

Village of Osceola Comprehensive Planning Public Opinion Survey Report

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Executive Summary

In November 2007, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys to 1,292 Village of Osceola residents (mailing list provided by the Village) seeking their input on the future development of the Village. The surveys were followed up with post cards and a second mailing to non-respondents. The overall response rate was 36 percent (469 completed questionnaires).¹ The estimates provided in this report should be accurate to within plus or minus 4 percent. Further, non-response bias (concern that non-respondents hold consistently different views than those who completed the questionnaire) does not appear to be a problem with this survey. In general, the sample aligns with the 2000 Census with the possible exception of a lower number of renters than would be expected. In short, we expect the sample to accurately represent the opinions of the population of the Village of Osceola.

The following are key observations from the survey results:

1. The small town atmosphere and being near family and friends are the top reasons Village residents say that they choose to live in Osceola. Eight in ten Village residents rate the quality of life in Osceola as very good or good.
2. Nearly 60 percent of residents agree that the Village of Osceola must minimize its sprawl into bordering agricultural and undeveloped land. Fifty-nine percent do not believe that landowners should be allowed to develop land any way they want.
3. According to residents, the vision for the future of Osceola consists of focusing on downtown development and increasing manufacturing employment and less on becoming a suburban bedroom community. Residents believe that it is of high importance *currently* for Osceola to secure Downtown/Main Street jobs and industrial and manufacturing jobs and they also believe that *over the next decade*, Osceola should place importance on securing office and professional jobs, jobs in the industrial and manufacturing fields, and commercial and retail jobs. Given the importance residents place on current and future job opportunities in Osceola, it is important to note that survey results show that a substantial number of residents are spending at least one hour a day commuting to and from work. Our results also indicate that those who spend less time commuting tend to give a higher rating to the quality of life in the Village.
4. When asked to prioritize various actions Osceola could take to retain its natural resources, none of the actions were said to be a “high priority” by a majority of residents. More than 1 of every 3 respondents said that it’s a “low priority” to acquire more property for park and open space, enhance the gateways and entrances to the Village, encourage water to infiltrate into the ground rather than running into creeks and storm sewers, and encourage smaller lots with more area dedicated to open/green space. Interestingly, when asked what aspect of Osceola, natural or manmade, stands out as being especially attractive, the overwhelming choice is the natural features of the Osceola area.
5. Residents generally feel that there is the “right amount” of housing types in the Village. Assisted living facilities had the highest proportion of residents stating there are “too few.”

¹ Over one quarter of all surveys that were sent out were returned as non-deliverables. In almost all cases, the returned surveys were addressed to “occupant” and were sent to rental units. An additional mailing attempt was made to addresses for which no mailing difficulty was reported by the post office. As in the first mailing, however, the majority of surveys also came back non-deliverable. Given the underrepresentation of renters in the sample, it is unfortunate that the SRC experienced such a high rate of non-deliverables to this population.

6. The external appearance of residences is important to almost all Village citizens. In addition, when asked which aspect of Osceola, natural or manmade, stands out as being especially unattractive to them, by far, the appearance of certain buildings and homes in the area generated the most comments.
7. Village of Osceola residents show a relatively high level of satisfaction with local facilities and services. The service with the highest poor or very poor rating is the municipal water system.
8. In terms of how they receive information regarding Village of Osceola government, residents report that newspaper articles are their preferred primary source of information. Direct mailing and newsletters were the second and third choices of government communications with web sites and radio having minimal appeal.

Survey Purpose

The motivation for this study was to gather opinions of residents about the future direction of development in the Village of Osceola. The survey serves as a key component of the public participation portion of the comprehensive plan for the Village. The Village chose to work with the Survey Research Center (SRC) at the University of Wisconsin – River Falls to survey residents of the Village of Osceola about key planning issues.

Survey Methods

In November 2007, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys to 1,292 Village of Osceola residents seeking their input on the future development of the Village. After two weeks, the SRC mailed postcards to those from whom a completed questionnaire had not been received. A second questionnaire was sent to remaining non-respondents in December. The SRC received a total of 469 completed questionnaires from residents for a 36 percent response rate. Based on the initial mailing to 1,292 households, the estimates provided in this report are expected to be accurate to within plus or minus 4 percent with 95 percent confidence.

Any survey has to be concerned with “non-response bias”. Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. **Based upon a standard statistical analysis that is described in Appendix A, the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample.**

In addition to the numeric responses, respondents provided additional written comments which were compiled by the SRC from the surveys. As appropriate, selected quotes will be used in some sections of this report to illustrate these comments. **Appendix B to this report contains the complete compilation of comments.**

Appendix C contains a copy of the survey questionnaire with a quantitative summary of responses by question.

Profile of Respondents

Table 1 summarizes the demographic profile of respondents to the survey. Where comparable data was available from the 2000 Census, they were included to indicate the degree to which the sample represents the underlying adult population in the Village of Osceola. The data in Table 1 show that, in general, the sample matches the underlying population quite well. A key exception to the alignment of the sample and the Census profile is the mix of homeowners and renters. The lower than expected response from renters can be partially explained by the non-deliverable mailings to rental units as described earlier in the report. Overall, however, the demographic profile of respondents aligns fairly well with the Census data.

Table 1: Demographic Profile of Respondents							
Gender	Count	Male	Female				
Sample	392	44%	56%				
Census (18+)	2,421	48%	52%				
Age 18+	Count	18-24	25-34	35-44	45-54	55-64	65+
Sample	436	3%	13%	17%	25%	17%	26%
Census	1,745	14%	22%	24%	15%	8%	17%
Household Size	Count	0	1	2	3	4	5+
Number Adults	439		33%	56%	9%	1%	0%
Number Children (<18)	440	66%	15%	15%	3%	1%	1%
Housing	Count	Own	Rent	Other			
Sample	447	80%	19%	1%			
Census	1,002	58%	42%				
Employment Status	Count	Full-Time	Part-Time	Self	Unemp	Retired	Other
Sample	429	53%	8%	5%	3%	28%	4%
Census (16+)	1,322	72% ²		7%	4%	10%	
Annual Household Income Range	Count	<\$15,000	\$15-\$24,999	\$25-\$49,999	\$50-\$74,999	\$75-\$99,999	\$100,000+
Sample	430	7%	12%	32%	25%	15%	8%
Census	1,010	15%	14%	35%	20%	9%	7%
Length Residency	Count	<1 year	1 - 4 years	5 – 9 years	10 – 24 years	25+ years	
Sample	377	32%	15%	20%	11%	22%	

² Census employment data does not differentiate between full-time and part-time workers.

Area of Residence

A map was provided to respondents (see below) that divided the Village area into six areas.

A = St. Croix River District
B = Downtown & original plat

C = Residential north of Osceola Creek
D = Ridge Road

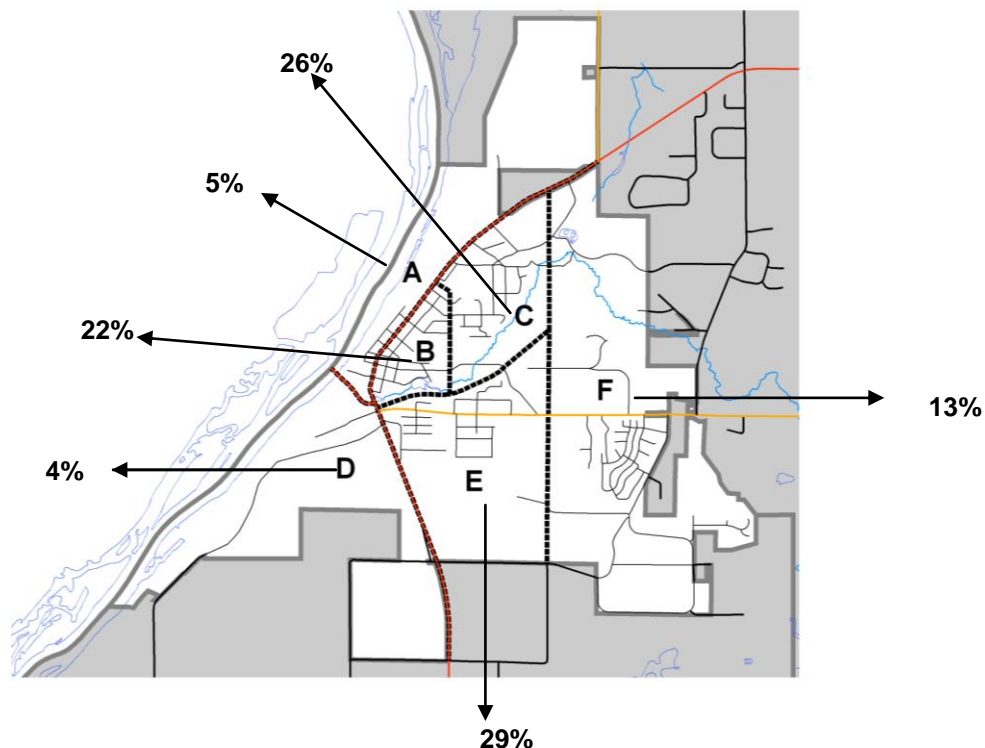
E = Residential south of Osceola Creek
F = Eastern subdivisions

Respondents were asked to circle the letter that best corresponded to their place of residency. 407 respondents answered the question (87% of the total sample). The map below summarizes the percentage of returns by area and shows a variable rate of returns.

When comparing responses based on where a respondent lives, one might expect to see a number of statistically significant differences of opinion across the different areas. This was, however, generally not the case. Comparisons of survey questions were made by the SRC on the basis of where a respondent stated they lived and we found relatively few instances of statistically significant differences between the mean responses of respondents based on their residency area in the Village (13 out of 111 variables tested). The SRC notes that some of the differences were particularly noticeable when comparing the responses of residents from Area A and Area D to the rest of the sample. Area A (St. Croix River District) and Area D (Ridge Road) had the lowest levels of survey response at 5% and 4%, respectively.

Data indicate that, compared to the other four areas, respondents from Areas A and D were:

- More likely to say that the natural beauty of the area is one of the three most important reasons they choose to live in Osceola and less likely to say that being near their job is one of their top three reasons
- Less likely to place importance on the development of “big box” retail chain stores on the outskirts of Osceola
- Less likely to say that future nonresidential neighborhood commercial and office development are of a high priority to them



Quality of Life

Respondents were asked to identify the three most important reasons they chose to live in the Village of Osceola, and their answers are summarized in Table 2. Respondents said that the most important reason for their choosing the Village of Osceola as their hometown is the small town atmosphere. Being near family and friends and being near their job are the second and third most chosen reasons. At the other end of the spectrum, the appearance of homes and property taxes are the reasons identified least frequently as one of the top three reasons for living in the Village - only three percent of respondents did so.

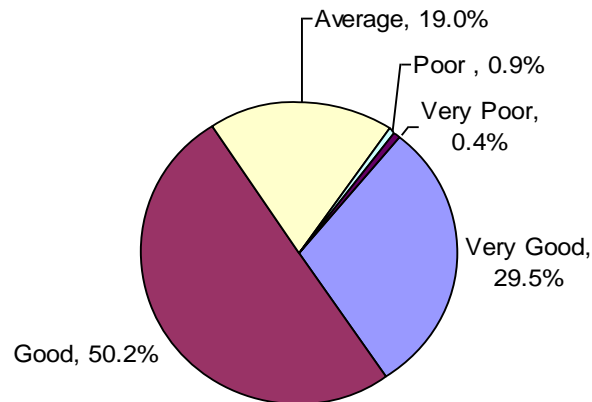
Table 2: Reasons for Choosing to Live in the Village of Osceola	
Reason	Percentage
Small Town Atmosphere	53%
Near Family and Friends	44%
Near Job	35%
Quality Schools	32%
Natural Beauty	30%
Near Twin Cities	23%
Cost of Home	18%
Low Crime Rate	18%
Quality Neighborhood	12%
Other	5%
Recreational Opportunities	5%
Community Services	5%
Appearance of Homes	3%
Property Taxes	3%

There are relatively few significant differences of opinion between demographic groups with respect to the reasons for choosing to live in the Village included in Table 2:

- Women are more likely to choose the cost of a home and less likely to choose being near their job, quality neighborhood, or recreational opportunities than men
- Homeowners are more likely to choose quality schools and less likely to choose community services, low crime rate, and being near family and friends than renters
- Those who are employed are more likely to choose the cost of a home, being near their job, and quality schools and less likely to choose being near family and friends, and quality neighborhood than retired residents.
- Younger respondents (younger than 45) are more likely to choose the cost of a home, and quality schools and less likely to choose the small town atmosphere than residents 45 and over.
- Not surprisingly, households without children are less likely to choose quality schools than households with children
- Residents with annual household incomes of less than \$50,000 are more likely to choose low crime rate, and being near family and friends and less likely to choose being near their job and quality schools than residents with annual household incomes of \$50,000 and over
- Longer term residents (10 years and over) are more likely to choose being near family and friends and less likely to choose community services and the cost of a home than shorter term residents (less than ten years)

Overall, people rate the quality of life in the Village of Osceola highly (Figure 1). Almost eight in ten residents rate the quality of life as very good or good. Only six residents rate it poor or very poor.

Figure 1: Rate the Quality of Life in Osceola



Shorter-term residents, those 45 and older, and women are more likely to say that their quality of life is very good or good. Eighty-three percent of women report that the quality of life in Osceola is very good or good versus 76% of men. Older residents tended to be statistically more likely to say that the quality of life in Osceola is very good or good than younger residents (34% vs. 20%). Lastly, eighty-five percent of those living in the Village for less than 10 years rate the Quality of life in Osceola as very good or good; 77% of those living in the Village for 10 or more years say the same.

The SRC analyzed the statistical relationships between residents' assessment of the quality of life in the Village and a number of factors: **demographic** (gender, age, income), **infrastructure** (the adequacy of the overall road network in the village, satisfaction with the municipal water supply, police protection, fire protection, sanitary sewer, public schools), **natural resource preservation actions** (restoration of natural plant communities, acquiring land for open space), **housing** (importance of appearance of homes), and **economic development** (industrial, tourism, downtown). We discovered that a relatively small set of variables appear to be associated with how residents assess the quality of life in Osceola. Higher ratings of the quality of life in the Village tend to be associated with:

- Satisfaction with the adequacy of the overall network of roads
- Satisfaction with the quality of police protection
- Satisfaction with the school system
- Agreement that the external appearance of homes is important
- Residents whose commute to work is shorter
- Women
- Households with higher reported income (weak association)

These results indicate that residents who feel that the Village is doing a good job of providing the basic public services (public safety, education, roads), working to maintain the small-town atmosphere (appearance of homes), and providing jobs close to home are satisfied with the quality of life in Osceola. Those who feel the Village is falling down in these areas are less positive about life in the Village.

Attractive Aspects of Osceola

Residents were asked in an open-ended question, what aspect of Osceola, natural or manmade, stands out as being especially attractive. 620 specific comments were categorized (some respondents provided more than one answer) and the responses range from natural features (especially Cascade Falls) to the appearance of Downtown Osceola and the St. Croix River. Answers are summarized in Table 3, and the complete compilation of comments can be found in Appendix B of this report.

The natural features of the area (Cascade Falls, the St. Croix River, the Millpond, etc.) were overwhelmingly the top choices in terms of attractiveness to Village residents. Over two-thirds of all comments address the natural beauty and resources of Osceola. Downtown Osceola received the second highest response in terms of attractiveness.

Typical comments include:

“Cascade Falls is the most beautiful.”

“Downtown coziness and accessibility.”

“The whole small town “Only in Osceola” feel.”

Table 3: What aspect of Osceola, natural or manmade, stands out to you as being especially attractive?		
	Count	Percentage
Natural Features	435	70%
Downtown	58	9%
Recreation	38	6%
Atmosphere	20	3%
Location	16	3%
Nothing	3	1%
Miscellaneous	50	8%
TOTAL	620	100%

Unattractive Aspects of Osceola

Alternatively, residents were asked what aspect of Osceola, natural or manmade, stands out as being especially unattractive. 349 specific comments were categorized (Table 4). By far the aspect of Osceola most mentioned in terms of unattractiveness is the general appearance of certain homes and buildings (one-third of all comments to this question address the lack of upkeep and appearance of area buildings and homes). Many comments addressed specific sites or areas, so residents do not appear to be making a blanket generalization about the appearance of the Village. Street design and maintenance garnered the second highest response in terms of unattractiveness. Appendix B contains the complete compilation of comments.

Typical of comments regarding the unattractive aspects of Osceola are the following:

“Stores and houses along Main Street. Many are dilapidated and not kept up. They are an eyesore to residents and people traveling through.”

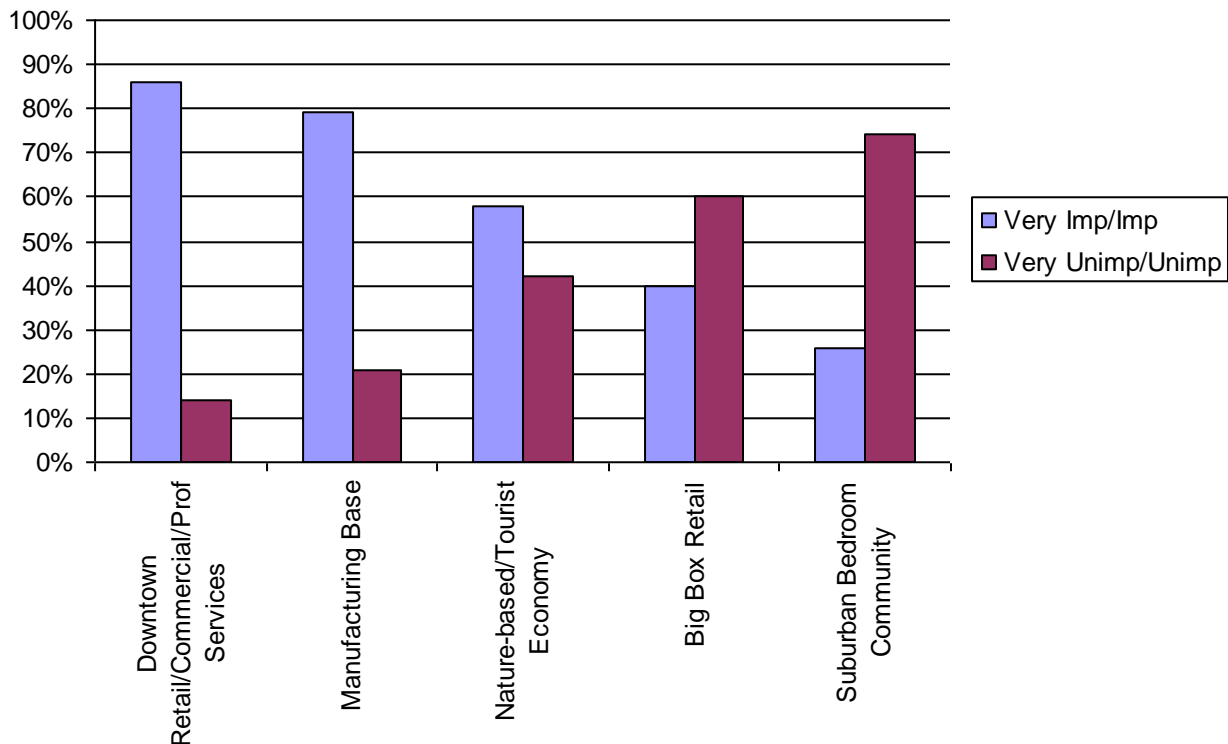
“Bump outs on downtown streets.”

Table 4: What aspect of Osceola, natural or manmade, stands out to you as being especially unattractive?		
	Count	Percentage
Appearance of Buildings and Homes	118	34%
Street Design and Maintenance	44	13%
Nothing	21	6%
Development	18	5%
Natural Features	18	5%
Retail Establishments – Businesses	18	5%
Utilities – Services	18	5%
Bathrooms	14	4%
Government and Facilities	14	4%
Taxes - Cost of Living	11	3%
Parks	7	2%
Vacant Property	7	2%
Location	1	.5%
Miscellaneous	40	11%
TOTAL	349	100%

Agriculture and Land Use

The SRC asked residents about their vision for the future of the Village of Osceola. Five potential scenarios were described, and Figure 2 summarizes the opinions of Village residents.

Figure 2: Vision for the Future of Village of Osceola



More than 85 percent of all residents said that it is important or very important for the Village to focus on retail, commercial, and professional services development in Osceola's downtown. There is also strong support in the Village for focusing on increasing the base of manufacturing employment (79 percent). While there is a majority in favor of transitioning towards a more nature-based, tourist oriented economy (58 percent), there is also a substantial proportion of the population who disagree with this vision for Osceola (42 percent). Visions for which there is less than majority support are developing "big box" retail chain stores on the outskirts of Osceola (40 percent), and becoming a suburban "bedroom" community (26 percent).

There are a few statistically significant differences of opinions across different demographic groups.

- Those 45 and over are more likely to believe that it is very important to focus on increasing the base of manufacturing employment than younger residents.
- Residents that have lived in the area longer are less likely to say that the Village should transition towards a more nature-based, tourist oriented economy than shorter-term residents.
- Renters are more likely to believe in the importance of focusing on developing "big box" retail chain stores on the outskirts of Osceola than homeowners.

To further investigate residents' opinions in terms of the future of the Village, residents were asked what priority Osceola should place on various types of future nonresidential development (Table 5).

Table 5: Opinions about Future Nonresidential Development					
	Count	High Priority	Medium Priority	Low Priority	No Opinion
Specialty stores (e.g. gift shop, meat market, cheese store, computer store, outdoors shop)	446	30%	45%	21%	3%
Industrial development	445	27%	48%	20%	5%
Neighborhood commercial and office uses (e.g. convenience store, branch bank, etc.)	444	21%	45%	29%	5%
Community commercial uses (e.g. general merchandise stores, supermarkets, auto dealers)	443	21%	42%	33%	4%
Regional commercial uses (e.g. discount super stores)	445	14%	24%	57%	5%
Office Park	435	9%	42%	39%	10%
Other	87	29%	5%	5%	62%

Almost one-third of residents place a high priority on the development of specialty stores. Slightly over one-quarter of Village residents place high priority on industrial development. Most of the nonresidential development described garnered medium interest. There is relatively strong sentiment (57%) that regional commercial uses (such as discount super stores) should be of low priority.

- Older residents are significantly more likely to place a high priority on industrial development than younger residents.
- Employed residents and renters are more likely to place a high priority on regional commercial uses (discount super stores).
- Retired residents place a higher priority on community commercial uses (e.g. general merchandise) than employed residents.

In addition to nonresidential development, citizens were asked about the three issues included in Table 6.

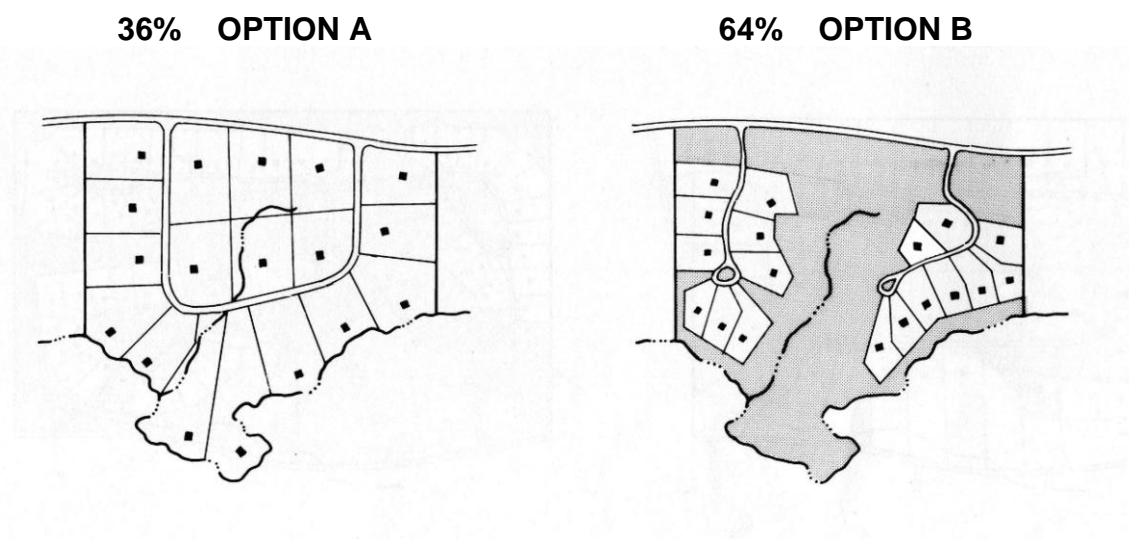
Table 6: Opinions about Land Use in the Village of Osceola						
	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Visual impact is an important consideration when evaluating proposed developments	447	34%	55%	5%	1%	4%
Village of Osceola must minimize its sprawl into bordering agricultural and undeveloped land	446	22%	37%	23%	5%	13%
Landowners should be allowed to develop land any way they want	449	12%	23%	43%	16%	5%

Eighty-nine percent of respondents strongly agree or agree that the visual impact (view of the landscape) is an important consideration when evaluating proposed developments. Nearly 60 percent strongly agree or agree that the Village of Osceola must minimize its sprawl into bordering agricultural and undeveloped land. There is relatively strong opposition to the last land issue covered in Table 6. Fifty-nine percent disagreed or strongly disagreed that landowners should be allowed to develop land any way they want, compared to 35 percent who would give owners a free hand in how they use their property. Relatively few people are neutral on these questions.

Younger residents are more likely to strongly agree or agree that landowners should be allowed to develop land any way they want than older residents. Men are more likely than women to disagree that the Village must minimize sprawl into bordering agricultural and undeveloped land.

Residents were asked if they prefer housing developments to reflect a traditional design with larger lots (Option A) or a cluster design that permanently preserves open space (Option B). Residents overwhelmingly opt for the cluster design that preserves open space.

Figure 3: Preferences for Development Designs



Residents 45 and older and longer-term residents are more inclined to prefer a traditional design than younger residents.

Natural and Cultural Resources

Residents were asked how important it is for Osceola to take action to retain its natural resources. None of the actions were determined to be of high priority to a majority of residents. The action which received the highest priority by percentage is preserving cultural and historic sites within the Village. The level of priority, as illustrated in Table 7, was fairly consistent in the sense that all of the actions are deemed “medium priority” by 32% to 44% of all residents.

More than 1 of every 3 respondents said that it’s a low priority to acquire more property for park and open space, enhance the gateways and entrances to the Village, encourage water to infiltrate into the ground rather than running into creeks and storm sewers, and encourage smaller lots with more area dedicated to open/green space. The other actions about which we asked residents (preserving cultural sites, protecting groundwater, restoring the urban forest, and restoring natural plant communities) have substantially lower proportions who said they are low priorities.

Residents’ opinions about taking action to retain Osceola’s natural resources are somewhat perplexing. Not one of the actions listed garnered high priority support from a majority of residents, however, when asked in an earlier open-ended question what aspect of Osceola, natural or manmade, stands out as being especially attractive (see Table 3), the overwhelming choice is the natural features of the Osceola area.

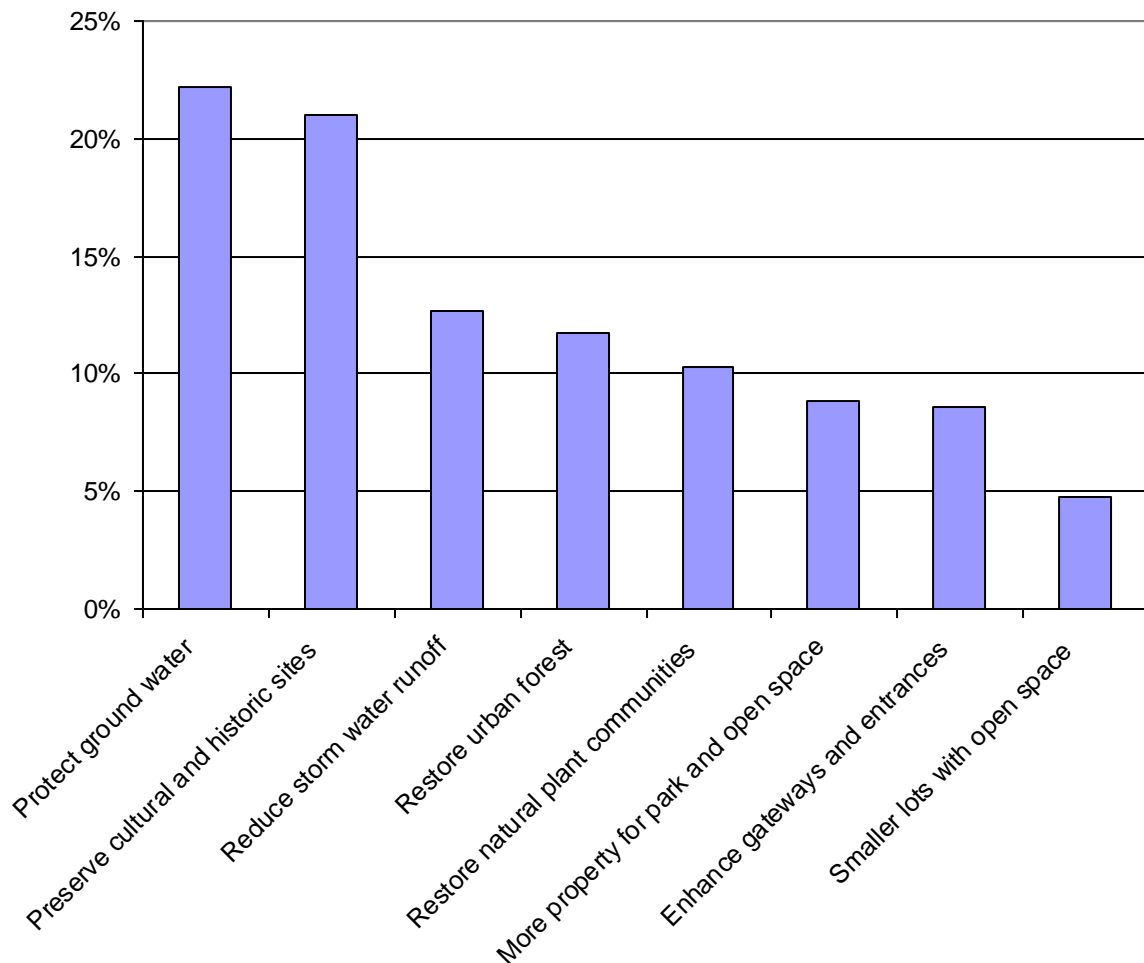
The SRC has asked a similar question regarding natural and cultural resource protection on land use surveys throughout Wisconsin. In most instances, residents place a high level of importance on the resources listed. The SRC cannot determine if the Village of Osceola results are due to the more specific actions described in this survey (i.e., instead of asking how important it is to protect groundwater generally, this survey describes a specific action that leads to the protection) or if using a priority scale (high, medium, low) versus an importance scale (very important, important, unimportant, very unimportant) explains the different results obtained in this survey. A final thought on these seemingly contradictory results is that residents may have needed more information in advance of the survey on these topics. Perhaps Village residents did not see a direct connection between these actions and preserving the natural amenities about which so many took the time to praise in their open-ended comments.

Table 7: Opinions about Natural and Cultural Resource Priorities					
	Count	High Priority	Medium Priority	Low Priority	No Opinion
Preserve cultural and historic sites	450	45%	38%	15%	2%
Protect groundwater	449	43%	40%	12%	6%
Restore urban forest	447	31%	40%	24%	5%
Restore natural plant communities	450	29%	44%	22%	4%
More property for park and open space	450	25%	32%	36%	6%
Enhance gateways and entrances	447	23%	36%	34%	7%
Reduce storm water runoff	447	23%	34%	36%	7%
Smaller lots with open space	444	19%	35%	37%	9%

- Older residents tend to express less support for acquiring more property for park and open space and restoring the natural plant communities and wildlife habitat than younger residents.
- Longer term residents are more likely to place a high priority on restoring the natural plant communities and wildlife habitat and protecting ground water.
- Employed residents and residents with children are more likely than households without kids to place a high priority on acquiring more property for park and open space.
- Homeowners are more likely than renters to place a high priority on enhancing the gateways and entrances to the Village.
- Men generally place a lower priority on the natural resource actions described in the questionnaire than women.

Residents were asked which of the actions to retain natural resources is the most important to them (Figure 4). Protecting groundwater is the top choice of residents at 22%. The item which has the least amount of residents stating it is the most important action to them is providing future development that encourages smaller lots with more area in each neighborhood dedicated to open/green space.

Figure 4: Most Important Action to Retain Natural Resources



Housing

Residents were given the following information prior to being asked their housing opinions: *In 2006, the median home price in Osceola was \$147,000. What is your opinion about the availability of the following housing types in the Village of Osceola?*

As Table 8 indicates, people generally feel that there is the “right amount” of housing types in the Village. The types of housing that have the highest proportion of residents saying there are “too many” are duplexes, townhomes, and apartments.

The item with the highest proportion of residents believing there is too few (41%) are assisted living facilities. In fact, all but one (single family-below median price) of the housing types for which the highest proportions said more are needed focus on the special needs of an aging population; senior condominiums and apartments (31%), nursing homes (31%) and, as noted, assisted living facilities (41%).

A substantial proportion of residents do not have an opinion regarding the availability of housing types.

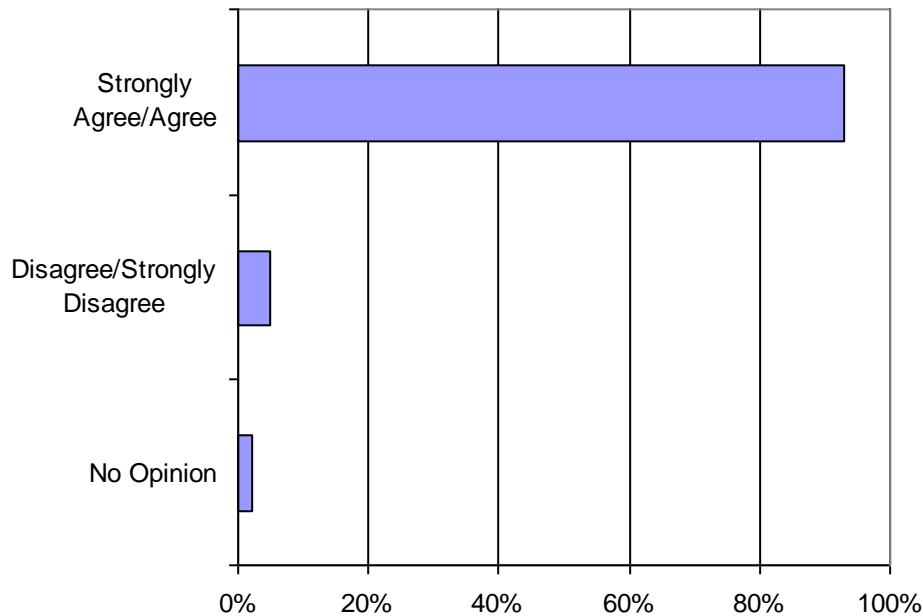
Table 8: Opinions about the Availability of Housing Types in the Village of Osceola					
	Count	Too Many	Right Amount	Too Few	No Opinion
Duplexes and townhomes	443	26%	41%	9%	24%
Apartment units	437	26%	41%	13%	20%
Single family – above median price	440	22%	41%	10%	26%
Upscale condominiums	435	12%	32%	18%	38%
Single family – below median price	438	8%	33%	33%	26%
Downtown housing	447	5%	43%	17%	35%
Senior condominiums and apartments	445	4%	44%	31%	22%
Assisted living facilities	448	2%	27%	41%	29%
Nursing homes	446	1%	39%	31%	29%

Demographic differences regarding housing opinions include:

- Compared to younger residents, older residents believe there are too few senior condominiums, assisted living facilities, and nursing homes
- Compared to shorter-term residents, those living in the Village for 10 years or more believe there are too many single family homes – above the median price, too few single family homes – below median price, too few senior condominiums, assisted living facilities, and nursing homes
- Compared to lower income households, households with annual incomes of \$50,000 or more believe there are too many apartments and too few upscale condominiums
- Homeowners are more likely than renters to say that there is the right amount of single family homes – above median price and too many duplexes and apartments

Residents were also asked to indicate how important the external appearance of residences in their neighborhood is to them. Figure 5 summarizes their responses, and it is clear that the external appearance of houses is important to Village residents. This result is further supported by residents’ written-in opinions (shown in Table 4) identifying what they consider the most unattractive aspect of Osceola to be: the appearance of certain buildings and homes. Interestingly, only 3% of Village residents state that the appearance of homes is one of the three most important reasons they choose to live in Osceola when asked in an earlier question.

Figure 5: External Appearance of Residences is Important



Transportation

Residents of the Village of Osceola generally feel that the current road network in the Village meets their needs; 78 percent agree or strongly agree with this sentiment (Table 9). Certain streets or intersections, however, warrant concern, which will be addressed in the next section. Residents also agree that the sidewalk system is meeting current needs (73% agreed or strongly agreed). People generally agree about the need for additional walking trails, and biking and walking lanes along public roadways in the Village; 65 percent agree or strongly agree with this need, 27 percent disagree, and 9 percent have no opinion.

Table 9: Opinions about Transportation

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Road network meets current needs	457	9%	69%	13%	5%	4%
Sidewalk system meets current needs	454	11%	62%	18%	3%	5%
Add'l walking trails/lanes, biking lanes are needed along roadways	456	29%	36%	20%	7%	9%

Although residents overall agree that the road network meets current needs, longer term residents, older residents and retired people are significantly less sure than newer residents that this is the case. Men are more likely than women to disagree that additional walking trails, biking lanes, and walking lanes are needed along public roadways in Osceola.

Unsafe Streets, Sidewalks, or Intersections

Respondents were asked if there are any streets, sidewalks, or intersections in the Village of Osceola that they feel are unsafe. 291 specific comments were categorized (some respondents provided more than one answer). The areas of concern are highlighted in Table 10.

The area most frequently mentioned by residents as being unsafe is the intersection of 243/Hwy 35/County M; over one-quarter of respondents identified this area as a problem. The second area of most concern are Cascade cross street intersections (23% of comments), and third is 3rd Avenue (14% of comments). Appendix B contains the complete compilation of comments.

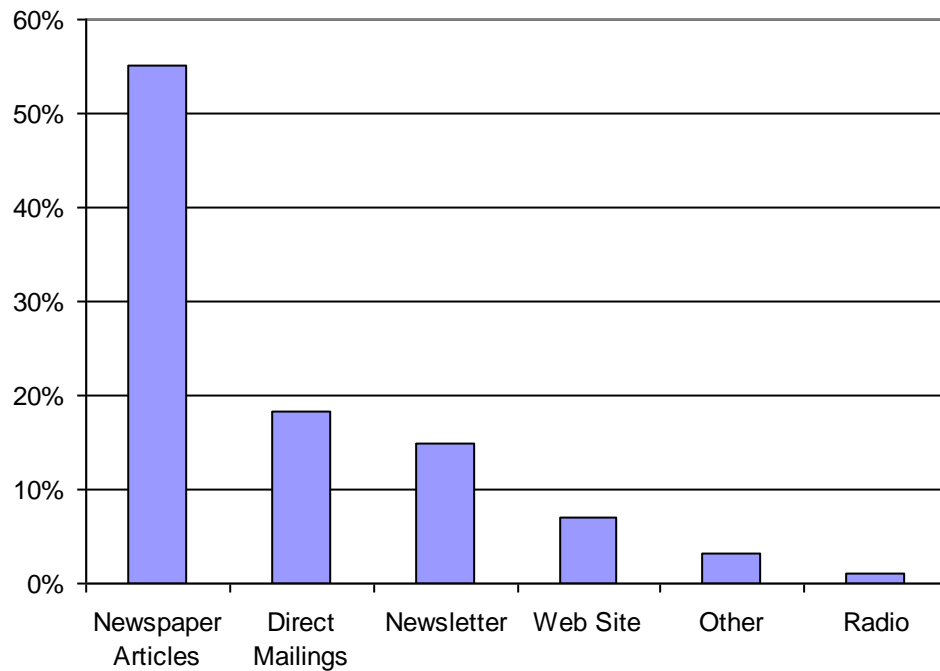
Table 10: Opinions about Unsafe Streets, Sidewalks, or Intersections		
	Count	Percentage
243/Hwy 35/County M	79	27%
Cascade Cross Street Intersections	67	23%
3 rd Avenue	41	14%
None/No	15	5%
Seminole	13	4%
Sidewalks	12	4%
8 th	9	3%
Chieftain	7	2%
Street Lights	6	2%
Downtown	4	1%
2 nd	4	1%
3 comments each for: By Schools, 7 th , and 10 th	9	3%
2 comments each for: Oak Ridge and Saratoga	4	1%
1 comment each for: 4 th , Gerald, Pheasant/Hwy. M, River, Simmons, and Smith and Hialeah	6	2%
Miscellaneous	15	5%
TOTAL	291	100%

Communications

The citizens of the Village report that newspaper articles are their preferred primary source of information about Village government. Figure 6 summarizes communication preferences.

- More than half (55%) of all residents selected newspaper articles as their preferred primary source of information about Village of Osceola government
- Nearly one-fifth of residents say that direct mailing is their preferred source of information
- Newsletters are the third option at 15%
- Web sites and radio have minimal appeal

Figure 6: Village Government Communication Preference



Retired people and residents 45 and older are more likely to prefer newspaper articles than employed residents or those under 45 and less likely to prefer receiving information about Village of Osceola government via a web site.

Community Facilities and Services

Village of Osceola residents show a relatively high level of satisfaction with local facilities and services. Thirteen out of the nineteen services listed receive at least a majority of residents rating them as very good or good (Table 11). Within the overall pattern of relative satisfaction with local facilities and services in the Village, it should be noted that for some services, particularly senior services and youth programs, many residents chose the “don’t know” option.

- Older residents are more satisfied with ambulance services, fire protection, health care, police protection, public library, public school system, and sanitary sewer services
- Longer-term residents are more satisfied with the public school system
- Women are more satisfied with the public library, recycling programs, and senior services
- Homeowners are more satisfied with fire protection and renters were more satisfied with street and road maintenance and sidewalks
- Households with children are more satisfied with youth programs
- Retired residents are more satisfied with ambulance service, fire protection, health care, street and road maintenance, snow removal, and police protection

Table 11: Opinions about the Quality of Local Facilities and Services							
	Count	Very Good	Good	Average	Poor	Very Poor	Don't Know
Public School System	448	55%	26%	6%	1%	1%	12%
Fire Protection	453	47%	26%	5%	0%	0%	22%
Ambulance Service	453	47%	22%	6%	0%	0%	26%
Garbage Collection	457	44%	37%	15%	2%	1%	1%
Police Protection	455	39%	41%	13%	3%	1%	4%
Health Care	451	38%	36%	14%	3%	1%	8%
Public Library	449	36%	40%	13%	2%	0%	9%
Recycling Programs	451	28%	32%	21%	6%	3%	10%
Park and Rec Facilities	449	26%	40%	23%	8%	2%	2%
Sanitary Sewer Service	448	25%	38%	19%	3%	1%	14%
Snow Removal	454	22%	37%	26%	10%	2%	3%
Sidewalks	452	20%	42%	31%	4%	1%	2%
Senior Housing	442	20%	27%	16%	5%	1%	31%
Street/Road Maintenance	451	19%	45%	27%	5%	2%	2%
High Speed Communication	439	16%	23%	24%	10%	2%	25%
Municipal Water System	446	16%	26%	26%	18%	9%	5%
Storm Water Management	442	12%	35%	20%	4%	1%	28%
Youth Programs	448	10%	17%	17%	11%	6%	39%
Senior Services	449	5%	10%	16%	13%	5%	52%

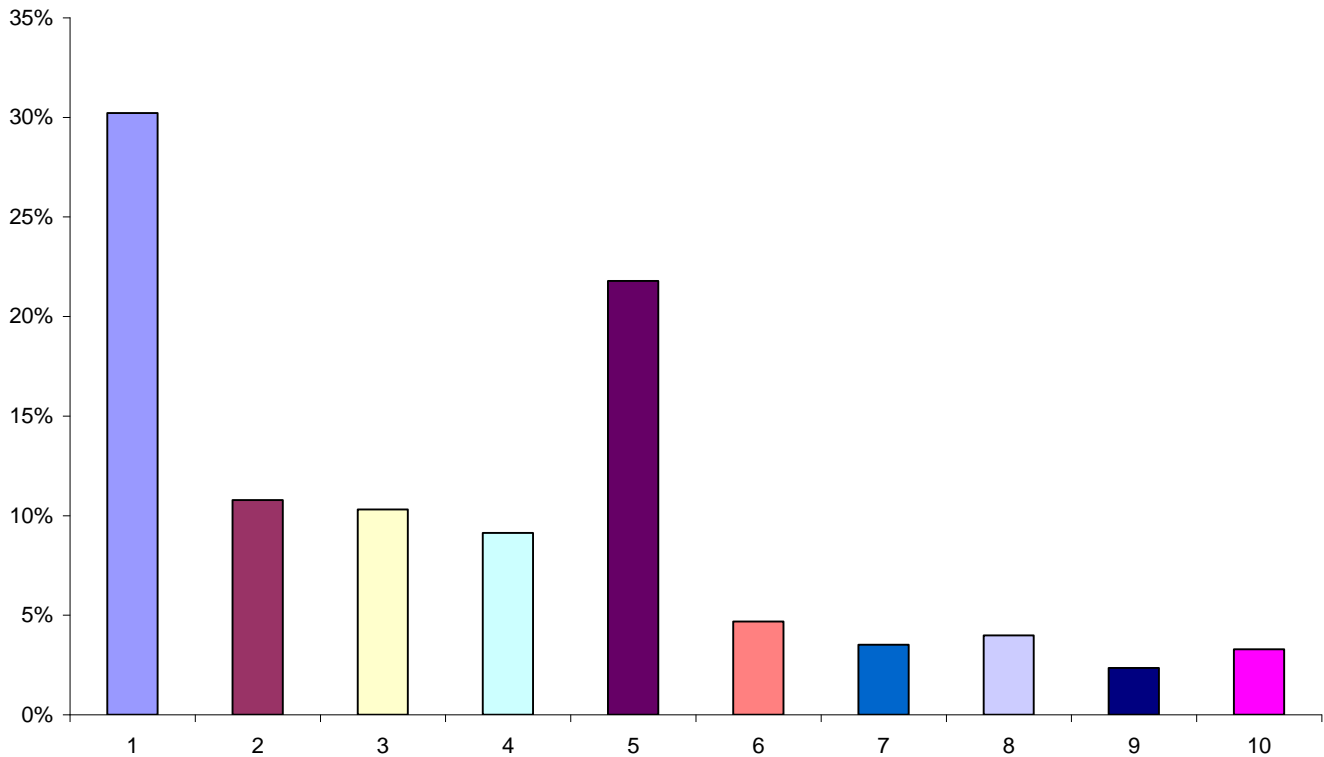
Only one service had more than 25 percent of residents rating it as poor or very poor:

- The municipal water system (27% poor or very poor)

Airport

Residents were asked on a scale of 1 (valuable asset) to 10 (major headache), how they would rate Osceola's municipal airport, and their responses are summarized in Figure 7. Eighty-two percent rate the airport as an asset (a rating of 1 through 5); only 18% are less positive, choosing a rating of 6 through 10. Almost one-third of residents believe the airport is extremely valuable (rated it a 1). At the other end of the spectrum, only 3% (or 14 respondents) feel that the airport is a major headache (rated it a 10).

**Figure 7: Rating Osceola's Municipal Airport
Scale of 1 (valuable asset) to 10 (major headache)**



Facilities Available within a 5-minute Walk

Residents were asked what priority they give to having various facilities within a 5-minute walk of their house. Their responses are summarized in Table 12. In terms of walking distance, many of the items listed are more of a medium priority to residents with substantial numbers voicing no opinion.

The item of highest priority to residents is having a picnic area/shelter within walking distance at 23%. The second highest item is a sledding hill (22%), and third is a tot lot with a playground structure (20%).

Low priority is given to two items by more than a majority of residents: being within a 5-minute walking distance to skateboard/rollerblade park or a dog park. Residents were given a chance to write in facilities that were not mentioned. The items most frequently written in by residents are walking and biking paths and trails. A full list of 'other' types of facilities wanted by residents within walking distance of their homes can be found in Appendix B of this report.

Opinions about having facilities available within a 5-minute walk of home are highly correlated with a number of demographic characteristics. In particular, residents under the age of 45 and those with children place higher priority on having a tot lot (small park) with various amenities (sand, swings, playground structure, and slide) than those 45 and over and those without children. Additional facilities in which those with children place higher priority than those without children include an ice skating rink, a picnic area/shelter, a tennis court, basketball court, athletic field, sledding hill, and skateboard/rollerblade park. Other facilities in which younger residents place higher priority than older residents include an ice skating rink, a tennis court, and sledding hill.

Table 12: Priority of Having Facilities Within 5-minute Walk from Home					
	Count	High Priority	Medium Priority	Low Priority	No Opinion
Picnic Area/Shelter	445	23%	41%	25%	11%
Sledding Hill	447	22%	35%	29%	14%
Tot lot with playground structure	431	20%	28%	30%	22%
Tot lot with slide	423	18%	28%	32%	22%
Tot lot with swings	430	18%	29%	30%	23%
Tot lot (small park)	424	17%	27%	33%	23%
Tot lot with sand play area	427	15%	27%	35%	23%
Dog Park	450	14%	17%	52%	17%
Ice Skating Rink	444	14%	31%	38%	17%
Athletic Field	441	14%	34%	38%	15%
Basketball Court	434	11%	34%	40%	16%
Skateboard/Rollerblade Park	448	9%	19%	54%	17%
Tennis Court	444	8%	28%	48%	16%
Volleyball Court	438	6%	28%	50%	17%
Other	130	28%	11%	10%	51%

Men are more likely than women to place a low priority on being within a 5-minute walk of an ice skating rink, tennis court, sledding hill, dog park, and skateboard/rollerblade park than women. Compared to residents with less than \$50,000 annual household income, residents with annual household incomes of \$50,000 or more place a low priority on being within a 5-minute walk of virtually all the items listed in Table 12.

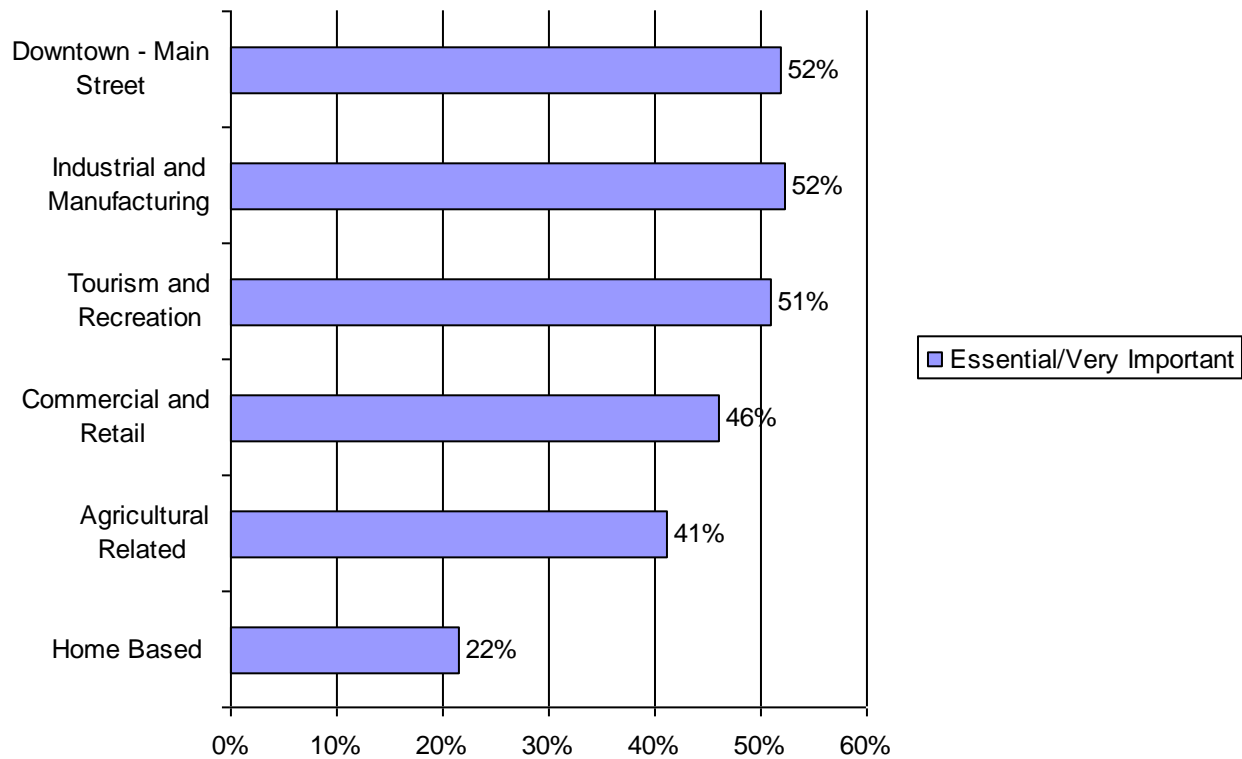
Renters are slightly more likely to place a high priority on having a dog park, sledding hill, and picnic area/shelter within walking distance than homeowners. Finally, retired respondents are much less likely than employed respondents to place a high priority on being within a 5-minute walk of the various facilities listed and are more likely to have no opinion.

Economic Development

Current Importance of Types of Jobs

Residents were asked to rate the *current* importance of different types of jobs for Osceola. Their opinions are summarized in Figure 8. The types of jobs with the highest “essential” or “very important” ratings are Downtown/Main Street jobs and industrial and manufacturing jobs (both at 52%). Close behind are tourism and recreation (51% essential or very important).

Figure 8: Current Importance of Types of Jobs in Osceola



Within the overall pattern of residents' opinions regarding *current* job importance in Osceola,

- women are statistically more likely than men to say that agricultural related jobs and Downtown/Main Street development are essential
- employed respondents are statistically more likely than retired respondents to say that home-based businesses are not important

Importance of Jobs over the Next Ten Years

Residents were asked to rate the importance over the next 10 years of various types of jobs in Osceola, and a wide variety of jobs are viewed as important (Table 13). Eighty-six percent of residents strongly agree or agree that office and professional jobs will be important over the next ten years for Osceola. Eighty-five percent of residents believe that industrial and manufacturing and commercial and retail jobs will be important. Slightly less support is shown for tourism jobs, although still quite strong at 77%. Over half of residents (56%), believe that government jobs will be important over the next decade in Osceola.

Table 13: Importance Over the Next 10 years of Types of Jobs in Osceola

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Industrial/Manufacturing	435	38%	47%	6%	2%	7%
Tourism	434	31%	46%	11%	4%	9%
Commercial/Retail	439	28%	57%	6%	2%	7%
Office/Professional	436	26%	60%	4%	1%	9%
Government	429	11%	46%	23%	7%	12%

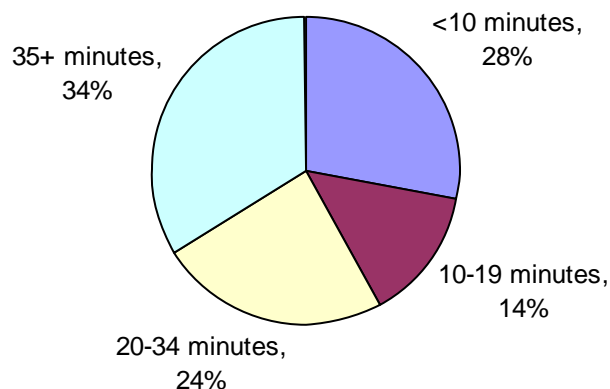
Within the overall pattern of resident's opinions regarding job importance *over the next 10 years* in Osceola,

- women are statistically more likely than men to strongly agree or agree that commercial/retail jobs and government related jobs are important to Osceola
- employed persons are more likely than retired respondents to strongly agree or agree that tourism related jobs are important and less likely to agree that government related jobs are important

Commute

Village residents were asked if someone in their household works outside the home, how many minutes (one way) does it take them to commute to work each day (Figure 9). The SRC took out the “not applicable” responses and found that of the 325 respondents that report at least some commute time per day, a substantial number spend 35 minutes or more (one way) or at least one hour a day commuting to and from work.

Figure 9: Minutes (One Way) to Work Each Day



Respondents with household incomes of \$50,000 or more are more likely to have someone in their household spend 35 minutes or more (one way) commuting to work each day (39%) than residents with household incomes of less than \$50,000 (16%).

Additional Comments

When asked if there was anything else they would like to say about living in Osceola, residents offered 313 additional comments ranging from the beauty of the area to taxes. The topics in order of the number of responses per category are highlighted in Table 14.

Table 14: Additional Comments about Osceola		
	Count	Percentage
General Positive Sentiments	71	23%
Taxes	30	10%
Development	27	9%
Atmosphere	23	7%
Utilities	15	5%
Police – Safety	13	4%
Recreation – Activities	13	4%
Government	12	4%
Shopping Opportunities	12	4%
Streets	11	3.5%
Appearance of Homes and Buildings	10	3%
Schools	9	3%
Lack of Restaurants	7	2%
Downtown	4	1%
Lack of Jobs	4	1%
Transportation	3	1%
Negative Sentiments	1	.5%
Miscellaneous	48	15%
TOTAL	313	100%

Almost one-quarter of all comments are categorized as “positive sentiments”. These comments are generally along the lines of, “I love it here,” “I like living in Osceola,” “Osceola is a great place to live.”

The second topic with the most comments is taxes (property taxes), and third is development concerns. Appendix B contains the complete compilation of comments.

Comments include:

“Osceola is just what we were looking for. Our children still tell us how happy they are living here. They tell us thanks for letting us move here.”

“The high property taxes are pushing homeowners out into the country or out of town even with low home prices; it is more expensive than living in the Minneapolis Metro area.”

“Quit trying to bring/invite people here. They come here naturally. Try to keep as small town.”

“Need to keep small town feel and maintain services downtown.”

“We need better water quality.”

“We need to keep the views of the majority in mind with Osceola development and not bide to the whims of a few.”

Conclusions

The SRC sees 6 key conclusions from this study:

1. Residents rate the overall quality of life in the Village highly. They especially appreciate the small town atmosphere and being near family and friends. Residents of the Village of Osceola appear generally satisfied with community facilities and services, the availability of various housing types, the municipal airport, and the overall road network. Residents do, however, show concern with the municipal water system, safety concerns regarding 243/Hwy 35/County M, and having too few assisted living facilities in the Village.
2. Village residents' vision for the future of Osceola is more focused on the development of Osceola's Downtown and increasing the base of manufacturing employment rather than developing "big box" retail chain stores on the outskirts of Osceola or becoming a suburban "bedroom" community. Residents believe that it is of high importance *currently* for Osceola to secure Downtown/Main Street jobs and industrial and manufacturing jobs and they also believe that *over the next decade*, Osceola should place importance on securing office and professional jobs, jobs in the industrial and manufacturing fields, and commercial and retail jobs.
3. Given the importance residents place on current and future job opportunities in Osceola, it is important to note that survey results show that a substantial number of residents are spending at least one hour a day commuting to and from work. Our results also indicate that those who spend less time commuting tend to give a higher rating to the quality of life in the Village.
4. The external appearance of residences is important to almost all Village citizens. In addition, when asked which aspect of Osceola, natural or manmade, stands out as being especially unattractive to them, by far, the appearance of certain buildings and homes in the area generated the most comments.
5. When residents were asked how important it is for Osceola to take action to retain its natural resources, none of the actions were determined to be of "high priority" to a majority of residents. More than 1 of every 3 respondents said that it's a "low priority" to acquire more property for park and open space, enhance the gateways and entrances to the Village, encourage water to infiltrate into the ground rather than running into creeks and storm sewers, and encourage smaller lots with more area dedicated to open/green space. Interestingly, there is somewhat of a contradiction in that when asked what aspect of Osceola, natural or manmade, stands out as being especially attractive, the overwhelming choice is the natural features of the Osceola area. One interpretation of this apparent contradiction is that residents appreciate the overall set of natural resource amenities in the area, but they didn't relate the specific actions asked about in the survey to the preservation of these amenities.
6. A majority of Village residents report that newspaper articles are their preferred primary source of information about Village government.

Appendix A – Non-Response Bias Tests

Any survey has to be concerned with “non-response bias.” Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. For example, suppose non-respondents feel that there are too many apartment units in the Village (Question 14e), whereas most of those who returned their questionnaire said the Village has the right amount of apartments. In this case, non-response bias would exist and the raw results would understate the overall public’s concern about the number of apartments in the Village of Osceola.

The standard way to test for non-response bias is to compare the responses of those who return the first mailing of a questionnaire to those who return the second mailing. Those who return the second questionnaire are, in effect, a sample of non-respondents (to the first mailing), and we assume that they are representative of that group. In this survey, 363 people responded to the first mailing and 106 responded to the second mailing.

We found 3 variables with statistically significant differences between the mean responses of these two groups of respondents (Table A1) out of 111 tested. With respect to the quality of life in the Village of Osceola (question 1), respondents to the second mailing were statistically more likely to say that property taxes were one of the three most important reasons they choose to live in Osceola whereas the first mailing respondents were less likely to choose property taxes as one of their top three. The second mailing respondents were more likely to say that the municipal water system is “average” and were slightly more likely to say that it is “unimportant” that the Village become a suburban “bedroom” community. **The Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample.**

Table A1 – Statistically Significant Differences Between Responses of First and Second Mailings			
Variable	Mean First Mailing	Mean Second Mailing	Statistical Significance
Q1e Most important reasons to live in Osceola: Property Taxes	.01	.08	.000
Q9f. Rate local services: Municipal Water System	3.53	4.03	.001
Q16e. Importance of: Becoming a suburban bedroom community	3.01	2.80	.021

Appendix B: Village of Osceola Written Comments

Q1 What are the three most important reasons you and your family choose to live in Osceola? 'Other' responses

- 4th generation family settled in this area from Sweden.
- Born and raised here myself
- Distance between two jobs.
- Ex. Senior Housing - Millside apartments
- Good medical facility
- Grew up in the area.
- I am elderly and I need the help of my family.
- Lived here all of our life.
- Located on the St. Croix River
- Moved here to be close to children.
- Moved here when I got married
- Purchased present farm land here in 1939
- The bridge
- The St. Croix River
- Type of townhouse we wanted

Q3. What aspect of Osceola, natural or manmade, stands out to you as being especially attractive? (620 comments)

Natural Features (435 responses)

- Cascade Falls (100x)
- Mill Pond Park/Area (60x)
- The Waterfalls (33x)
- The Falls (31x)
- The River (27x)
- River (24x)
- The St. Croix River (21x)
- Bluff (17x)
- Falls (17x)
- River and Bluffs (8x)
- The river valley (6x)
- St. Croix River Valley (5x)
- Creek (3x)
- Lakes (3x)
- Natural beauty (3x)
- The stream (3x)
- Trees (3x)
- Wildlife (3x)
- Hills (2x)
- Wetlands (2x)
- "Our" cliffs.
- Beauty of countryside
- Beauty of the area surrounding the river.
- Cascade Falls and the Landing.
- Cascade Falls and the refurbished observation deck.
- Cascade Falls is the most beautiful.
- Close to a lot of nature
- Country side
- Creek by Dairy Queen
- Hilly countryside
- I love Cascade Falls

- I love the falls, they are beautiful.
- It is naturally beautiful with river bluffs and former Mill Pond and Cascade Falls though they have now been compromised.
- Landscape-falls
- Natural
- Natural - Scenic river
- Natural beauty - river, water falls
- Natural beauty - The St. Croix River Area
- Natural beauty & white squirrels.
- Natural beauty access to falls and bluff.
- Natural Beauty of the river valley
- Natural Cascade Falls
- Natural falls
- Natural surroundings
- Nature quality
- Nature's scenery
- Osceola bluffs
- Osceola falls
- Parks
- Potential for more green space.
- Protected river fed by Cascade Falls
- River valley
- Rocky Waters
- Scenic River
- St. Croix River and river way
- St. Croix River area
- St. Croix River landing
- Standing cedars
- Surrounding lakes, rivers, scenic views
- The area by the river.
- The beauty of the river valley
- The Falls and the area being put together on the South side of the street just west of the actual falls
- The falls, but the walkway to the river could use improvement
- The landscape and open undeveloped land
- The natural beauty of the St. Croix River Valley
- The natural scenery behind my apartment.
- The natural scenery of the countryside.
- The natural setting
- The Northern entrance to the community with its natural beauty and appearance.
- The Osceola Creek
- The parks
- The pretty hillside and beauty of the St. Croix River.
- The river access. It is really nice to go and look at the river peacefully
- The river and falls natural beauty.
- The River and scenic beauty of the area.
- The River Bluffs
- The scenic waterfall
- The St. Croix River and the Valley
- The waterfall behind Main Street.
- The waterfalls and the neat appearance overall.
- View from river bluff.
- Waterfall with Coffee connection nearby
- Where I live the pond and river area.
- Wooded areas

Downtown (58 responses)

- Downtown (10x)

- Downtown area (4x)
- Main Street (3x)
- Old buildings (2x)
- "New" look of downtown.
- Appearance
- Appearance of downtown area
- Bridge on Cascade Street.
- Cascade Falls area = Tom's new service station
- Downtown area that encompasses the park, stream, and waterfall.
- Downtown coziness and accessibility.
- Downtown park
- Downtown renovation. The coffee shop on the corner is awesome! Beautiful homes on Main Street.
- Downtown revitalizations
- Downtown scenery
- Historic buildings
- Historic buildings in town
- Historic Main Street, historic setting
- Historical Main Street.
- I think the downtown area since the improvements made last year is very attractive.
- Improved downtown
- Improved street/sidewalk
- Improvements to Main Street.
- Main Street- Downtown (Bridge and Subway)
- Main Street is looking very good.
- Main Street is still hometown.
- New bridge walk
- New sidewalks.
- New streets
- Quaint downtown
- Quaint shops.
- Remembering and preserving the past (downtown buildings)
- Renovation of the downtown area.
- Sidewalks, benches along sidewalks
- Some of the older businesses downtown the way they were fixed makes them look like the Osceola of old times.
- The downtown street lamps and landscaping
- The Main Street
- The new and improved look of downtown
- The old fashion look
- The older town.
- The quaint downtown area.
- The town is kind of historic
- Updated downtown, landscaping, building appearance

Recreation (38 responses)

- Park (14x)
- Osceola landing (4x)
- Hiking trails (3x)
- The park (2x)
- Trails (2x)
- Ball field, downtown park
- Braves baseball field
- I really like the baseball in town.
- Nice parks
- Oakey Park
- Park on top of the hill by the water tower.
- Parks are very nice
- The ball Fields (football) & fields at new school

- The downtown parks
- The walking trails to the river
- Trail to the river
- Walking opportunities
- Walking trails.

Atmosphere (20 responses)

- Small town (5x)
- Small town atmosphere (4x)
- A population under 5,000
- Friendly citizens
- Friendly community
- North woods atmosphere.
- People know and care about each other and help neighbors
- Still feels like small town
- The feel of the town and community.
- The small towns feel of ambiance.
- The small towns feel of community support.
- The town is a good friendly community.
- The whole small town "Only in Osceola" feel.

Location (16 responses)

- Close proximity to the St. Croix River (3x)
- Location along the St. Croix River (2x)
- Geographic
- Living along the St. Croix River
- Location near the river
- Location on the St. Croix River
- Location.
- Natural setting on a major river.
- Near the river
- Openness to the North
- Our location on the St. Croix River, very beautiful.
- Rural surrounding.
- Small town, but near large Twin Cities. Services and opportunities.

Nothing (3 responses)

- None really
- Nothing
- Really not anything

Miscellaneous (50 responses)

- Art Barn (4x)
- Home (2x)
- Airport
- Also I like the train
- Area behind the library
- Cleanliness of the area
- Community fair
- Condition of the buildings
- Cornerstone Square
- Driving East on 243 into town crossing the St. Croix River and the road curving around the bluff.
- Friendly people
- Good looking town and most homes are kept up
- Great place
- I like the clean maintained homes and Main Street.
- It's home, born and raised here.
- Local organic farms
- Manmade appearance of new streets, trees, sidewalks, businesses
- Medical Center

- Most buildings and houses look nice & a lot of them have beautiful tree and flowers etc.
- Music in the park.
- My church
- Near our jobs
- Near snowmobile trails and that you can ride streets out to trails.
- New BP gas station
- New business buildings and apartments
- Old Baptist Church
- Provides opportunities to raise a family in a safe environment.
- River Street
- River Valley Inn and Suites.
- Schillberg's
- Street organization.
- Streets
- The bend in the road on Main Street by the falls.
- The Cascade and Compactness.
- The cleanliness of Cascade Falls
- The first Polk County Courthouse
- The Millpond renovation and the downtown renovation. The coffee shop on the corner is awesome! Beautiful homes on Main Street.
- The Osceola landing.
- The people
- The town has done a nice job with parks and downtown upgrades
- The town itself
- The wholesomeness of the community is most appealing.
- Train
- Train bridge depot
- Trout hatchery
- Water tower

Q4. What aspect of Osceola, natural or manmade, stands out to you as being especially unattractive?
(349 comments)

Appearance of Buildings and Homes (118 responses)

SPECIFIC APPEARANCE

Osceola Inn (19x)

- Gregory's on Main (5x)
- Osceola Hotel (3x)
- Osceola Inn (2x)
- Gregory's on Main is an extremely unattractive place.
- Old hotel by Osceola Medical Center
- Osceola Inn Apartments
- The apartment building by the hospital.
- The housing by Subway- Low income
- The poor condition of the old downtown hotel/bar
- The slum buildings like the Osceola Inn by the hospital.
- There is an apartment building by the hospital that could use a little reconstruction.
- The Old Motel on Main St.

Falls Trailer Park (15x)

- Trailer park behind Dairy Queen (6x)
- The trailer courts near downtown. (2x)
- Trailer court (2x)
- Falls trailer courts
- House trailer court.
- Manmade Falls trailer park
- Trailer court

- Behind Dairy Queen

Cascade Houses (14x)

- Some of the houses on and north of Hwy 35. (2x)
- Appearance of some of the homes on Main Street.
- Condition and maintenance of homes on 35 north going out of town
- Crappy houses on 35
- Homes on North Cascade (appearance)
- Houses along 35
- Quality of homes along 35 through town.
- Residential area north of Downtown - Houses/apartment buildings not kept up on North Main Street (with a few exceptions - too many rentals)
- Some homes on the Main Street are not well maintained
- Some houses on Main Street.
- Stores and houses along Main Street. Many are dilapidated and not kept up. They are an eyesore to residents and people traveling through.
- The homes on Main Street that have so much junk in their yards.
- The homes on North end of Main Street

MISCELLANEOUS APPEARANCE

- A few run down houses
- All the aluminum and vinyl siding, etc. on the rest of downtown (The Lucky Panda is painfully non-historic as is the Sun building and all the real estate offices etc.)
- Apartment buildings outside trash and garbage.
- Appearance of homes and yards
- Appearance of some rental homes.
- Back side of businesses seen entering Osceola from 243.
- Buildings that are un-kept
- Care of some of the homes and lawns
- Certain houses, fences painted colors not in keeping with the neighborhood.
- Cluttered and un-kept yards.
- Condition of the homes
- Few houses need attention such as paint and siding
- Fix up the building back side along the river
- Homes in business area downtown
- Homes with litter visible from roads
- Houses and yards not kept up
- Junk being around homes and yards
- Junk gathered in the yards.
- Junk in peoples yards.
- Junk in yards
- Junky yards
- Look of some homes
- Mail boxes on Cascade
- Main Street building fronts- some need renovation.
- Main Street down town
- Mobile home park (Robo village)
- Not using natural looking design and colors when building.
- Number of vehicles packed in driveways, boats set alongside houses and garages
- Old Church, new apartment by the ball field
- Old houses not being maintained and junk in yards.
- Osceola Inn, Industrial park and Carlson Evergreen
- Osceola pharmacy building - needs to match
- People who don't mow their yard or rake their yards.
- Property that needs more up keep.
- Run down areas of town and old beaten up homes
- Run down houses, un-kept yards
- Run down junk yard properties

- Some areas by Oakey Park "not pretty homes"
- Some businesses downtown need renovation.
- Some downtown buildings don't look "sound".
- Some downtown business habitats.
- Some homeowner's yards, junk cars, debris left outside, and clutter.
- Some houses that are not kept up
- Some of the houses are in bad need of repair.
- Some of the lower price housing
- Some of the un-kept yards and blocked vision on corners.
- Some old un-kept homes
- Some people's yards
- Some poorly maintained yards and houses in some areas.
- Some rundown houses
- Some store fronts
- Some store fronts on the main drag. It would be nice if they could have river views
- Some unfinished things like a gazebo.
- South Cascade apartment building.
- Store fronts that haven't been updated
- The backs of old buildings by Cascade Falls.
- The backside of most of the downtown businesses
- The downtown and Main Street homes.
- The junk in some residential areas.
- The Main Street buildings that are modern, with ugly signs (ex: Evergreen Realty)
- The old buildings that are falling apart on South Avenue.
- The south entrance into town with some of the downtown businesses.
- The town, it looks like a Chicago fire bricks dump.
- The trailer park off M
- The train bridge by 35, the un-kept design.
- The un-kept and junky yards in residential areas.
- Un-kept homes and yards
- Un-mowed grass (gateway development)
- Using natural colors. Use more natural landscaping.
- Village garage area and village hall

Streets Design and Maintenance/Parking (44 responses)

- Bump outs (2x)
- Access to interstates
- All the wasted space created by using bump-outs on the streets
- Bridge over 35
- Bump outs at intersections and school
- Bump outs on downtown streets.
- Bumpy streets
- Coming down or going up 243 into Minnesota - needs cleaning up and trimming and road needs work.
- Constant road construction
- Construction
- Cost and maintenance of plants on Main Street and bump points makes roadway to narrow and costly for snow removal
- Difficult parking in downtown area to across local businesses especially for senior citizens.
- Down town street
- Downtown design and bump outs are terrible
- Dumb looking jut outs in the new streets downtown.
- Entrance to Osceola from the south could be improved (mainly depot road area). Also the big parking lot in middle of town next to developments isn't appealing.
- Hwy 35
- Long Streets
- Main Street
- Narrow Main Street

- Narrow Streets
- Narrow streets and bump outs
- New curbing on Chieftain and Cascade.
- New curbs downtown
- No bump outs
- No sidewalk on 3rd Avenue going up to Seminole
- Parking facilities.
- Streets
- Streets especially Main Street narrowed so it's more difficult to navigate.
- The "bump outs" in the village streets
- The bump outs on the corners and in the middle of the road by the library and new apartment. The intersection by Charley Carlson's real estate office
- The intersection by Dairy Queen.
- The new curbing and parking system
- The new narrow streets
- The off street parking lot behind the post office and the embankment over into the falls.
- The rear entries of many businesses - parking lot accesses to post office/antique mall/bars and furniture store, etc.
- The rounded new curb corners
- The way the streets are built downtown
- The way the village did the streets
- Too much roadside trash especially on 243 and 3rd Avenue, and Seminole.
- Traffic
- Traffic along main highway
- Un-kept sidewalks downtown, even the new ones.

Nothing (21 responses)

- Nothing (8x)
- None (4x)
- N/A (2x)
- Can't think of any
- I can't think of any it is all well cared for.
- I can't think of anything
- I can't think of anything that is especially unattractive.
- I don't know
- No
- None that I can think of now.

Development (18 responses)

- All the new housing development
- Apartment buildings mixed with single family homes in my neighborhood.
- Business district
- Housing development.
- Multi family dwellings - ruining the small town atmosphere, too many people, too many cars crowded into small neighborhoods.
- Multi family homes in single family neighborhoods.
- New building, homes, hospitals, schools, etc.
- New development
- New housing and urban sprawl. What happened to our small town?
- Seemingly unrestricted housing development
- Single family homes mixed with rentals, twin homes, etc.
- Some businesses and newer construction don't fit with the older character of Osceola.
- Tearing down the oldest building in town, and building a Carlson Realty building - Money talks
- The industrial park but it is needed
- The new Osceola village apartments and new banks.
- Too many multi family homes and apartments in single family neighborhoods.
- Too many people moving in.
- Town homes everywhere

Natural Features (18 responses)

- Downtown mill pond
- Lower Mill Pond
- Make the water higher in millpond with more trout.
- Mill pond
- Mill Pond. I would like to see it filled like a pond more so.
- Natural upper mill pond
- Needs some more trees around the park. Trees by trailer homes by Mill Pond - make a line to give green space.
- New Millpond area
- Pond without water
- The Falls
- The former millpond after the dam was removed
- The Lack of trees and natural beauty along County M.
- The low water level of Mill Pond
- The Old Millpond mess behind the millpond apartments.
- The way the Millpond was re-done
- Upper mill pond
- Upper Mill Pond
- Would be nice to see more of the river - we still have our "back" to it.

Retail Establishments – Businesses (18 responses)

- Bars downtown
- Commercial area east of main street, downtown (liquor store, Ace, grocery area)
- Downtown has lost local usefulness to get basic supplies in town. Need better grocery store with variety and competitive prices with better fresh produce. Cater too much to tourist shops.
- Empty buildings, not much retail.
- Lack of extended shopping opportunity.
- Lack of fine/good dining choices
- Lack of mainstream businesses
- Lack of restaurant choices
- Lawyer business on Hwy 35 and 2nd Street.
- Location of farmers market
- No decent shopping venues.
- Real Estate offices
- Rezone realtors and others to office park and open downtown to tourism type shops, vendors.
- Small shops closing, too many want to run the town.
- The bars, I don't like them and they bring bikers which are noisy.
- The fact that most of downtown is real estate, insurance or antiques.
- The number of taverns
- The placement of Trendy Kids by the overlook. The racks on the side walk make it look "garage - sale" like.

Utilities – Services (18 responses)

- Police dept. (2x)
- Aggressive police officers
- City water quality
- Crime rate due to drug use and lack of prosecution.
- Electric transfer station at M and Simmons
- Harassing police
- Not enough street lights for night
- Really bad drinking water.
- Slippery sidewalks in winter
- Smell of hot water and it is not the water heater!
- Smoke-belching foundries & above ground power lines.
- Stinky water
- The plowing of Main Street in winter - not going up to the curb and plowing.
- Too much iron in the water.
- Too much salt poured on roads - environmental, vehicle damage.
- Utilities - water smells
- Water

Bathrooms (14 responses)

- \$100,001.00 bath room in front of the Mill Pond Park.
- Bathroom building across from Carlson Realty should have been put back further
- Bathroom building at Mill Pond
- Bathroom location in Mill Pond Area.
- Bathroom on Main Street
- Bathroom should be down on other side of Library
- New bathroom in the park.
- New public restrooms in awkward place should have been further back and a color that blends with surroundings!!
- Rest rooms at Mill Pond Park
- The bathroom right as you come into town.
- The bathrooms at the ball park are terrible.
- The new bathrooms in the park.
- The new restroom built as the first thing seen as you drive into town. Should have been built back from Main Street.
- The placement of the over expensive bathrooms. It should have been on back of the library.

Government and Facilities (14 responses)

- The village administration (4x)
- City Hall
- Government
- Municipal building
- Police dept.
- Political situation is poor
- Present city administration gets in people's lives. He has taken on and being allowed too much power that should be in hands of our elected officials. People are miserable he is destroying the neighborly moral that once existed.
- The tolerance of the village officials for the 'slumlords' as well as the garbage/litter/junk on different properties
- Village Facilities
- Village hall
- Village Offices

Taxes - Cost of Living (11 responses)

- High property taxes (3x)
- Taxes (2x)
- High prices
- My property tax bills
- Property taxes are very high
- Property Taxes!!
- The property taxes are outrageously high
- Too expensive

Parks (7 responses)

- Filled up the little park too much
- Oakey Park
- Oakey Park - area has so much potential but feels very dated.
- The ball park area (stands & parking area) at Oakey Park.
- The bike park in between Smith Avenue and Delmar Avenue. They are just heaps of dirt.
- The park for the kids has nothing to do!
- The parks for children.

Vacant Property (7 responses)

- Empty businesses and empty homes for sale or rent
- Empty downtown business
- Empty or unattended houses
- Neglected real-estate
- Some houses vacant and need cleanup
- The closed or vacant shops on Main Street.
- Unused buildings in the downtown area

Location (1 response)

- Too close to the cities

Miscellaneous (40 responses)

- Robo Village (4x)

- Hillbilly house (2x)
- Dog waste-its everywhere! Makes for "nice" walking!
- For sale signs
- Groups of teenagers hanging out at the Dairy Queen
- Hodge podge zoning.
- I only lived here for 9 months now I still haven't seen all streets so far I know this town looks awesome.
- Kids throwing their cans and trash while they are walking by homes
- Local folks have stopped waving to each other
- Methamphetamine labs in neighborhoods
- Nothing I can think of except getting overcrowded.
- Osceola gravel pit.
- Osceola medical center
- Osceola Oil Property - Disaster
- Our neighbor
- Power lines above the ground over head in downtown
- Rednecks
- Rentals, especially the old church on Chieftain.
- Replace the Osceola signs North and South of town.
- School politics towards athletics and students
- Smoking in bars and restaurants
- State
- Subways food lights are obnoxious. They shine all the way across the river. They should be redirected or replaced. No need to flood out star light with parking lot lights in bank lots at night. The buildings are already lit.
- The 25mph sign South of M.
- The amount of rental properties.
- The areas just north of the airport as you come into town.
- The Clark Station
- The people
- The problem with methamphetamine here and nearby is most concerning.
- The road that runs through the middle of the old Shillberg campground - A true waste of one of the nicest areas of this town.
- The water tower by the river.
- The way trees are trimmed.
- The Welcome to Osceola signs on the North and South end of town!
- Too many stray cats
- Train bridge
- Under paid teachers

Q8. If there are any streets, sidewalks or intersections in the Village of Osceola that you feel are unsafe, which are they? (291 comments)

Variations of 243/Hwy 35/County M (79 responses)

- 243 and 35 (11x)
- 243 and 35, 35 and M (9x)
- M and 35 (6x)
- 243 and Hwy 35 intersection. Road between Subway and Riverbank turning on to Hwy 35. Speed on Oak Ridge Drive.
- 243 and Main Street
- 243 and MM and 35
- 243 coming on to 35, 35 going up on Seminole - bad corner 3-4pm
- 35 and 243 intersection needs a stop light! It's an awful corner
- 35 and Cty M, and the three way stop at 243 and 35.
- 4 way stop at 243. Can't see cars coming out of Dairy Queen drive up if I am traveling north.
- By the DQ
- Co. Rd. m/Hwy 35/DQ Driveway/Gas Station - too many turns in such a short block - I use M and 35 at 3-4pm - very busy and unpredictable

- Congestion at intersection of 243 and HWY 35
- Corner of Cty M and Hwy 35, you can't see well because of the train bridge.
- County M and 35. 3rd Avenue between the apartments and M. Crossing Seminole/M even at cross walks; drivers don't slow down or stop.
- Crossing from Mill Pond to Cascade Falls should be safer. Signal lights should be installed at the Dairy Queen intersection of Hwy 35 and 243.
- Crossing the street east to west or vice versa is not safe by BP and Dairy Queen
- Cty M / Hwy 35 / Hwy 243 - I would love to see a roundabout. 10th Avenue and Oak Ridge and Willow Lane.
- Cty Rd M going out of Osceola is bumpy!
- Currently the one downtown at 243 and 35 is better, to one on M and 35 is not good. Especially one sign that is on the county sign is blocking the traffic coming down the hill when turning left.
- Dairy Queen and BP intersection
- Hwy 243 needs sidewalk
- Hwy 35 and Cty M intersection and Hwy 243 and Hwy 35 intersection....but the stop signs sure help.
- Hwy 35 off Seminole is suicide stop, start out to pull out. Hwy 35/243 by Dairy Queen is awful, cars don't stop at the three way stop. Where are the blinking red lights on the stop sign that are located at some other stops? How do you get them? Some other means have been noticeable for drivers to stop.
- Hwy 35 sidewalk needs to continue to school
- I think the 243/35 intersection is still unsafe. The stop signs helped, but it really needs a light.
- Intersection by Dairy Queen - exiting from the Dairy Queen can be difficult.
- Intersection by Dairy Queen is a mess.
- Intersection of 35 and 243. Traffic does not allow people to walk across the roads. Walking across County Rd. M anywhere, even in cross walks, traffic does not stop.
- Intersection of Cty Rd. M and Hwy 35 stop lights would be great.
- Intersection of M and 35 is often congested.
- Intersection of M and 35. Intersection of 243 and 35 much improved with stop signs.
- Intersection of Main Street and 243
- Intersection of State Highway 35 and 243 (should have an electric stop light control system)
- Junction of Hwy 35 and County M should have improved traffic control. Anyone attempting a left turn from M to 35 south has to contend with traffic violators from both directions on Hwy 35. Speeding from the South and disregarding a 3 way stop at 243 intersection from North 35.
- M, 35, and 243
- Old Cty Rd M, junction between 35 and 243 and 35 and Cty M.
- Pedestrian crossing near BP. Pedestrian traffic on river bridge.
- Right lane turn for trucks from county M north to Hwy 35.
- Route 243 intersection with WI 35
- Stop sign at Dairy Queen and the two hills.
- The 243/35 intersection in front of BP and DQ, no one stops.
- The corner of Hwy 35 and County M. Semi trucks have dangerous situation turning from Cty M and turning left onto 35. Also semi trucks trying to travel east up the hill on M.
- The intersection at 243 and 35 should have traffic lights. All roads are unsafe during snow storms here because the streets are not plowed until the snow stops. When it starts to snow (2 inches on the road) the plows should be working.
- The intersection between BP and Dairy Queen on 35. People run through the stop sign. Impolite people don't care whose turn it is to turn. Pedestrians can stand and wait ten minutes to cross the street in either direction.
- The intersection by the Clark station M and 35
- The intersection in front of Dairy Queen, at Hwy 243 and 35 is confusing to me only if I am pulling out of DQ or if someone else is and I'm at one of the stop signs.
- The intersection of 243 and 35 needs stop and go lights
- The intersection of 35 and 298 is very unsafe with the gas station and DQ exiting out onto it. DQ should move! Side entrance from gas station should be changed to exit only onto 35.
- The intersection of 35 and M after 3pm. It is almost impossible to turn left if you are coming from M. It would be much safer as a 3 way stop.
- The one by Dairy Queen - 243 and Hwy M
- The one by the gas station and Dairy Queen.
- The stop sign at 243, south bound lane needs more visibility. I see it blown because people just don't see it, all the time. My sister was nearly killed by a gravel truck that blew it. Get some of those signs with the red blinking lights like the Somerset high school on I.

- The three way stop by Dairy Queen
- Where 243 meets 35 is not good.
- Yes, where M and 35 connect. If you are on M and taking a left onto 35 it is hard to see oncoming traffic to the right.

Cascade Cross Street Intersections (67 responses)

- 3rd Avenue and Main Street (2x)
- 1st St. and 35
- 3rd and Cascade - aren't cars supposed to stop for pedestrians?
- 3rd Ave and 35 intersection. Hwy 35 through downtown section was made too narrow to much sidewalk
- 3rd Ave and Cascade Street intersection
- 3rd Ave and Cascade Street, 10th Ave and Hwy 35
- 3rd Ave and Hwy 35
- 3rd Avenue and Cascade.
- 3rd Avenue between Summit and Seminole. Parking on Cascade Street obstructs view to turn out from side streets.
- 3rd Avenue from apartments to Cty Rd M sidewalk. 3rd Avenue and Cascade intersection. 4th Avenue and Cascade intersection.
- 3rd Avenue intersection with 35 and 243.
- 3rd St.-when cars parked Main St. (side) hard to see sometimes cars coming from left and right side too
- 4th Ave. and Cascade by the riverbank, 3rd Ave. and Cascade
- 4th Avenue and Cascade. Sidewalks missing in residential area.
- Blind area by River Bank, also mail boxes and post in the way on 5th street where you're at the stop sign to pull out on 35.
- Bump-outs on all streets. 4th street going on to Hwy. 35
- Cascade and 3rd, Cascade & 4th hard to cross &/or enter-poor visibility
- Cascade and 4th Avenue
- Cascade Street and 3rd Avenue.
- Cascade Street and Third Avenue west.
- Cascade Street through downtown - reconstruction in 2006 made it too narrow.
- Corner by Riverbank and 35. 3rd Avenue and 35 intersection. 243, M, and 35.
- Corner of 3rd Avenue and Hwy 35 - Left turns are very unsafe.
- Corner of Riverbank and Subway. Cornerstone business
- Crossing Cascade. Cars and trucks passing on R of car. A school child crossing street almost hit! Slow the traffic down. Those huge trucks can't stop in time.
- Dangerous for people to walk on 3rd Avenue between village and county M because there is not sidewalk available.
- Highway 35 and 4th street.
- Hwy 35 and 3rd Avenue intersection
- Hwy 35 and 4th Avenue (Riverbank obstruction) Traffic light needs to be moved to 243 and 35.
- Hwy 35 and Willow Lane, when making a left turn at Holiday and going east.
- I do not like the narrower Main Street. I think a wider road makes more sense than wider sidewalks. I think the narrower streets are unsafe.
- I feel that Cascade Drive is a beautiful biking area, but it would be nice to actually have bike trails or wider shoulders all along Hwy 35/Cascade.
- In town when trying to turn from any side street on to Cascade Street cars block your view.
- Intersection 1st Ave and 35 - crosswalk is dangerous, curve in 35 by riverbank with cars packed on both sides. Treacherous when meeting big trucks!
- Intersection by Noah/Riverbank/Subway and Healing building.
- Intersection by the River bank-Subway-35
- Intersection of 3rd and Hwy 35
- Intersection of 4th and 35.
- Intersection of 4th and Cascade
- Main Street and 2nd - stop light sits too far back in flowers. I have to step in garden to reach button. One of the reasons I don't shop downtown.
- Main Street and Chieftain Street from 1st to 2nd Avenue. The bump outs are dangerous and the street shouldn't have been made narrower.
- Main Street bump outs make it narrow Chieftain and 5th street.
- Main Street is narrow
- Main Street looks nice but it is so narrow.
- Main Street near the schools. The stop lights downtown (My husband got hit in the crosswalk)

- Main Street-no one stops for crosswalks.
- Place stop signs at rail road crossings
- Pulling out on side street between the river bank and Subway. You can't see until your 1/2 way out. 3rd street has the same problem.
- Pulling out from the River Bank
- Pulling out to the left from the Riverbank on Main Street. Pulling out from Dairy Queen.
- Rail road crossing on 3rd, there is only stop signs and it's too dark at night you couldn't see a train coming without opening our window and listening.
- Riverbank parking lot and 3rd St.
- Sidewalk crossing at 3rd Avenue and road crossing by the old Baptist Church.
- Street corner between Subway and River Bank. To get on Main Street is dangerous
- The corner by the Riverbank and the entrance into the bank from the highway.
- The cross street on the corner of Riverbank and 3rd street.
- The intersection by the old Baptist Church, the old hotel, the Chinese restaurant should have the red light. You cannot see what is coming either way if you are going to the clinic or hospital without pulling way out into the street.
- The intersection by the riverbank/Subway - hard to make a left hand turn onto Main Street
- The intersection from east traveling west between the new SC bank and City Hall is blinded with narrower street and new parking. The intersection by Riverbank traveling in the same direction is also hard to navigate due to difficulty seeing what is coming from the south. Main Street was recently narrowed of all things. It makes downtown even more difficult to get through. Traffic backs up because a car is parallel parking. Formerly the street was wide enough to pass while one was parking. Now it's a bottleneck. Street is now a snow removal difficulty.
- The intersection of 35 going to the elementary school. Afternoon traffic on 35 is so heavy it takes forever to get out on 35.
- The intersection of M and 35 is tricky. It's hard to see when you pull out onto 35 from between the Riverbank and Subway.
- The intersections by the riverbank
- The new streets in the Cascade and Chieftain Streets are very dangerous. The corner of 4th and Cascade and 3rd and Cascade are also very dangerous due to parking spaces.
- The river bank and hospital corners are difficult to be seen at when trying to cross the street.
- The road between Subway and the Riverbank, hard to see when taking a left turn onto Main Street.
- The street between the Riverbank and Subway is pretty dangerous because you can't see oncoming traffic when turning. The intersection of 243 and Chieftain is a bit nerve racking. You never know who should go, and the cars pile up too much so if you're on County Rd M trying to turn you can't do so.

3rd Avenue (41 Total Responses)

3rd Avenue – Driving Issues (22 responses)

- 3rd Ave. (4x)
- 3rd Ave from 3rd Ave apts. to Seminole Ave, this street should be widened.
- 3rd Avenue going up to Seminole going by the apartments.
- 3rd Avenue on to 35
- 3rd Avenue past Summit
- 3rd street - M
- 3rd street going from M into town
- 3rd Street leading to 'M' by railroad tracks.
- Along 3rd Ave.
- East end of 3rd Avenue.
- Intersection of Hwy 35 and 3rd Avenue is difficult to cross by car or on foot. The sign for the Gathering Place can obstruct the view of traffic coming from the north.
- Intersection on 35 and Cty M
- M and 3rd Avenue.
- Only two roads (3rd St. and M) allow emergency vehicles access to industrial park and adjacent residential areas. When one is blocked by construction and the other by traffic, this is dangerous!
- Speed on 3rd Ave. is a problem, traffic cruises at 35-45mph
- The railroad crossing on 3rd street. Too many people don't stop for the sign.
- Third Avenue by the rail road tracks to Cty. M
- Try to get off M sometime is like taking your life is bad
- Trying to leave 3rd Avenue apartments to downtown, cars come from the right too fast.

3rd Avenue – Walking Issues (19 responses)

- 3rd Ave needs walking path
- 3rd Ave should be vastly expanded and improved. It should be a main road in and out of Osceola with trails available for walking and biking. Currently it is used as a thoroughfare but at your own risk. Terrible job Village of Osceola!! You could solve many problems by just improving this road.
- 3rd Ave. It's only a matter of time until someone gets killed. Put in a sidewalk, or at least wider shoulder!
- 3rd Ave. (town-County M) This is very dangerous - many pedestrians, traffic speeds, there really needs to be a sidewalk here!
- 3rd Ave. needs a sidewalk. Very dangerous to walk. Need street lights by Willow Lane and out Dove. On the way to school its dark there.
- 3rd Avenue - a sidewalk would be safer for walking
- 3rd Avenue - meet many walkers all fighting for space with cars that are going too fast. Turning from M to 35 is very difficult to see traffic coming from the north.
- 3rd Avenue - travel at your own risk - needs a sidewalk from county M to stream or an alternate walking path.
- 3rd Avenue could use a sidewalk that connects to the sidewalk on M.
- 3rd Avenue is very dangerous. As an avid walker and cars speed, no stopping at the rail road and just rude toward pedestrians.
- 3rd Avenue needs a walking path. A lot of traffic here and a lot of people walk it.
- 3rd Avenue needs sidewalk to join M. Also, main St. looks nice, but is a little narrow in the middle of town.
- 3rd Street from M needs room for pedestrians. Hwy 35/Cty Rd M/Hwy 243 intersection is easily congested at rush times. Current resident driving abilities make bump outs dangerous. They expect you to move when they turn wide and almost hit you.
- 3rd street up by the railroad tracks and the canyons. Need walking path for people walking and riding bikes.
- Sidewalk all the way down 3rd Street - this would make the road safer
- Third Ave from Summit to Cty. Rd. M-Many people walk this area with curves, no sidewalks, it is very unsafe
- Third Avenue needs a walking/biking lane.
- Walking between parts of town on M and 3rd Avenue.
- Walking from 3rd Ave to Cty road M

None/No (15 responses)

- None (6x)
- No (5x)
- Can't think of any.
- N/A
- None that come to mind.
- Not really

Seminole (13 responses)

- County M going down the hill to Hwy 35 is rough and bumpy.
- County Road M from 35 to top of hill. Very bumpy needs to be re-blacktopped. The safety issue: my car falling apart from traveling on it - ball joints, tie rods
- County Road M should be 25 mph in residential area
- Hwy 35 and County Rd M
- Hwy M and Simmons
- 'M' is an awful route - the bumps on hill from semi braking, to the worn down and dangerous ruts from tires on 'M' till past 246th that cause hydroplaning or sliding when frozen.
- Madison and Seminole - Drivers do not stop for pedestrians even though it is signed and painted.
- Seminole - Margaret need crosswalk
- Seminole Avenue and 35
- Simmons and Cty Rd M
- Simmons St. at Hwy M Next to the cemetery.
- The sidewalks by the 3rd Avenue apartment building. They could be fixed up and have more around.
- Side walk on 3rd Avenue by tracks to connect with Cty M/Seminole.

Sidewalks (12 responses)

- Because I drive everywhere it doesn't bother me but some of the sidewalks are uneven and dangerous for us oldsters.
- Main sidewalks by the post office, the table and chairs are out too far when you get out of your car you bump them with the door.
- Need sidewalk to Oakey Park, Branes Stadium
- Need sidewalks on South side of M

- No sidewalk on the northeast side of Subway
- Sidewalk down the hill on 9th Avenue.
- Sidewalk is needed along M all the way to Simmons
- Sidewalk is needed from the Middle school to the High School. Sidewalks on 3rd Avenue from Cty Rd M to 3rd Avenue apartments. Sidewalks south on 35 to apartments.
- Sidewalk on N side of Delmar Ave for kids safety
- Sidewalks should provide a safe path to all schools. Although progress has been made, they are still not available to the school from downtown.
- The sidewalk from 9th street going North or South to elementary school. No lights! Many kids walk back from middle and high school. The roads are poorly lit or no lighting at all. Very dark and dangerous during high school after events.
- There also needs to be sidewalks in the business park. The sidewalk on M also needs to continue down to Gateway Meadows development. The sidewalk on Main St. also needs to continue all the way to the elementary school. There are also not adequate sidewalks by the district office, football field and schools.

8th (9 responses)

- 8th and Chieftain. You can't see until you get out in the street.
- 8th and Chieftain; remove hedges - too many stop signs - 35 should go back to 35 MPH north of 4th street
- 8th and Robert - There should be a sign indicating there's a street at the top of the hill, as you can't see cars on Robert.
- 8th Street
- Corner of 8th Ave. and Chieftain - bushes SE corner grow out to far cars at apartment building obstruct view to the south if they are parked too close to street.
- Intersection of 8th and Chieftain. The bushes hide the street at the stop sign. Intersection by Riverbank and Hwy 35- you can't see oncoming traffic on the south side of 35.
- Intersections of 8th Ave and Oak Ridge Drive
- The corner of 8th Ave and Chieftain is dangerous. Should be four way stop.
- Unsafe intersection: 8th Avenue and Chieftain Street it is difficult to see without creeping out into the intersection.

Chieftain (7 responses)

- Between Hwy 36 and Chieftain. 7th and 8th Avenue
- Chieftain St. and 8th St. Apartment building - cars in visibility
- Chieftain Street - 1st and 2nd Ave. are too narrow with the addition of bump-out - 8th Ave. and Chieftain intersection - bushes in line of sight - no police patrols on Cty. Rd. M in village with a lot of traffic.
- Chieftain Street from 3rd Avenue to 6th Avenue. Parking should not be permitted on the west side of the street by the S & E bank.
- Chieftain Street near the senior housing and the S & E Bank, young drivers are speeding always and hardly ever see any of our paid police stopping them.
- The hill on Chieftain street, new jut outs make this a great place for fender benders when parked cars pull out and can't see what's coming
- The narrowing of Chieftain to accommodate the parking for the new senior housing. With all the space that property has why cram the parking in the front out into the street?

Street Lights (6 responses)

- Lack of street lights make them unsafe.
- More street lighting needed on side streets.
- More street or stop lights from 2nd and Cascade to 3rd and Cascade.
- Need a street light at Dairy Queen intersection.
- Need more street lights on all of 3rd Ave and Chieftain Street.
- Would like street lights on frontage road.

Downtown (4 responses)

- All of downtown
- All of the new bump outs in downtown area are a hazard to vehicles trying to make turns.
- Downtown Main Street
- The whole downtown area. Do not allow large trucks in downtown. Insist that the state build bypass routes to the east of Osceola ASAP. No large trucks to use HWY 243 bridge.

2nd (4 responses)

- 2nd Avenue and Main Street on right side turn is too narrow. 10th Avenue near school should only have parking on one side of the street at pickup times.
- 2nd Street
- Back out from the pharmacy at 2nd and 35.

- The narrow streets, 2nd Avenue by Super Value and narrow by new apartments. Main Street is too narrow - no need for flowers.

By Schools/Children Walking to School (3 responses)

- Areas where children walk to school
- By the schools.
- Safe way from middle school parking lot to sidewalk to intermediate.

7th (3 responses)

- Stop sign should be moved from 7th St. to 5th St. on Chieftain. Hwy 243 and Cty. Rd. M
- Summit and 7th Avenue.
- The stop sign on 7th and Chieftain is not needed

10th (3 responses)

- 10th by elementary school - the bumpouts
- 10th/Willow Lane Road/Maple Drive
- A passing lane is needed for cars traveling south on Hwy 35 at 10th Ave. when a car turns left onto 10th.

Oak Ridge (2 responses)

- Intersection at Oak Ridge Drive & 10th Ave should be a 4 way stop, instead of a 2 way. Middle school parking lot intersection heading east from the pool area and cars driving south from the high school heading to the front of the middle school. Consider adding speed bumps or signs in the OMS/OHS parking lot.
- Oak Ridge Drive by school, Smith Addition, between Gateway and Cottage Drive

Saratoga (2 responses)

- Saratoga Ave. when 2 cars or trucks park on the street access from end you can hardly get this. No ambulance or fire truck entrance - needs parking on a side only.
- Saratoga Avenue, 3rd Avenue

4th

- 4th and Chieftain

Gerald Street

- Gerald Street - no streetlights - pitch black at night

Pheasant – Hwy. M

- Walking from Pheasant down Hwy M

River Street

- River Street has too many speeders coming from the hospital. Close off River Street residential area from business area at 3rd. Use temporary barriers to do this. We have many small children on this street now.

Simmons

- Simmons Drive - Very Narrow - NO SHOULDERS - Heavy traffic to 3 industrial sites. School buses daily to school bus. 3 housing developments must use this road- no other road into area. Winter extremely dangerous very small part of road shared with township. This is a dangerous road and accidents waiting to happen.

Smith and Hialeah

- Smith and Hialeah needs more/better street cleaning after construction.

Miscellaneous (15 responses)

- All of the streets in the new developments and new housing areas. These streets are never plowed early in the morning after a snow. They are hazardous if not impassible with a car before 8 am. This is not acceptable for a tax payer to deal with.
- Cars do not stop for people in the cross walks.
- Current needs could include a place for a bus, a taxi, or group travel to save gas.
- Even having those new bright neon green signs that say stop for pedestrians.
- I'm happy, we love it here.
- It is hard to see when backing out of the parking spaces behind the railroad tracks. It seems a bit dangerous.
- Large # of trucks going through town
- Need more children signs, curbs on the street corners to slow traffic around the corners.
- No large bicycle routes, children are playing in the streets and are in danger of getting hit. They should be off to the side.
- The area between the apartments and S&C Bank and the highway where the sidewalk ends - north of town.
- The bump outs are crazy. Why lose parking spaces and add useless sidewalk - why waste money.
- The intersection @240th and Hwy 35. I feel that a simple speed limit change from Dresser to Osceola like 45 mph up to 55 mph would help in that area where all the businesses are. People tend to drive really fast through there and don't always pay attention to people in turn lanes. (*not in Village of Osceola*).
- The whole new curbing and parking system. Unsafe to pull out insufficient street room, can't see oncoming traffic at side streets when pulling out.

- The whole system by the bridge. It's bad now, wait 10-20 years!
- Would like to see more bike paths for family riding.

Q11 How important is it to have the following facilities available within a 5-minute walk of your house?

'Other' responses

- Walking paths/trails (7x)
- Bike path/trail (4x)
- Pool/Swimming Pool (2x)
- Sidewalks (2x)
- Access to a network of trails.
- Anything for children and families is very important.
- Archery Range
- Baseball field
- Bike path/ running path
- Commuter rail service to Twin Cities
- Downtown parking
- Dry wash at car wash.
- Function hall
- Full service YMCA with a pool
- Go and relax
- Grocery Store
- Grocery/convenience store
- Hiking trails and bike trails
- Horse Shoe
- How about picking up grass clippings
- Ice rink at park on Eric Drive
- If O-K bathrooms for each
- Just fix up Oakey Park
- Large public city hall
- Library, church
- More for youth activities
- Music Amphitheater
- Natural park trails
- Nature trails
- Oak park
- Open house community.
- Osceola Braves
- Outdoor concerts etc. Grassy play area, softball, football, frisbie, etc.
- Place to bow hunt/herd control in town
- Place to ride ATVs
- Post office box
- Racquetball court
- Rec center needed for teens.
- River access
- Rollerblades, snowshoe trails.
- Senior meeting building
- Schillbergs Park
- Signs
- Snowmobile trails to down town not on the streets.
- Teen center for 6th through 12th grade.
- Trails (nature and walking)
- We are in 5-10 minutes of everything
- Your local baseball team is a huge asset for me.
- Youth center, senior center
- Youth/activity center

Q17 What priority should Osceola put on the following types of future nonresidential development?
'Other' responses

- Restaurants (4x)
- Community center (2x)
- Balance all, don't focus on just one.
- Commuter rail service to and from Twin Cities
- Dog park
- Food cooperative - with natural food deli
- Good low price restaurant
- Health clubs - no more!
- Higher education
- Historical/Natural store fronts
- Hospital should be the primary focus and should be made to be the best medical center in the region. The medical center should focus on strengthening its early detection and diagnostic work. Organic only fresh farmers market should also be a high priority.
- Improve what we already have
- Keep all big box stores out- Even on outskirts.
- Keep the town quaint.
- Ma + Pa shops-more personable
- Maintaining small town feel no more large develop.
- More fast food chains.
- More parks, kid things
- More professional jobs designed for women
- More public rec land
- Movie theater
- No Wal-Mart store
- Place to ride ATVs
- Prohibit surface mining - gravel pits
- Rec facilities, parks, fun attractions
- Redevelopment of downtown
- Sidewalks please
- Small Businesses
- Tourism
- We need somewhere to walk in and get nylons or a toy in a hurry 5 and 10 store.
- Youth activities

Q20 Which is your preferred primary source of information about Village of Osceola government?

'Other' responses

- Email (3x)
- Gossip/local gossip (2x)
- Osceola Sun (2x)
- Could care less
- Flyer
- Free paper
- Friends
- It would be a fair statement that the only communication we regularly receive is our annual property tax bill.
- Mail and Newspaper
- Neighbors
- Newspaper and television
- Organize neighborhood meetings
- Paper
- The Cheapest
- Word of mouth

Q22 Rate the importance over the next 10 years of the following types of jobs for Osceola.

'Other' responses

- Entrepreneurial/entrepreneurship (2x)
- Agriculture
- Child care
- Cottage industry and cooperatives.
- Culver's Restaurant needed
- Downtown
- Higher education
- I think all above combined is best idea
- In home business
- New hospital
- Non profits
- Restaurants
- Teachers
- Transportation to clinic and hospital

Q24 Is there anything else you would like to say about living in Osceola?

(313 comments)

Positive Sentiments (71 responses)

- I love it here. (2x)
- It is a great place to live. (2x)
- A fine place to live. I have visited many other places. Done world traveling.
- A wonderful place to live and raise my family.
- Beautiful environment
- Coming from a large city I find Osceola a delightful place to live. My living quarters are very pleasant.
- Easy access to village trustees - office management. Extremely friendly helpful people. Excellent churches - schools - medical center
- Fine people, good neighbors, responsive government
- Friendly people. Convenient to get around the community, good streets.
- Good place to live. The downtown improvements have been great. Made the community appear much more vital.
- I have enjoyed the wildlife in and around Osceola and hope to continue to
- I have raised two children and lived here for 37 years. I love this town.
- I like it just the way it is.
- I like it very much moved from St. Paul in 1990.

- I like living in Osceola. I am proud of the town.
- I like Osceola just the way it is.
- I love it here after traveling around the country during WWII. Besides, it is home. However, I feel roots are eroding as people become more mobile.
- I love it! Ideal location with access to services right here.
- I love living here the people are so friendly
- I love living in Osceola and look forward to seeing changes
- I love the falls, would be nice if they could be seen from more locations.
- I'm happy about the "low crime" and hope all is done to keep it this way. I feel safe here.
- It is a great place! We are excited about the new hospital complex.
- It is a very nice place to live.
- It's a friendly and outgoing village. The people are just great about community events. There seems to be something happening in all seasons.
- It's a great place to live. We love living here.
- It's a nice community, though searching for an identity with good leadership and community support.
- It's beautiful here. Just upkeep what you have and add to it when money is available.
- It's great living in Osceola
- It's very beautiful.
- I've chosen Osceola as my residence because of its natural beauty and wonderful outdoor hiking features. I would hate to see that change. I like the small town w/ preserved historic buildings.
- Love it!
- Love it! Osceola has a lot of character. I have been here 25 years.
- Love living in Osceola.
- Nice community.
- Nice quiet area
- Nice town with many positives that other communities don't have.
- Nice within the village.
- Nice, clean town with friendly people.
- No it's just great.
- Osceola is a gem. The balance between small farms, land preserved and homes is well struck. It's like Connecticut is to NYC. Only a small college and a couple of good bistros could improve it.
- Osceola is a good community to live in.
- Osceola is a great place to live and raise children. We are in my opinion the leading community in Polk County. This plan is very important to build our community leadership even further.
- Osceola is a great place to live.
- Osceola is a nice small town with many good people and a good school system.
- Osceola is a wonderful community to live in. We offer a lot of great community activities and events and if you can't find what you need, there are towns close by where you will.
- Osceola overall is a wonderful place to live
- Osceola really seems to have a sense of identity. We like living here very much.
- Overall I love it.
- The attraction of Osceola was that it was a simple, quiet place to live where people minded their own business and was a safe environment to raise a family. We were under the impression it was our home town and people took pride in their school, church, and community.
- The location of Osceola is ideal. It is close to the Twin Cities and still has a small town atmosphere.
- The people are very friendly.
- The village is very nice
- This is a wonderful place to raise a family
- This is wonderful place to live.
- Very friendly community caring community
- Very quiet and peaceful surrounding my neighbors are quiet & peaceful, most houses yards are very neat and clean, from backyard through window I see lot of wild life and so many different birds, butterflies, squirrels, sometimes whole deer family graze and eat grass, etc. I'm very grateful and honored to live in a place like Osceola. People are wonderful usually quiet & peaceful. I think Stillwater is very, very beautiful town and Osceola looks little miniature of Stillwater but much slower pace and not so busy & much quieter. I also live in housing apt. and my neighbors are very peace loving, Godly kind people and people who work here from maintenance, cleaning, office executive, all are finest people I've met. Thank you and God bless you & your family.

- We enjoy it as senior citizens.
- We enjoy living here. It's just the right size.
- We enjoy the following: small grocery store with carry out service, diversified restaurant choices, being able to walk down to the falls, coffee shops, view of the river valley.
- We have lived here for 8 years. It is a very positive community.
- We have lived in Osceola for 36 years and have many great improvements in all areas of the village.
- We love living in Osceola
- We love living in Osceola. It is a great community
- We love Osceola!
- We love Osceola. The beauty, nice people, proximity to the cities, great schools, now a new hospital coming!
- We love our community and schools. Please keep it up! Keep our "small but nice" town from becoming a "Stillwater busy town"
- We love this village.
- We moved here in May 2005 from a big city. Osceola is just what we were looking for. Our children still tell us how happy they are living here. They tell us thanks for letting us move here.

Taxes (30 responses)

- Property taxes too high. (7x)
- Except for the taxes
- I wish taxes were closer to the costs of living in the county. I could save about \$2000 a year by living across the street!
- I would go to Polk County, because the taxes in St. Croix County are too high.
- If 4plex next to you why pay more taxes if your house value goes down because of it!
- Limit property taxes before we are all taxed out of our homes.
- Not spending tax money wisely (too many special interest groups) Lower the debt before spending money on items not necessary.
- Pay high school and local taxes with no kids in school.
- Please reduce spending monies so taxes could remain the same or lower
- Property tax limits need to be established immediately
- Property taxes are high and we are concerned about the large number of homes currently up for sale.
- Property taxes are way too high - we're spending way too much money on special classes in the schools instead of contracting on the basics (reading, writing, and math) I love the town but will be forced to move if my taxes keep increasing by such a large amount each year.
- Taxes are high and services are poor. (snow removal, leaf pick up, street maintenance)
- Taxes are reaching a point to where living in Osceola is becoming unaffordable.
- Taxes are too high for old Century Homes!
- Taxes are too high! Finally got to say it and someone heard me!
- Taxes are too high! We pay more than North Hudson.
- Taxes are very high and out of line with other areas.
- Taxes too high for what services we have.
- The high property taxes are pushing homeowners out into the country or out of town even with low home prices; it is more expensive than living in the Minneapolis Metro area. Are the large companies paying their share? We need to promote living in the village.
- The house taxes for seniors living on a fixed income are high. Houses aren't selling and no townhouses in downtown area.
- Very expensive. I am a single teacher and there is no way I could afford to buy a house here (I rent now), although I would like to.
- We pay a lot on taxes and don't get very good service.
- Your tax bill is the same as my relative in a large metropolitan city of Illinois.

Development (27 responses)

- A pretty shopping mall on Hwy 35 would be a great and much needed addition for our town. Many items are now purchased in other towns.
- Annex land 10 miles south, north and east to help control unrestricted development
- Big box retail has already established itself in SCF on Hwy 18 - concentrate on downtown - provide residents and tourists with neighborhood atmosphere. Downtown may suffer when hospital relocates.
- Do not understand the amount of money spent to do so. Downtown bathrooms \$112,000!! Outrageous - maybe they should put some "moms" on spending committees.
- Don't give into urban sprawl. Please keep the history and landscape.

- Don't try and squeeze any more business into downtown. It's too crowded along the river.
- I don't think we need super stores in town. We need to keep Osceola the way it is!
- I don't want Osceola to look like Woodbury, so I want to be very careful about that. There is such an emphasis on what we need to add - more industrial, more apartments, more, more. I want to protect what we have, encourage the agriculture and natural resources. It works in Europe, where they have working small farms and busy villages. I think our challenge should be to create that atmosphere here.
- I was under the impression when I built my home on 2000 that it was zoned for single family and not multi family units to be mixed in. I would have had second thoughts had I known before hand.
- I would like to see more downtown attractions
- I would love to see a dog park developed. In my neighborhood there are numerous dogs - it would be a welcome addition
- It's growing too fast
- Just another stress to the fact that our community is another North Saint Paul. So overpopulated and business oriented that the community has lost its small town feel and become a cheaper housing location for people with no pride in their homes or community.
- Keep the big box stores on Hwy 8. We don't need them here. They will ruin the town.
- Need to reduce the number of multi family dwellings. Don't want to see Osceola turn into Stillwater with no parking, crowded streets, lousy school system, increasing crime rates. Keep this a small town where people come to visit and shop.
- Please stop building all the houses and make it a small Cheers town again!
- Quit trying to bring/ invite people here. They come here naturally. Try to keep as small town.
- Re-development of downtown essential if tourism is going to flourish and vice versa.
- Shoot at making our downtown a mini Stillwater, attract people with expendable dollars for antiques and specialty goods.
- Slow the development, make current development conservative and practical to cash on hand and live with in your means, stop handing us the bill which has doubled in 7 years, yet the population and the services have not doubled. Nor has the real value.
- Stop trying to make everything look so old in town. It does not have to be so dramatic. Let businesses come in and don't badger them with politics. Look downtown we hardly have any businesses - the village and historic committee hammers on them to the point they leave.
- The city should lead in wind, solar, and thermal energy as well as set a standard for organic living.
- The library personnel do a good job with the resources, but a larger, updated facility is essential to quality living.
- We are loosing the small town feel. There are too many developments going up and a lot are a real eye sore. Partially developed and empty houses.
- We would like to see an atmosphere which is conducive to locals turning their talents into businesses. It appears to be a financially difficult town to get a small business started.
- Why not use the old hospital as a new library or government center. The one thing that will destroy this town is an inappropriate use of that building, such as a drug treatment center. Also, start to physically separate the residential from commercial areas. Rezone to put multi family from being in single family areas. Too much rental.
- Wouldn't it be nice to have retail shops where we can buy clothing, shoes, sporting goods, organic foods, etc? What do we actually have for retail downtown? Not much. I would love to see us keep our money spent in Osceola instead of Stillwater, St. Croix, etc.

Atmosphere (23 responses)

- I like the small town feel. (6x)
- Downtown business owners are rude and are not happy for other shops to come in. They forget when they started out. We're not the big city life.
- I believe Osceola's greatest asset is the "cute town" feeling as you drive down Main Street coupled with the parks, river falls, and beauty of the landscape, it is a really attractive community. We should capitalize on this asset by attracting more shops, restaurants, and businesses downtown, more landscaping, trees, along Main Street.
- I grew up here - I like the small town feel
- I like the small town but wouldn't mind the immediate outskirts having more opportunity for commerce and consumer goods.
- I really like the atmosphere.
- I'm a single mom and moved here from St. Cloud. I like the small town community. It is close enough to the cities yet far enough also.
- Keep the small town feel.
- Need to keep small town feel and maintain services downtown.
- Osceola has a great outdoor atmosphere within a small town setting

- Retain the small town feel as much as possible. No "big box" stores. Encourage small businesses i.e. organic grocer, general store, etc.
- Small town atmosphere with most essentials.
- We are new to the community within the last year. Especially appreciate the small town sense of community, values, heritage, and the interest shown to maintain those things.
- We have enjoyed living in Osceola since 1980 and will continue to do so. We have received many complements from out of town friends who are impressed with the beauty and small town atmosphere.
- We have lived in Osceola for 25 years. We love its beauty and small town atmosphere.
- We need to keep small town feel no matter how big we get - i.e. block parties, soap box derbies, picnic party. Music in the park is awesome - just what we need! Keep it up!
- What happened to the trust and friendly moments, small town care about people?
- Would like to have all businesses be non-smoking.

Utilities (15 responses)

Water (10 responses)

- Do something about the horrible water is it! Also the water pressure is very low.
- Fix the Hot Water!!
- I'm paying for rusty water!"
- The municipal water stinks.
- The quality of the drinking water is poor and we have to buy drinking water and the cost for water and sewer is too much.
- The water is bad and expensive
- Water is smelly and undrinkable.
- Water needs improvement what I live.
- We need better water quality
- Why does the tap water have sulfur like odor?

Snow Removal (4 responses)

- I wish that the village would take care of the roads in the new housing developments. They all pay taxes like everyone else. Don't annex more developments if you can't plow the snow off in a timely manner.
- In regards to snow removal, be sure those that pay the taxes can safely get to work.
- The snow removal system is horrible in the residential areas in town. Our street is always like a skating rink and very dangerous. At least some salt can be put down.
- The street department doesn't do a very good job of keeping the street clean. After a storm on Father's day we put out a pile of debris and before the parade during Osceola fair (September) I had to move it back behind my house during the parade - very tacky.

Other (1 response)

- Street, water, and utility upgrades or improvements poor!

Police – Safety (13 responses)

- Also a serious approach to crime and drug use.
- I like that I feel safe walking around even at night.
- I like the fact that the police patrol in my neighborhood. I live alone, so it gives me an extra sense of security.
- It seems to be very safe here, even with a lot of new people & fast growth.
- More streetlights and such
- Police officers need to obey road signs (especially stop signs) like everyone else.
- Police should change logo on car from "Protect and Serve" to "Harass and Intimidate"
- Police somewhat aggressive
- Spending too much money on law enforcement.
- Start busting these known Methamphetamine labs out there
- The police are too aggressive, to the point of harassment. I have been stopped 5 times in 1 year and never cited for anything.
- The police department does a great job. I was a victim of mail fraud and they helped me right away.
- There were a couple of thefts in our neighborhood. The police told us it was up to the chief to put a report in the paper. Which it wasn't. I feel the neighborhood should have been informed that cars were broken into and to take precautions.

Recreation – Activities (13 responses)

Teen Activities (5 responses)

- A place for teens to go and hang out.
- Big drug problems and nothing for teens to do

- I wish there was more for my teens to do, other than sports activities.
- Not enough things for young people to do to keep them out of trouble.
- We need to cater to our teens - other than sports give them a safe place to have fun with games, music, movies, dances, etc.

Other (8 responses)

- More walking trails and updated parks for kids
- Need a place to ride ATVs
- Need more activities for seniors and apartment dwellers. Apartment complexes have nowhere for kids to play.
- Question 11 - I have an ice skating rink within 5 minutes of my house yet when my kids want to skate I drive to St. Croix because ours isn't kept up and I'm not suggesting we need a Zamboni.
- The Braves provide great entertainment
- There is not enough youth geared programs. Public library need to be larger (it is an awesome library but needs more space). Community movie theatre is needed.
- We do not need any more parks.
- Would love to see more playgrounds for children similar to Stillwater's Teddy Bear Park.

Government (12 responses)

- But there is a problem within that administration and the way things are run. There are a lot of politics here
- Elected them to think out and vote their own minds on behalf of the constituents who put them in office. A paid employee is giving orders rather than taking them from our governing board. People are unhappy that is what is new about living in Osceola.
- Fire xxxxxxxxx
- I believe our village government put too much priority on making this a tourist town and would rate our village council as doing a very poor job overall.
- It is common for the current administration to disregard the wants of the residents and tax payers when working on development and maintenance of the city.
- Live and let live. Quit dictating how people should live. You don't have to change everything to do your job.
- xxxxxxxxx hurts this town more than he helps it. He is a liar and a manipulator and has a personal agenda.
- Seems to be run by "Good ole Boy" club instead of by the wishes of the citizens!
- The present climate is very disturbing since the addition of the present city administrator. People now feel lorded over by a small town administrator with big town notions to make Osceola into his empire. Most disappointing is the elected boards have become his "yes" persons and are not representing the people that elected them.
- The village board doesn't listen to the people and most of the people that live here are phony, arrogant people!
- We need administration change. Too much emphasis on big money groups and not enough on people who helped Osceola to become what it is.
- We need to keep the views of the majority in mind with Osceola development and not bide to the whims of a few.

Shopping Opportunities (12 responses)

- 24 hour gas station
- Also a clothing store and less antique and real estate establishments.
- Also an alternative/wellness food store is needed.
- As a resident just a few blocks from Main Street I'm disappointed that there's not more in the town. I utilize downtown for Ace Hardware and Super Value. Unless someone wants a burger and beer, there is really nothing to pull us to the main drag to sit, eat, and enjoy.
- However, it is very frustrating to have to go to other towns to purchase necessities such as clothing, sewing needs, etc. We need a pretty mall on Hwy 35 with some neat specialty stores, etc. Please consider this a very important addition to our new town. Soon!!!
- It seems that a large percentage of Osceola residents commute to the Twin Cities. I don't feel that business or service accommodate i.e. stylists, barbers, lumber yard, dentist - all close before I get home. If they stayed open until 8pm one or two nights a week lots of us would use them instead they complain about Wal-Mart (open 24 hours).
- Like a small town near enough to big box stores in other communities & near enough to large cities
- Need to attract new businesses to downtown.
- Need to look at expanding the major retail since we are on the outskirts of the Twin Cities
- Overall love it but we need better restaurants! Family restaurants, fine dining, Chinese that is good - pizza - would be nice to have a Target close or store with those types of items - wine bar.
- We badly need some retail shops. There isn't really a place to go to buy a pair of nylons if you ruin your last pair. The only place to purchase small gifts etc. is the drug store and the lady who owns that is very unfriendly. Acts like she is doing you a favor to wait on you.
- We need better grocery stores, we need better drug stores.

Streets (11 responses)

- Because there is no bypass. Our industrial park could be served much better by vehicles approaching it from the East. Soon, a new hospital and clinic will be south of Osceola. Strip malls and other businesses will build in the same area. Will ambulances and vehicles destined for that area be made to pass through downtown Osceola in order to get there? The governor has stripped \$427 million dollars from the state transportation fund in 2005-2007. Some of that money could have been used to improve our road system. Why can't we be pro-active and improving transportation in the Osceola area? Why should we be treated this way? Hwy 8 East between the river and Menards has been "so called" improved many times. It is now nothing more than a city street with signal lights and lowered speed limits. Instead of these State highways serving the communities they bottle up traffic moving through the area. Disgusting.
- But I must say, it would be nice to have sidewalks that go from downtown out to all schools. Some children are forced to walk to school. For safety we need walk ways for them.
- Maybe stop-light at 243 and 35
- Need to do a truck by-pass
- Not much except hating to drive on the new narrow streets. It's too hard to park - dangerous - did not need flowers and trees - dumb.
- Now that we have children, there is a major lack of sidewalks
- Please, PLEASE widen the shoulder off 3rd Ave. I don't want to be the one to run over a child, baby in stroller, biker, etc. Please!
- Quit spending my money on making it harder to drive in town. Chieftain is a nightmare, Fix roads add sidewalks instead.
- Take the existing things in the community such as roads and improve them instead of destroying homes and businesses that have been part of the community and creating roads over them. It is why we have felt part of the community. We were always valued until the last 30 days.
- The road going down the hill to Circle C store needs repair as it has a lot of bumps.
- When I moved to Osceola 35 years ago, a north/south HWY 35 bypass to the East of Osceola was discussed. It still hasn't happened and I hear mentioned that "it is in the future." Does the future mean another 35 years? Trucks and other traffic not wanting to go through the downtown area of Osceola are required to do so.

Appearance of Homes and Buildings (10 responses)

- Also has a city planner that thinks water can run up hill!!
- Also the trailer court is getting to be a real eye sore and the riff raff that is moving into them bringing in drugs and unemployed people.
- Appearances of businesses particularly on Chieftain Street need improvement.
- Condition of some homes in town is very bad. It does not promote a very good image and, it's depressing.
- Eliminate the trailer courts within the village limits - poorly maintained and cared for.
- Lots of homes that should be torn down, falling apart, not safe to live in.
- Quit trying to control housing sizes, looks, etc. NO IMPACT FEES! That's just a rip off all should share in costs of everything.
- Really need to get Osceola pharmacy to fix-up building
- Some homes in town have very junky back/front yards
- We need to reduce the amount of low income cluster homes, apartments and mobile homes.

Schools (9 responses)

- Advertise schools
- Glad the high school could retain the Chieftain nickname (Chief Osceola), school colors of green and white. Our Indian heritage.
- Great school
- I think they also have one of the best school districts around here.
- My children and I enjoy Osceola and its schools. Having nice, caring teachers is a bonus.
- The school districts are in denial about the drug use among teens. This affects the whole community.
- The schools are excellent
- Until I moved here I did not know how good the school system was.
- Very good schools.

Lack of Restaurants (7 responses)

- I think that Osceola should have more restaurants
- It would be nice to have an everyday restaurant
- Need a new restaurant/fast food.
- Need more specialty restaurants and quality restaurants downtown building need appearance upgrades inside and out
- We need a good family restaurant (one that is open)

- We need a good restaurant in town.
- Would be great to have a couple more restaurants.

Downtown (4 responses)

- Need a municipal building
- Need more public parking in downtown mainly in the 200 block.
- Needs more businesses
- We need to clean up downtown.

Lack of Jobs (4 responses)

- Business development to bring in higher paying jobs.
- Some issues need to be addressed - teacher salaries
- There are very few good jobs (50,000+) in Osceola even (40,000+). Especially for women!!
- We're a bit frustrated by the lack of professional jobs in Osceola and by the low wages that are paid locally which forces people to work in the Twin Cities.

Transportation (3 responses)

- Bussing issues
- I wish there were transportation options (taxis, etc.) for those without.
- Need a taxi service.

Negative Sentiments (1 response)

- If it wasn't for my job I would leave today!

Miscellaneous (48 responses)

- A very polarized community. The need to accentuate the history and access to our natural resources such as the water falls. Then intertwine them with tourism along with being a river town would certainly be a gold mine.
- Although I favor newspaper coverage of village news, the paper misses a lot of what happens here. Village employees go the extra mile beyond their job descriptions.
- Applegate Management owns half the apartments in Osceola; they charge too much, they are going to run everyone in Osceola out because no one can afford to pay the rent they expect. Soon all their apartments will be empty or there will be 4 people living in a 2 bedroom because that's the only way anyone will be able to afford it.
- Better newspaper, really like the Valley Wire
- But there are way too many dogs, lots of them big and nasty. Owners DON'T clean up behind them; how awful for little tots out playing and people that like to walk.
- Can't stress the importance of a high quality library and green space.
- Dogs out of control in town.
- Get tourism out of here!
- Good health care access to all ages
- Grow but keep the natural beauty as it is
- Hatred towards outsiders
- I am dismayed that civic organizations do not attract more participation. There does not seem to be a strong sense of community beyond the school, especially among newer residents in the last 10-15 years. Too many people don't know each other.
- I am very concerned about the house in Gerald Street that was full of deadly mold. Now suddenly it is up for sale. I think the neighborhood should be informed on this house and the status of it for health issues of the whole neighborhood.
- I could do without the tourist train ride. It's noisy and dirty.
- I moved here in 2002. I lived in Shillberg's Campground until we finished work on our house. My daughter started 3rd grade here. We moved for the great new schools and programs and the beauty. I was sad when the campground closed. I am also concerned about teens in the summer. I volunteer at the food shelf and I feel I need to give more.
- I think it's a crying shame that the OBA and anything they get into has so much more importance to this town than the fair board
- I was under the impression when I bought my lot; it was zoned only for single family homes. Now, there are multi family homes with no regard to who they sell the property to and what is going up.
- I would like a town rule that businesses in the town must do background checks on employees. I would feel better knowing that the people from "out of town" that work here or just moved here are O.K. people
- It's hard for low income people to find affordable housing in an area that doesn't have high crime (drugs, alcohol, and theft). The job market is poor so to get away from being a low income family is not very attainable.
- Its natural beauty is here to be shared and residents must welcome visitors by making the sidewalks and parks clean and neat.
- Less traffic, not overly crowded like Stillwater. Needs a stronger sense of community.

- Low cost of housing, conveniences (shops, grocery store, Osceola Medical Center) and attractions (falls, train, Art Barn)
- More input from individuals on projects being done in village
- Need to cure the "You're not from around here" syndrome. Allow outsiders to be part of the community.
- Not exactly a historic preservationist's paradise.
- Nothing to do unless you can drive.
- One of the best village services is leaf pick up and "brush chipping." Wish we had more restrictive burning regulations - fire rings are legal, but people are burning leaves and trash.
- Osceola has all the basics, just need to keep focusing on restoring its history and look, and then people will come.
- Poor communication between the village administrator and village council and residents. They do not listen to the needs of the residents nor do they appear to care.
- Poor village staff interaction with the public. Village owned equipment is very poor - looks bad. Village employee moral is very poor.
- Pretty town with not much else going on.
- Reduce speed limit on Main Street (bridge to high school) fewer rentals, incentives to buy and restore historical homes in the village (low interest loans for remodeling). Work with realtors on campaign to draw young families considering other suburbs to move to Osceola
- The airport should be privately funded and taxed!
- The availability of places to rent to seniors.
- The post office is in an inconvenient spot; fix the building before it falls into the river.
- The senior center
- The village board must aggressively take action to acquire and terminate open pit mining within or adjacent to village limits, village growth depends on it.
- There's too much waste in the town and too much catering certain things.
- They need something special to make it unique that people remember and come back to see. The train is helping as well as wheels and wings.
- Too bad Polaris went to Wyoming. High income professionals are what this town needs.
- Too noisy on County M - Seminole Avenue
- Very closed community. New people don't feel welcome
- We need the village crew to focus on the idea they work for the citizens. Not just the downtown businesses.
- We need to update the village maps in phone books. Retailers need to be friendlier and service oriented.
- Why do people who don't have kids have to pay same amount as families with kids?
- Would like better, peaceful town - pretty in summertime.
- Would like to see more recycling resources, only have chemicals and hazardous waste two times a year in St. Croix and often it isn't advertised well.
- Your bathroom facilities are a disgrace.

Q27 Employment Status

'Other' responses

- Student (4x)
- Helping others
- Homemaker
- Retired
- Retired and part time
- Semi-retired
- SS disability
- SSI
- SSID
- Training to be an entrepreneur

Q28 Place of Residence

'Other' responses

- Own the trailer, rent the lot

Appendix C: Quantitative Summary of Responses by Question

VILLAGE OF OSCEOLA COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY

Using blue or black ink, please fill the circle that most closely describes your perspective on the following:

Please fill the circle: Like this: ● Not like this: ✓ ✗ /

QUALITY OF LIFE

The following questions ask your opinion on the quality of life in the Village of Osceola.

1. What are the **three** most important reasons you and your family choose to live in Osceola?

3%	Appearance of Homes	18%	Low Crime Rate	12%	Quality Neighborhood
5%	Community Services	30%	Natural Beauty	32%	Quality Schools
18%	Cost of Home	44%	Near Family & Friends	5%	Recreational Opportunities
23%	Near Twin Cities	35%	Near Job	53%	Small Town Atmosphere
3%	Property Taxes	5%	Other: (Please Identify)	<u>See Appendix B for comments</u>	

2. Overall, how would you rate the quality of life in Osceola?	Very Good	Good	Average	Poor	Very Poor
	29%	50%	19%	1%	0%

3. What aspect of Osceola, natural or manmade, stands out to you as being especially attractive?

See Appendix B for comments

4. What aspect of Osceola, natural or manmade, stands out to you as being especially unattractive?

See Appendix B for comments

TRANSPORTATION

This series of questions asks your opinion about transportation issues in Osceola.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
5. The overall road network (roads, streets, and highways) in Osceola meets current needs.	9%	69%	13%	5%	4%
6. The sidewalk system in Osceola meets current needs.	11%	62%	18%	3%	5%
7. Additional walking trails, biking lanes, and walking lanes are needed along public roadways in Osceola.	29%	36%	20%	7%	9%

8. If there are any streets, sidewalks or intersections in the Village of Osceola that you feel are unsafe, which are they?

See Appendix B for comments

COMMUNITY FACILITIES AND SERVICES

The following questions ask your opinion on community facilities and services in the Village of Osceola.

9. Rate the following <u>local services in Osceola</u> .		Don't Know	Very Good	Good	Average	Poor	Very Poor				
A	Ambulance Service	26%	47%	22%	6%	0%	0%				
B	Fire Protection	22%	47%	26%	5%	0%	0%				
C	Garbage Collection	1%	44%	37%	15%	2%	1%				
D	Health care	8%	38%	36%	14%	3%	1%				
E	High speed communications	25%	16%	23%	24%	10%	2%				
F	Municipal Water System	5%	16%	26%	26%	18%	9%				
G	Park and Recreation Facilities	2%	26%	40%	23%	8%	2%				
H	Police Protection	4%	39%	41%	13%	3%	1%				
I	Public Library	9%	36%	40%	13%	2%	0%				
J	Public School System	12%	55%	26%	6%	1%	1%				
K	Recycling Programs	10%	28%	32%	21%	6%	3%				
L	Sanitary Sewer Service	14%	25%	38%	19%	3%	1%				
M	Senior housing	31%	20%	27%	16%	5%	1%				
N	Senior Services (e.g. transportation)	52%	5%	10%	16%	13%	5%				
O	Snow Removal	3%	22%	37%	26%	10%	2%				
P	Storm Water Management	28%	12%	35%	20%	4%	1%				
Q	Street and Road Maintenance	2%	19%	45%	27%	5%	2%				
R	Sidewalks	2%	20%	42%	31%	4%	1%				
S	Youth programs	39%	10%	17%	17%	11%	6%				
10. On a scale of 1 (valuable asset) to 10 (major headache), how would you rate Osceola's municipal airport?		1 30%	2 11%	3 10%	4 9%	5 22%	6 5%	7 4%	8 4%	9 2%	10 3%
11. How important is it to have the following facilities available in within a 5-minute walk of your house?				High Priority	Medium Priority	Low Priority	No Opinion				
A	Tot lot (small park) with			17%	27%	33%	23%				
	i. Sand play area			15%	27%	35%	23%				
	ii. Swings			18%	29%	30%	23%				
	iii. Playground structure			20%	28%	30%	22%				
	iv. Slide			18%	28%	32%	22%				
B	Ice Skating Rink			14%	31%	38%	17%				
C	Picnic Area/Shelter			23%	41%	25%	11%				
D	Tennis Court			8%	28%	48%	16%				
E	Volleyball Court			6%	28%	50%	17%				
F	Basketball Court			11%	34%	40%	16%				
G	Athletic field			14%	34%	38%	15%				
H	Sledding Hill			22%	35%	29%	14%				

11. How important is it to have the following facilities available in within a 5-minute walk of your house?	High Priority	Medium Priority	Low Priority	No Opinion
I Dog park	14%	17%	52%	17%
J Skateboard/Roller blade park	9%	19%	54%	17%
K Other (please name): <u>See Appendix B for comments</u>	28%	11%	10%	51%

NATURAL AND CULTURAL RESOURCES

The following questions ask your opinion about the importance of natural and cultural resources in and around Osceola.

12. Of the following actions listed, how important it is for Osceola to take action to retain its natural resources:		High Priority		Medium Priority		Low Priority		No Opinion	
A	Enhance the gateways and entrances to the Village	23%		36%		34%		7%	
B	Restore the urban forest along the major streets and in the parks	31%		40%		24%		5%	
C	Preserve the cultural and historic sites within the Village	45%		38%		15%		2%	
D	Acquire more property for park and open space	25%		32%		36%		6%	
E	Restore the natural plant communities and wildlife habitat in the parks and open spaces	29%		44%		22%		4%	
F	Protect the ground water and River by encouraging water to infiltrate into the ground rather than running into the creeks and storm sewers.	43%		40%		12%		6%	
G	Provide for future development that encourages smaller lots with more area in each neighborhood dedicated to open / green space.	19%		35%		37%		9%	
H	Utilize narrower streets in residential areas to reduce stormwater runoff and control the speed of traffic.	23%		34%		36%		7%	
13. Of the actions listed in question 12A – 12H, please indicate the one that is most important to you.		A	B	C	D	E	F	G	H
		9%	12%	21%	9%	10%	22%	5%	13%

HOUSING

The following questions ask your opinion about the development of housing in Osceola.

14. In 2006, the median home price in Osceola was \$147,000. What is your opinion about the availability of the following housing types in the Village of Osceola?		Too many	Right amount	Too few	No Opinion	
A	Single family – above median price	22%	41%	10%	26%	
B	Single family – below median price	8%	33%	33%	26%	
C	Duplexes and townhomes	26%	41%	9%	24%	
D	Upscale condominiums	12%	32%	18%	38%	
E	Apartment units	26%	41%	13%	20%	
F	Senior condominiums and apartments	4%	44%	31%	22%	
G	Assisted living facilities	2%	27%	41%	29%	
H	Nursing homes	1%	39%	31%	29%	
I	Downtown housing	5%	43%	17%	35%	
15. The external appearance of residences in my neighborhood is important to me.		Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
		52%	41%	3%	1%	2%

AGRICULTURE AND LAND USE

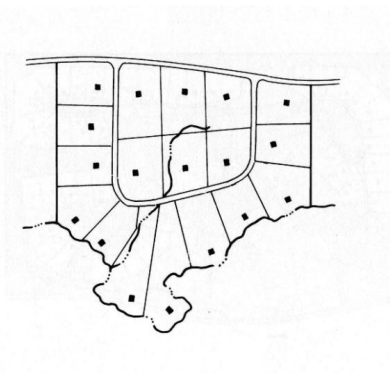
The following questions are asking for your opinion about agriculture and land use in and near Osceola.

16. What is your vision for the future of Osceola? How important is it for the Village to:	Very Important	Important	Unimportant	Very Unimportant
A Focus on retail, commercial, and professional services development in Osceola's downtown	36%	50%	13%	1%
B Focus on developing "big box" retail chain stores on the outskirts of Osceola	14%	27%	34%	26%
C Focus on increasing the base of manufacturing employment	28%	51%	16%	4%
D Transition towards a more nature-based, tourist oriented economy.	18%	40%	34%	8%
E Become a suburban "bedroom" community.	3%	22%	49%	25%

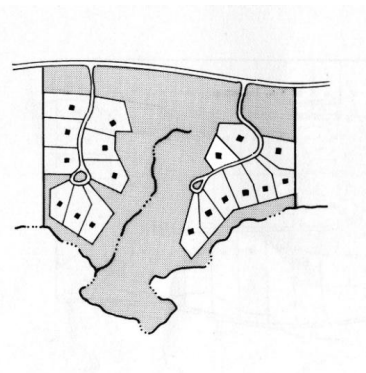
17. What priority should Osceola put on the following types of future nonresidential development?	High Priority	Medium Priority	Low Priority	No Opinion
A Neighborhood commercial and office uses (e.g. convenience stores, branch bank, video store, daycare center, doctor's office)	21%	45%	29%	5%
B Specialty stores (e.g. gift shop, meat market, cheese store, computer store, outdoors shop)	30%	45%	21%	3%
C Community commercial uses (e.g. general merchandise stores, supermarkets, auto dealers)	21%	42%	33%	4%
D Regional commercial uses (e.g. discount super stores)	14%	24%	57%	5%
E Industrial development	27%	48%	20%	5%
F Office park	9%	42%	39%	10%
G Other <u>See Appendix B for comments</u>	29%	5%	5%	62%

18. Would you prefer housing developments built using a traditional design featuring larger lots with limited open and public space (Option A) or a cluster design that features smaller lots and more open and public space (Option B)? Please fill the circle for either Option A or Option B below to indicate your preference.

OPTION A
36%



OPTION B
64%



19. How do you feel about the following statements?		Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
A	Landowners should be allowed to develop land any way they want.	12%	23%	43%	16%	5%
B	The visual impact (view of the landscape) is an important consideration when evaluating proposed developments.	34%	55%	5%	1%	4%
C	The Village of Osceola must minimize its "sprawl" into bordering agricultural and undeveloped land.	22%	37%	23%	5%	13%

COMMUNICATION

The following question is asking for your opinion about government communications in Osceola.

20. Which is your preferred primary source of information about Village of Osceola government? (Pick one)

Direct Mailings	Radio	Newspaper Articles	Newsletter	Web Site	Other:
18%	1%	55%	15%	7%	<u>See Appendix B for comments</u>
					3%

ECONOMIC DEVELOPMENT

The following questions are asking about how you view economic development in Osceola.

21. Rate the <u>current</u> importance of the following types of jobs for Osceola:		Essential	Very Important	Important	Not Important	No Opinion
A.	Agricultural Related Businesses	17%	24%	42%	7%	11%
B.	Commercial and Retail Development	17%	29%	39%	9%	5%
C.	Downtown Development – Main Street	22%	30%	36%	8%	4%
D.	Home Based Businesses	7%	14%	35%	29%	15%
E.	Industrial and Manufacturing Development	24%	29%	35%	8%	5%
F.	Tourism and Recreation	25%	26%	33%	11%	5%

22. Rate the importance <u>over the next 10 years</u> of the following types of jobs for Osceola		Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
A	Commercial/Retail	28%	57%	6%	2%	7%
B	Office/Professional	26%	60%	4%	1%	9%
C	Industrial/Manufacturing	38%	47%	6%	2%	7%
D	Government	11%	46%	23%	7%	12%
E	Tourism	31%	46%	11%	4%	9%
F	Other <u>See Appendix B for comments</u>	17%	9%	0%	0%	74%

23. If someone in your household works outside the home, how many minutes (one way) does it take them to commute to work each day?		NA	Under 10	10 - 19	20 - 34	35+
		25%	21%	11%	18%	26%

24. Is there anything else you'd like to say about living in Osceola?

See Appendix B for comments

DEMOGRAPHICS: Please tell us some things about you:

25 Gender:	Male	Female	26. Age:	18–24	25–34	35–44	45–54	55–64	65+
	44%	56%		3%	13%	17%	25%	17%	26%

27. Employment Status:	Employed Full Time	Employed Part Time	Self Employed	Unemployed	Retired	Other: <u>See Appendix B for comments</u>
	53%	8%	5%	3%	28%	4%

28. Place of Residence:	Own	Rent	Other: <u>See Appendix B for comments</u>
	80%	19%	1%

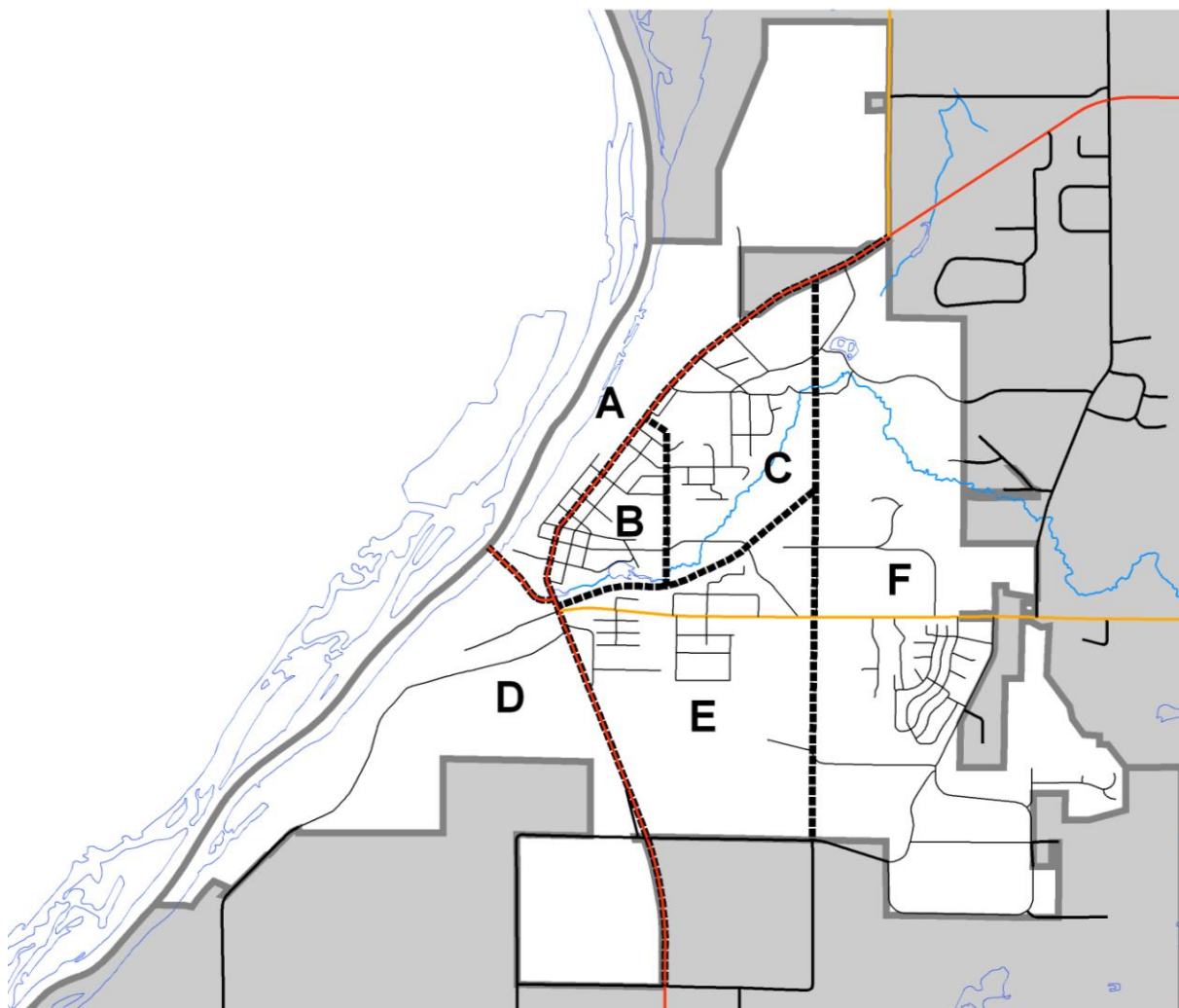
29. Number of Adults (18 or older) in Household:	0	1	2	3	4	5+
		33%	56%	9%	1%	0%
30. Number of Children (under 18) in Household:	66%	15%	15%	3%	1%	1%

31. Annual Household Income Range:	Less than 15,000	15,000 – 24,999	25,000 – 49,999	50,000 – 74,999	75,000 – 99,999	100,000 or More
	7%	12%	32%	25%	15%	8%

32. How many years have you lived in Osceola?	Less than 1	1 – 4	5 - 9	10 - 24	25+
	4%	21%	19%	22%	35%

33. In which part of the Village do you live?
Please fill in the letter that most closely
corresponds to the area where you reside.

A.	B.	C.	D.	E.	F.
5%	22%	26%	4%	29%	13%



Please return your survey by xxxxxxxx to:
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124 Regional Development Institute
River Falls, WI 54022
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