 PM
40	Thank you for allowing the residents to take this survey, I hope you actually look at them and take the advice and help the city progress.	11/7/2025 5:09 PM
41	Reduce residential property taxes to attract new young home buyers and increase property values - make this a differentiator. Enable lower taxes by deprioritizing non-essential city developments, expenditures, etc.	11/7/2025 3:46 PM
42	COMMUNITY GARDENS!!!!!! they are incredible ways to build community, address food insecurity in our neighborhoods, provide educational opportunities for kids, and give our community access to fresh, healthy, and local food. If Madison Heights provides the space I would be more than happy to help organize and facilitate a community garden. Produce can even be sent to our local food pantry!!	11/7/2025 3:08 PM

150

Item 2.

I think the city will either turn out like royal oak, or hazel Park. If the city utilizes mixed use zoning and promotes the walkability of the neighborhoods and downtown area, it'll become like royal oak and will likely prosper

11/7/2025 2:45 PM

44	When considering the Master Plan I believe there should be a future plan of schools considered if districts were to close or consolidate that fits. Sr living in next 15 years	11/7/2025 2:26 PM
45	I can't say this enough: please regulate short-term rentals. They are a nuisance and should not be allowed to continue being a nuisance.	11/7/2025 2:14 PM
46	Improve the sidewalks in the neighborhoods. Enforce the codes in place for overgrown weeds and lawns.	11/7/2025 1:59 PM
47	It would be great to see things that would draw in/keep young families here. Besides parks, there aren't many options and a lot of the parks are really run down or feel unsafe	11/7/2025 1:37 PM
48	More family parks	11/7/2025 1:35 PM
49	Please find more services to help the disabled and seniors in the city for services such as lawn and tree maintenance, snow removal, dependable transportation through the city for shopping and such.	11/7/2025 12:52 PM
50	Let's do this!	11/7/2025 12:17 PM
51	Keep up the passion and hard work! I genuinely want to see our city thrive and become a downtown hot spot.	11/7/2025 11:57 AM
52	Give way free diaper	11/7/2025 11:32 AM
53	We need to allow all groups to use public spaces for gatherings. If radical gender groups can host events at local parks, my church should be able to use them as well.	11/4/2025 4:39 PM
54	Incentivize residents to maintain their property.	11/4/2025 12:14 PM
55	More recreation spaces for all ages if very important. Also the website being updated to a modern form would help the city be more approachable to people so they can find the services they need. Would also love to see a resident compost pickup program rolled out for citizens and businesses	11/1/2025 10:22 PM
56	Keep it simple. Improve things for the citizens. Make things easier not harder. Spend money on people, not things.	10/30/2025 11:08 PM
57	I wish you would ticket businesses for not taking care of their property: mowing, shoveling fixing parking lots.	10/30/2025 11:58 AM
58	Stop allowing liquor/vape-weed or pawn shops anywhere near our schools or daycare facilities for the obvious reasons. Addiction breeds stupidity.	10/30/2025 10:58 AM
59	I want you to send someone down Dequindre after 3pm and time how long they are in the left hand turn lane. Also have them count how many times they could have gone if the red arrow was flashing. More street cleaning. Once a month with all of this construction was unacceptable these last month.	10/28/2025 10:08 PM
60	We are being taxed to death and our water quality to cost is insane. Feel like we wouldn't keep getting rate increases if someone at the water works or city knew how to budget	10/28/2025 5:08 PM
61	Please don't turn the open space on Gardenia (Korean Church) into a development. It's one of the few open /green spaces in that neighborhood.	10/28/2025 2:54 PM
62	Bring basketball court to Rosie's and think of residents of the area and traffic before making poor decisions for road changes.	10/27/2025 7:57 PM
63	Something to curb all the pan handling. Reducing 11 mile to one lane was a bad idea. Now traffic is bad.	10/27/2025 7:11 PM
64	Crime rate needs to be reduced. Crazy drivers with no police around, taking the lives of innocent people.	10/27/2025 4:29 PM
65	Control the rat problem and enforce houses near downtown District to be up your code. Nice yard. No garbage.	10/27/2025 3:04 PM
66	No more taking lanes for cars away	10/27/2025 2:14 PM

67	We are surrounded by so many thriving Cities.. Hope to truly see some changes in Madison Heights. The prices of homes are going up but that not the quality of homes or the city.	10/25/2025 3:47 PM
68	No	10/25/2025 3:20 PM
69	Take it slow with great thought and consideration to overburdening the roadways. We have lived in an area where they kept putting up homes and the roads couldn't keep up. The result was accidents and road rage. Know who you are building for. Young families? Low income families (which is fine)? Retirees? Build responsibly and fairly. Don't focus on one group. Lastly, help existing businesses to improve their curb appeal. Funding and providing incentives or even the labor will encourage business owners to take responsibility for their premises. Also consider some sort of city legislation that will require business owners to meet a minimum of standard care.	10/23/2025 2:29 PM
70	Don't reduce traffic lanes. Rush hour is very busy	10/20/2025 1:35 PM
71	Hazel park has done a nice job at impending strategies to making walking, biking, and non motorized transport safer and more convenient. Madison Heights should do the same. Encourage business growth of restaurants/bars by provided tax breaks and incentives, penalizing vacant building owners, increasing accessibility through improved sidewalks, and through continued management of non-motorized bike paths/lanes.	10/18/2025 9:51 AM
72	I would love to see more embrace into electric car charging in the city. If I have to fast charge at last minute, I've got to drive into neighboring cities for a quick 10 minute charge.	10/16/2025 12:37 PM
73	Listen to your residents; and do not simply request input and not fairly utilize same. Trendy is not necessarily a means to success. Having happy residents who enjoy the neighborhoods and neighbors they currently live in is what should be focused on.	10/15/2025 6:06 PM
74	Hazardous Waste needs to be simpler. Even a once-a-year local collection, like our Spring Yard Waste collection, would be huge! The 11 mile redesign is a waste. It redirects people Away from Madison Heights - take I-696 or 12 mile to get where you're going. It is also the furthest from parks, city hall, and the library. The waste can change is a PITA. No published list of additional charges & costs. No small recycling bin. Things that used to be included in our taxes - multiple large items and no bin - are no longer offered. We don't have any help with trash issues from the city, leaving the residents to fend for themselves.	10/14/2025 9:05 PM
75	MH does feel like it's lacking in some aspects, but doing well in others (like the beautiful trees and green spaces). It has a natural charm to it that can be accentuated rather than overtaken and overdeveloped into the cookie cutter, unremarkable developments of surrounding cities. It's nice as a quarter city, and can be updated in ways that keep it charming.	10/14/2025 7:19 PM
76	Lower property taxes, more frequent street cleaning services and tree maintenance. Plant more trees at parks and on boardwalks in front of homes without trees. Vacant commercial buildings are unattractive. Most commercial buildings on 11 mile and north on John R are unattractive. Maybe offer some type of incentive to commercial buildings that take pride in their appearance. Also Front yard gardens are a eye sore too many throughout the neighborhoods	10/13/2025 12:09 AM
77	Don't ignore the voters voices on this like Royal Oak did . enough of wasting money on this climate change fantasy!	10/10/2025 8:31 PM
78	Get rid of all the old shops and empty lots and cracked parking lots by adding walkable shops like bakeries and dog fountains	10/10/2025 6:28 PM
79	Beautify the city by ordinances that stop garbage cans in front yards, holiday decor up for months etc	10/10/2025 10:50 AM
80	Encourage non-profits to locate in the city and publicize volunteerism	10/9/2025 5:45 PM
81	Sustainable values are the place to stand in. Make decisions consistent with our values. And remember, diversity, equity, and inclusion ARE American values, very adaptive for a community that works for everyone, with no one left out. Also, redeveloping 11 mile and John R where the MDPS schools are when the District finally goes belly up should be planned for. A thorough analysis of demographics and market share for MDPS as an educational provider will show that the District will continue to slide into a condition it won't be able to recover from. The city should be aware of the potential needs in those geographic areas.	10/9/2025 4:33 PM

I would really like the down town to have more businesses.

10/9/2025 3:55 PM

83	Take a look at all the old unkept building and do something about it. Take a look at the house that are unkept and do something about it. Get rid of The school district on the south end and develop the property to benefit the city and community.	10/9/2025 1:14 PM
84	A total waste of taxpayer money! Spend more time utilizing money to improve life for taxpayers. Madison Heights was not originally designed as a walking downtown, don't fix what isn't broken. Spend more money on roads and planting trees for better air quality.	10/9/2025 11:38 AM
85	Bring back the holiday decorations throughout the city	10/9/2025 9:54 AM
86	Once again, I'd just like to emphasize how valuable it would be to have a dedicated Community Center for ALL to use! Rooms for various types of classes and workshops, a gym area for athletic classes and intramural leagues for children and adults, an inviting area to sit and relax for a bit, areas to be rented for social events such as Scout Eagle Court of Honor celebrations, and maybe even a pool to be used for swim lessons, water aerobics, lap swimming, and open swim for all to enjoy!	10/9/2025 9:40 AM
87	The cost has already gone up so much that most residents are affected so I think it's important to find SAFE and cost-efficient solutions to these initiatives	10/9/2025 8:41 AM
88	City employees and government seem to be honorable and to care for the city. Personally, keeping the city safe is what's most important to me. I'm happy to pay taxes for the services the city provides. Unfortunately, the Madison School District, which sadly the city does not control, is not making a good impression on residents or families that might consider moving here. Many homes in our Madison District neighborhood display signs saying their children graduated from Lamphere schools or schools from some other district.	10/9/2025 2:46 AM
89	Lower property taxes and stop wasting money on senseless projects which are often simply based off virtue signaling to a minority of people who care about these things. Clean the city, help get rid of rats, and IMPROVE the schools with an actual BUDGET and accountability through the channels the city has an impact on.	10/9/2025 12:30 AM
90	Pushing DDA and these curb reconfigurations AWFUL ideas.	10/8/2025 8:05 PM
91	Take care of the neighborhood you have before worrying about new ones. Start with 10 Mile and work your way north. Doesn't do any good to worry about new neighborhoods when you have old ones that need updating	10/8/2025 5:24 PM
92	More trees planted and splash pads for kids at all of our parks	10/8/2025 7:34 AM
93	Rent control and make slumlords responsible for keeping housing up to code. This survey has done NOTHING to talk about the blight crisis facing the city.	10/8/2025 6:26 AM
94	Love the city, but taxes are too high. It genuinely makes me want to move.	10/7/2025 10:22 PM
95	11 mile and the new garbage is a joke	10/7/2025 3:15 PM
96	I understand that this survey is regarding the overall long-term future of Madison Heights. We have 4 daughters the youngest is 5. We appreciate the consideration that is being made for our city. Unfortunately because we live on the south end, specifically Lorenz, we do not appreciate several of the housing questions. It SCARES us!!!	10/7/2025 2:03 PM
97	Start with 11 mile from stephenson as a downtown build then work to john r and spread it on john r from there. The draw from royal oak and 75 is the cleanest way. Also, the new sidewalks on 11 should really have been wider. We were told they would be huge with like a walking side and biking side but they look normal and dont have that wide space for bikes, walkers and dogs you had on the blueprint you sent out.	10/7/2025 12:27 PM
98	I would be interested in seeing the city opening a city outdoor pool and gym for resident	10/7/2025 11:12 AM
99	Please please please make a city calendar!! This would go so far for making sure citizens are informed and aware of what's happening in the city!!	10/7/2025 9:53 AM
100	Don't think this is part of the Master Plan process, but Fix the damn road! John R between Gardenia & 12 Mile area.	10/7/2025 9:41 AM
101	I 100% support the 11mile road diet. Have to build something to attract business.	10/6/2025 11:42 PM
102	The roads, side walks and cross walks are not the factors that makes walking feel less safe	10/6/2025 10:31 PM

153

Item 2.

but rater all the very scary motels near me and questionable guests that frequent them. This area needs help the most 3 worriessome motels all next to each other with high police presence. I'm devastated by the new 11 mile. I fear it is actually harming my business as folks are avoiding the area. It feels less safe to drive down with the lames going down and all the high curbs.

103	You changed 11 mile ,the road should have been completely redone ,cracks holes cement missing	10/6/2025 9:53 PM
104	Yes. There should be a sense of urgency to instill pride throughout the city to clean up and improve both commercial and residential properties. It's really sad for a small city like Madison Heights to look so run down. Everyone has a responsibility to maintain and improve their properties.	10/6/2025 8:40 PM
105	Combining school districts and limit out of district kids	10/6/2025 8:02 PM
106	We need a cross Country course in the city....Lamphere has none	10/6/2025 7:29 PM
107	I think rezoning for new housing opportunities for families and single people households would be a great idea if works in Clawson why not here.	10/6/2025 7:26 PM
108	No	10/6/2025 6:57 PM
109	There should be an annual or every 6 month announcement on plans for vacant or undeveloped properties within the downtown district. For example the northwest corner of 11 mile and John R. Has had a "coming soon" sign for years with no updates to be found. It's in the middle of the district, something should be done with the land.	10/6/2025 6:37 PM
110	Lived here 20 years and seen a decline, more drugs and crime, more rentals, less care and consideration of neighbors and neighborhoods.	10/6/2025 5:30 PM
111	I love living here and I love the developments made to the downtown area so far!	10/6/2025 5:22 PM
112	Stop taking away streets. More and more vehicles on the road each year and we need more roads, not less	10/6/2025 5:16 PM
113	PLEASE continue building out the downtown. PLEASE! Many residents want it. Those complaining will complain about anything. I love living in MH but we need to continue to make this a city young people want to live in and move to. It would also help improve the health of its residents. Coffee shop, book shop, bicycle repair shop, restaurants, etc.	10/6/2025 5:09 PM
114	We are not Birmingham royal oak or ferndale. Maintain the side streets and infrastructure, code enforcement and quit spending money on crazy ideas.	10/6/2025 4:30 PM
115	No	10/6/2025 4:27 PM
116	Please keep moving the city forward. A person I met told me Royal Oak is spilling over (similar to Ferndale spilling over to Hazel Park) That is a good idea thing :)	10/6/2025 4:21 PM
117	Can we stop every yard from flooding?	10/6/2025 4:14 PM
118	I think we need all new members on city council & the planning team. The current people think that the taxpayers is made of money & should fund all of their ideas.	10/6/2025 3:46 PM
119	Don't lose the hometown feel of our city and open spaces. Maintain all our beautiful parks and keep all our green spaces. No more road diets	10/6/2025 3:33 PM
120	Need to fix the 11 mile traffic after the downtown changes. Going westbound on 11 mile, there is only 1 lane from Wolverine to Lorenz. When cars turn left to Wolverine, Rialto or Tawas, it blocks and stops traffic on westbound 11 mile. Either make it no left turn to these streets or open back up the old right lane so cars can pass, then make it right turn only at Lorenz. It is confusing and dangerous right now. Another concern is Airbnb in the city. Don't feel these are regulated enough. My neighbor is a rent by room and we have many different people coming and going, daily. Short term room rental needs addressing. The house should be required to add 6 foot tall vinyl privacy fences and some sort or curb appeal.	10/6/2025 3:21 PM
121	Get rid of Madison public schools we only need one school district you can use that land for a batter downtown area and retail space that everyone would use	10/6/2025 2:58 PM
122	Fix the "downtown" from John R to Dequindre on 11 mile. That money should've helped the highschool right there. You want "downtown" to be welcoming? Let's get Madison High	10/6/2025 2:58 PM

154

Item 2.

upgraded!

123	Please do not look to cities like royal oak or ferndale to emulate. Look at Troy, is there a downtown? Is it a thriving city still? Please do not "go woke" because it is not the right thing to do with our taxes.	10/6/2025 2:52 PM
124	Stop raising taxes and spending money where the residents do not want it spent.	10/6/2025 2:33 PM
125	Repave John R between 11 and 12. Never do what they did with 11 Mile construction again, an absolute disaster and mis-use of city funds.	10/6/2025 2:30 PM
126	Please let us updated with the results of the survey, & next steps.	10/6/2025 2:04 PM
127	I do think the 11 mile project and downtown district are a step in the right direction. Encourage new businesses. Get a larger business tax base and help ease the burden to the citizens. The elderly are the future. More focus on programming, facilities, and housing (not just apartments) for the elderly. Obviously the lack of space will always be an issue for MH.	10/6/2025 1:49 PM
128	No more dispensaries, no more car washes! The downtown is a joke. There is nothing there. We don't want reduced lanes or bike lanes. I want to keep cars out of the neighborhoods. Keep the neighborhoods safe and clean. Clean up all the blight. More police traffic enforcement.	10/6/2025 1:29 PM
129	You should promote this survey more!	9/18/2025 8:10 PM
130	Electric vehicle chargers will help those who own EV's	9/17/2025 4:11 PM
131	Madison Heights should consider investment in street tree cover, particularly in the northeast portion of the City which is hot and grey.	9/17/2025 4:02 PM
132	Some of the business along John r have brick walls to separate from residents homes. Some of us barely have a fence and it's not as safe (or fair!) that would be awesome to all have the same brick.	9/16/2025 10:33 AM
133	Very large property tax assessments being given out to new home owners. Makes it hard to use extra money to reinvest into our home, property, and community when a new home owner is given nearly a 10k yearly tax on a 200k home...	9/10/2025 12:04 PM
134	This should have been thought about a lot more. Stop trying to keep up with the Young generation. They're not the ones holding any of this together. In this young generation isn't going to have money for all of this. If the schools can't properly teach them and help them, you need to focus on the schools that will help better our community. Our children are our community, they are the future focus on them first. Again Madison heights it's not a great downtown area. There is nothing for it. The extra parking on 11 Mile in front of the high school and in front of a U-Haul does absolutely nothing. I walk by a gas station and a CVS where there are multiple accidents all the time because of how things are set up. But yet you want people and kids to walk Madison heights. That's not going to be safe whatsoever. You guys need to figure out other things first. I oppose to all of this. Due to recent changes in Madison heights, my family will be moving.	9/10/2025 9:15 AM
135	We are built up pretty good already. Let's concentrate on making Madison Heights a good place to raise a family without trying to cram more people in it.	9/8/2025 11:12 PM
136	Use the science available to us that shows how important native ecosystem restoration is. Try to avoid the headline catching investments that feel beneficial, but in reality tend to be a drop in a metaphorical bucket. Do non-residents actually need ev charging if they're coming from Plymouth, Wyandotte, or elsewhere? Probably not, they're charging at home like the vast majority of EV owners and buyers. An ev charging parking space supports zero life, while a rain garden of the same footprint will support hundreds of species of insects and birds and be aesthetically pleasing all while absorbing a surprising amount of storm water.	9/8/2025 1:11 PM
137	Trying to be like everyone else isn't the City of Progress. We need to encourage growth but keep homes affordable. We are the one of the few cities in Oakland county that isn't out priced the market.	9/7/2025 9:24 PM
138	Yes please build a park where the Korean Church currently stands. Do not put in multi family homes.	9/7/2025 6:10 PM
139	I do not want this City to loose its Charm like Royal Oak has done. This city is fine as it is and has been. You people should leave well enough alone. No more new bike lanes which only benefit a few for only 6 months out of the year, while making it harder for the many who drive	9/7/2025 1:48 PM

155

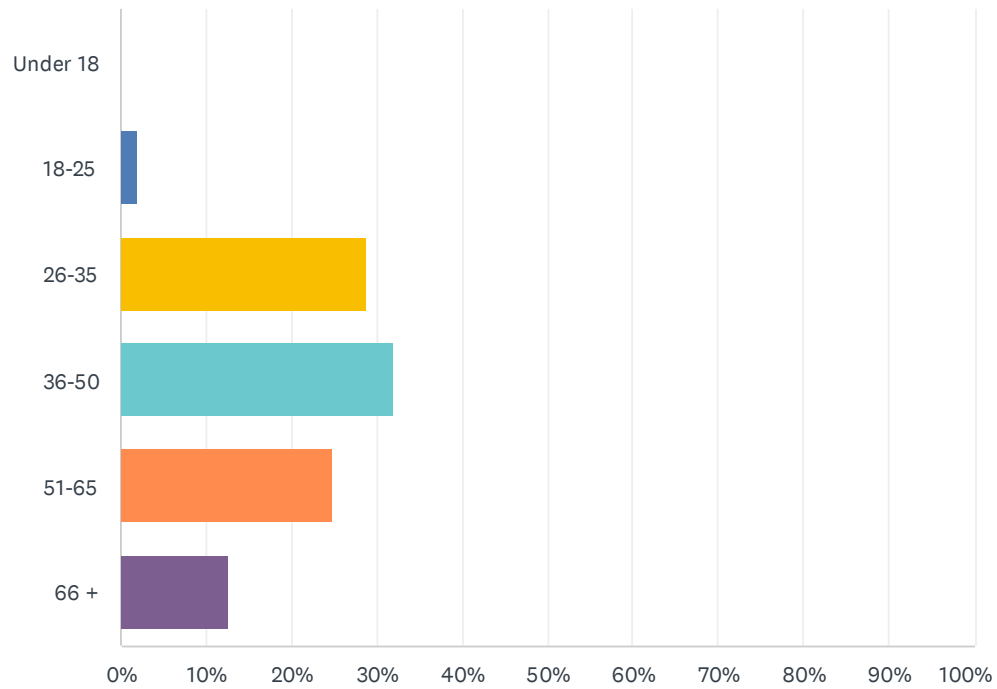
Item 2.

to work every day. This city has always been a family town where families grow and call it home and I can see that dwindling away as the parks are replaced by condo's. Oh and your new Welcome to Madison Heights signs are plain UGLY. They remind me of something my grandparents would have picked out in the 1950's

140	Already staed in my comments	9/7/2025 12:57 PM
141	Protected bike lanes and neighborhood networks are the safest bike infrastructure. Sharrows are not evidence-based and are shown to be more dangerous.	9/6/2025 10:45 AM
142	Whoever created the master plan is out of touch and has zero idea who lives in this city and who we are and who we want to attract. They are not listening to the people they are supposed to serve and have their own agenda. Start working for the community you serve and stop chasing political clout!	9/6/2025 8:10 AM
143	The rats in this city are absolutely diabolical. Needs to be sorted	9/5/2025 9:55 PM
144	Bring in quality businesses that families can enjoy. I am still a supporter of a city recreation community center. (modeled similar to what Warren offers) Great for families, Seniors and all residents to enjoy. Now might be the time for this. Would be a great addition to our parks improvements. Bring more young families into our community and buying homes. A plus!	9/5/2025 9:36 PM
145	Eliminate the dispensaries.	9/5/2025 8:04 PM

Q36 Please identify your age group:

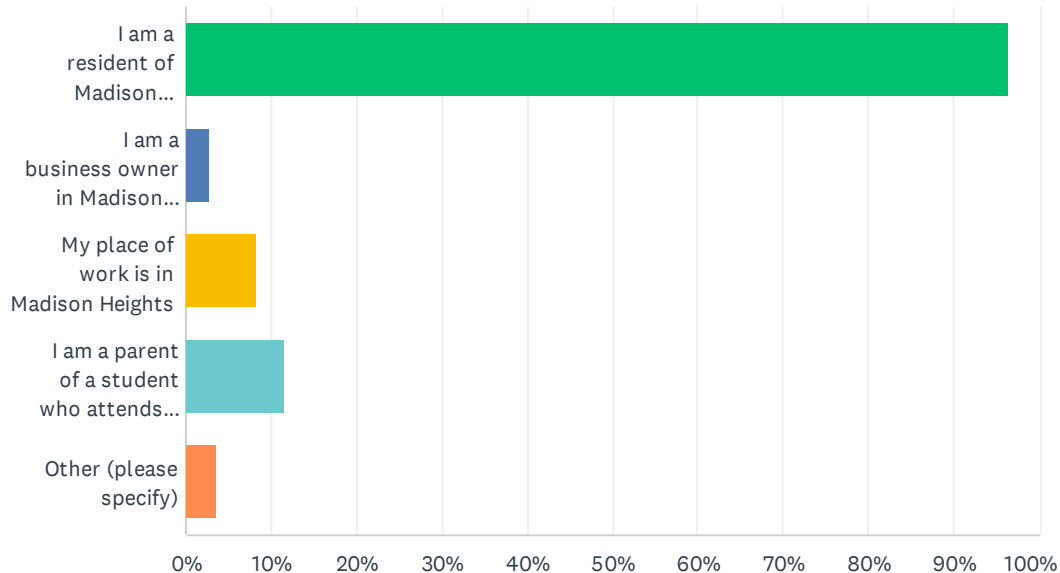
Answered: 421 Skipped: 164



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-25	1.90%	8
26-35	28.74%	121
36-50	32.07%	135
51-65	24.70%	104
66 +	12.59%	53
TOTAL		421

Q37 What is your relationship with the City of Madison Heights? Select all that apply:

Answered: 438 Skipped: 147



ANSWER CHOICES	RESPONSES	
I am a resident of Madison Heights.	96.35%	422
I am a business owner in Madison Heights	2.74%	12
My place of work is in Madison Heights	8.22%	36
I am a parent of a student who attends school in Madison Heights	11.42%	50
Other (please specify)	3.65%	16
Total Respondents: 438		

#	OTHER (PLEASE SPECIFY)	DATE
1	Member of nearby community who drives through Madison Heights	11/29/2025 10:30 PM
2	Grew up in Madison Heights and parents still live in the city.	11/28/2025 7:56 AM
3	Biz owner	11/22/2025 1:27 PM
4	My parents live in MH and I did to for 25 years but recently moved across the road to Warren, however I still frequent and call MH home and care about its success and development.	11/8/2025 9:21 AM
5	I own rentals in MH and live in Hazel Park so visit MH often.	11/8/2025 6:13 AM
6	I am a realtor living here and I study the value of homes and businesses all the time.	10/10/2025 6:29 PM
7	I grew up here and currently own residential rental property in the city. I was a resident for 27 years and have the rental license for the last 10 years.	10/6/2025 8:42 PM
8	Grandparent of students who attend school in MH	10/6/2025 4:23 PM
9	former resident	10/2/2025 12:30 PM

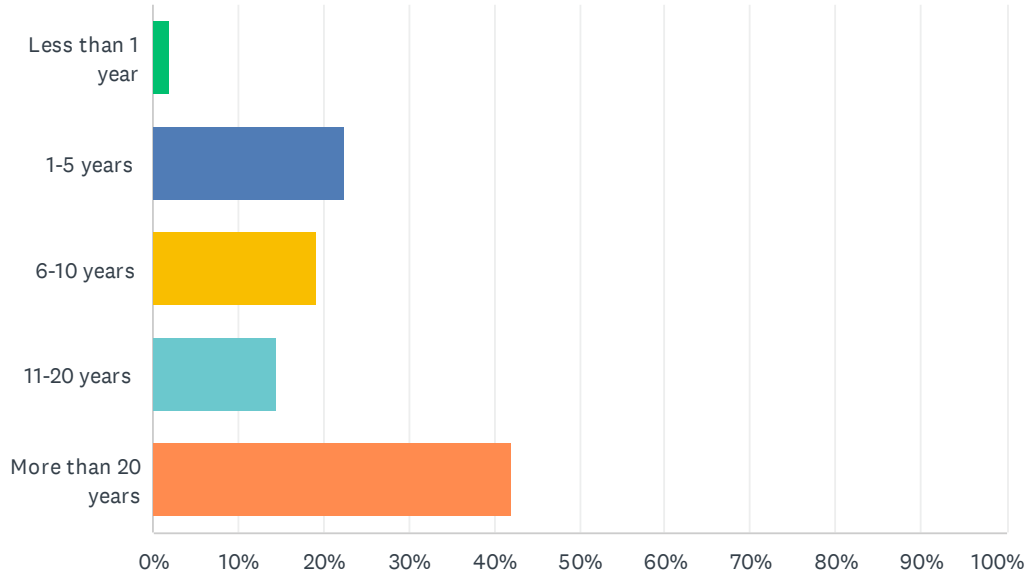
158

Item 2.

10	I shop in Madison Heights.	9/27/2025 9:13 PM
11	Former resident	9/8/2025 1:12 PM
12	Lived here all my life. My grown children live here also. For now anyways.	9/7/2025 1:52 PM
13	Resident since 1983	9/7/2025 12:58 PM
14	I live in Royal Oak 1.5 blocks from Madison Heights and shop in the city often.	9/6/2025 10:46 AM
15	I shop in Madison Heights (walk, bike, and drive to these destinations from Royal Oak)	9/6/2025 10:16 AM
16	Have lived in Madison Heights for 35 years. We raised our Daughter here and she graduated from Lamphere district.	9/5/2025 9:40 PM

Q38 If you are a resident of Madison Heights, how long have you lived in the city?

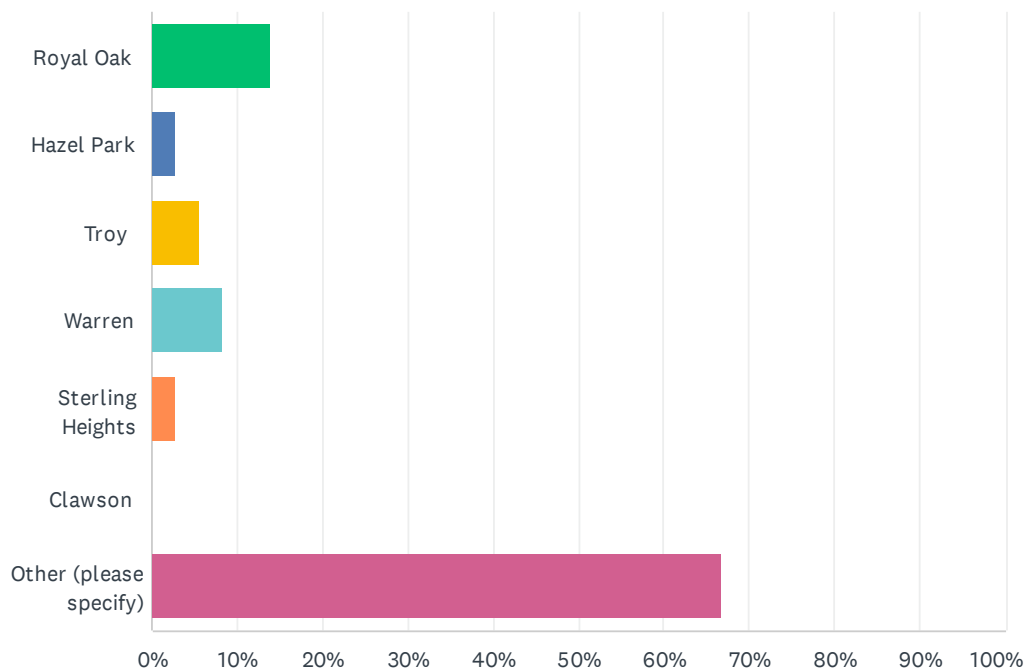
Answered: 420 Skipped: 165



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.90%	8
1-5 years	22.38%	94
6-10 years	19.29%	81
11-20 years	14.52%	61
More than 20 years	41.90%	176
TOTAL		420

Q39 If you do not live in Madison Heights, where do you live?

Answered: 36 Skipped: 549



ANSWER CHOICES	RESPONSES
Royal Oak	13.89% 5
Hazel Park	2.78% 1
Troy	5.56% 2
Warren	8.33% 3
Sterling Heights	2.78% 1
Clawson	0.00% 0
Other (please specify)	66.67% 24
TOTAL	36

#	OTHER (PLEASE SPECIFY)	DATE
1	Grew up in Berkley	11/25/2025 12:22 PM
2	Ferndale	11/22/2025 1:27 PM
3	Detroit	11/13/2025 10:06 AM
4	MH	11/9/2025 12:32 PM
5	Southfield	11/9/2025 8:23 AM
6	Saint Clair shores	11/8/2025 2:07 PM
7	Ferndale, royal oak as a second choice	11/7/2025 5:24 PM

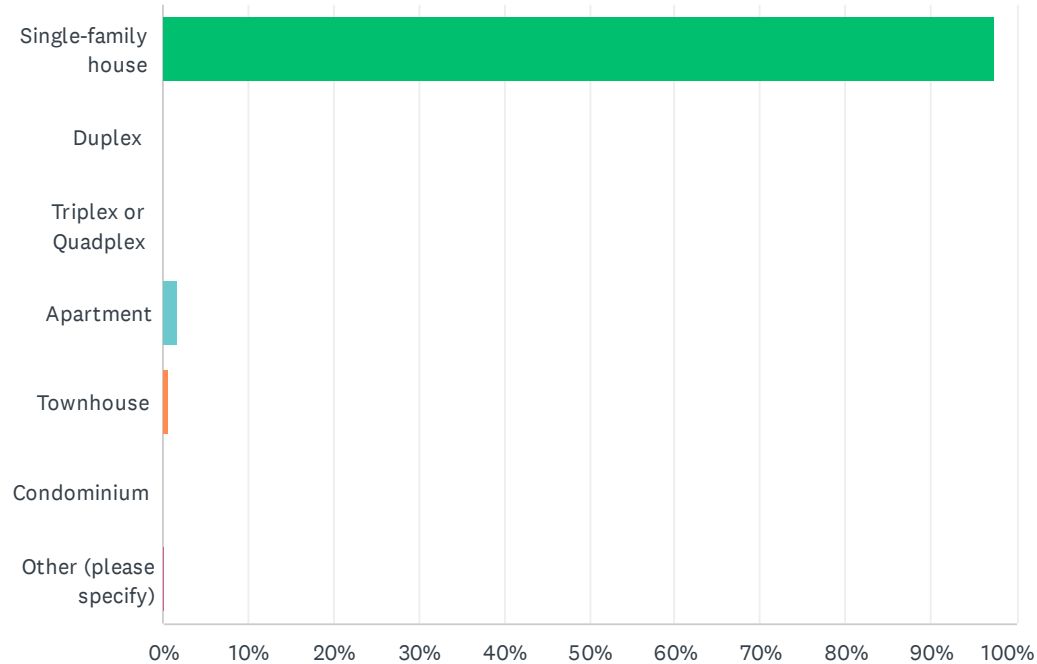
161

Item 2.

	Ortonville	11/7/2025 3:48 PM
9	Feendale	11/7/2025 2:11 PM
10	Rochester	10/27/2025 2:11 PM
11	I live here	10/10/2025 6:29 PM
12	Out of State	10/9/2025 1:26 PM
13	Na	10/7/2025 10:23 PM
14	If you do not live in Madison Heights then why are taking this survey?	10/7/2025 9:11 PM
15	Madison heights	10/7/2025 9:54 AM
16	Rochester Hills	10/6/2025 8:42 PM
17	Lansing	10/6/2025 5:39 PM
18	Commerce township	10/6/2025 4:57 PM
19	Westland	10/6/2025 3:21 PM
20	I live in Madison Heights	10/6/2025 2:31 PM
21	I live in Madison heights	10/2/2025 5:37 PM
22	Oak Park	10/2/2025 12:30 PM
23	Ferndale	9/8/2025 1:12 PM
24	Ferndale before	9/5/2025 3:43 PM

Q40 If you live in Madison Heights, please select the term that best describes your residence:

Answered: 417 Skipped: 168

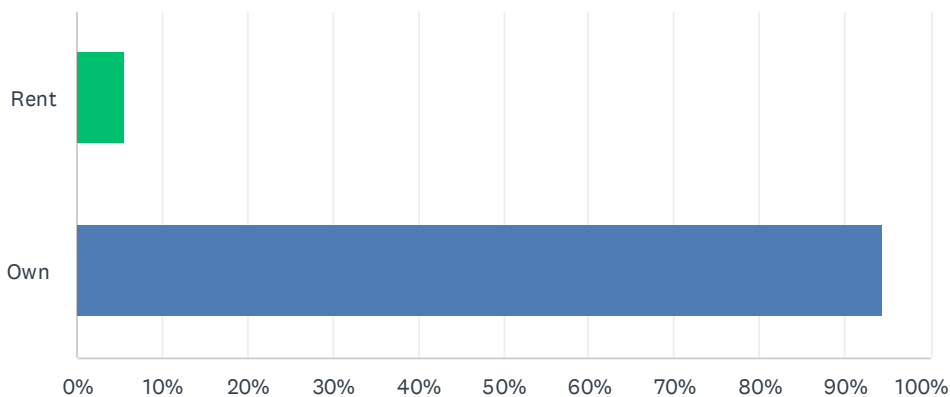


ANSWER CHOICES	RESPONSES	
Single-family house	97.36%	406
Duplex	0.00%	0
Triplex or Quadplex	0.00%	0
Apartment	1.68%	7
Townhouse	0.72%	3
Condominium	0.00%	0
Other (please specify)	0.24%	1
TOTAL		417

#	OTHER (PLEASE SPECIFY)	DATE
1	Trailer park	10/6/2025 10:32 PM

Q41 Do you rent or own your place of residence?

Answered: 427 Skipped: 158



ANSWER CHOICES	RESPONSES	
Rent	5.62%	24
Own	94.38%	403
TOTAL		427