

Town of Warren Citizen Input
Survey
Spring 2006

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**Survey Research Center Report 2006/06
May, 2006**

Students working for the Survey Research Center were instrumental in the completion of this study. We would like to thank Mandy Speerstra, Megan Glenn, Brady Voigt, Danielle Rogers, Ashley Frye, Lindsey Thompson, Kristi Sirinek, Nathan Wilber, Corrie Ford, Bethany Barnett, and Adrienne Adolpson who entered and verified the data. Danielle Rogers calculated the initial descriptive statistics. Bethany Barnett proofread earlier drafts of the study. Their hard work and dedication are gratefully acknowledged.

Executive Summary

- The high response rate (63%) to the Town of Warren Citizen Input Survey provides results with strong statistical properties. Non-response and sample bias do not appear to be significant issues for this survey.
- The small town atmosphere and rural lifestyle, natural beauty and surroundings, and being near family and friends are the primary reasons people choose to live in the Town of Warren.
- Almost two-thirds of respondents have lived in the Town for more than 11 years (65 percent).
- Many respondents (73 percent) define themselves as non-farm rural residents. The second most common description was a farm land owner (22 percent). Only one survey respondent defined themselves as a renter.
- A majority of survey respondents believe that more single family and senior housing are needed in the Town.
- Respondents were evenly split on the need for more mixed use development in the Town. Forty-four percent agreed that mixed use development (residential and commercial) is needed in the town; 44% disagreed. When asked about commercial and light industrial mixed use, 47% agreed that more is needed; 43% disagreed.
- When specific aspects of development strategies were described and diagramed, (mixed use development plans) the most popular suggestion was for the Town to consider a mix of commercial and light industrial development (67% strongly agree or agree).
- A walking trail (public development) with full public access was the most strongly favored trail development scenario.
- Almost two-thirds of survey respondents believe that the Town of Warren is developing too rapidly.
- Respondents believe that the most important aspect of residential development to consider is the impact on the Town's tax base. The second most important item was the environmental impact of residential development.
- Respondents overwhelmingly believe that the preservation of natural resources is important. For all resources listed, the percentage of respondents that agreed that preservation was important ranged from (82-93%).
- When asked to indicate their preference for recreational options in a future park, the only option that was chosen by a majority of respondents when combining their first, second, and third choices was a playground.
- A majority of respondents believe that the Town Board does a good job of representing the interests of the citizens of Warren (60%) and is open to input from the public (67%). However, over one-fourth of respondents (27%) believe that the Town Board does not consider the long-term implications of its decisions.
- Direct mailing and newsletters were the top two choices for the most effective ways the Town can provide information to its residents.

Purpose of Survey

The Town Board of Warren chose to work with Jim Janke, the University of Wisconsin Extension Service Educator for St. Croix County and the Survey Research Center (SRC) at the University of Wisconsin – River Falls to survey Town households regarding their opinions about land use and other key issues facing the Town. The SRC would like to give special thanks to Deina Shirmer, Clerk/Treasurer for the Town of Warren, for her assistance throughout the survey process.

Survey Methods

During February, March, and April 2006, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys to 535 households in the Town of Warren. Two weeks after the initial mailing, postcards were mailed to those from whom we had not received a completed questionnaire. Two weeks after the post card, a second questionnaire was sent to remaining non-respondents. The SRC received a total of 338 completed surveys for a 63 percent response rate, which is a very high level of response. Given this response rate and the 2000 Census estimate of 907 adults in the Town, the estimates in this report are expected to be accurate to within plus or minus 4.2 percent with 95 percent confidence. In short, the sample should provide highly accurate statistical results.

Most surveys have 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. Statisticians generally argue that if the survey response rate is 70 percent, non-response bias is unlikely to be an issue. Given the nearly 65 percent response rate achieved in the Town of Warren survey, non-response bias is unlikely to be a problem and the results reported should accurately reflect the opinions of the citizens of the town. In addition, the SRC performed the statistical analysis described in Appendix A to test for non-response bias and, based on these results, we conclude that non-response bias is not a concern for this sample.

In addition to the numeric questions, respondents provided a number of written comments. A total of 296 individual comments were compiled by the SRC from the surveys. A complete listing of comments can be found in Appendix B. The survey instrument, with responses by question, is included in Appendix C to this report.

Profile of Survey Respondents

Table 1 summarizes the demographic features of the people who responded to the citizen input survey. We have also included, when comparable data are available, information from the 2000 Census of Population and Housing. The sample contains many more males than expected (66 percent). Adult males outnumber females in the Town by a slight amount (52% percent male, 48% percent female) according to the 2000 Census. This disparity raises the prospect of sample bias if the opinions of males and females differ in systematic and significant ways. The SRC tested to see if men and women have significantly different opinions about the survey issues and with very few exceptions, no statistical differences exist. Women are more likely to strongly agree that the preservation of wildlife habitat and woodlands are important. Women are, also, more likely to strongly agree that the Town Board is open to input from the public. The SRC concludes that sample bias based on gender is not an issue for this sample.

Table 1: Demographics							
Gender	Count	Male	Female				
Sample	330	66%	34%				
Census (18+)	907	52%	48%				
Marital Status	Count	Yes	No				
Sample	329	84%	16%				
Census (15 yrs+)	1004	68%	32%				
Age	Count	<25	25-34	35-44	45-54	55-64	65+
Sample	335	0.50%	8%	27%	31%	19%	16%
Census (18 ⁺)	907	10%	14%	32%	23%	12%	9%
Employment Status	Count	Full-Time	Part-Time	Un-employed	Self Employed	Retired	Other
Sample	333	56%	7%	1%	17%	18%	1%
Census (16+)	969	81%		1%	9%	9%	
Highest Level of Education	Count	Less than high school	High school diploma	Some college/tech /trade schooling	Two year college/tech/ trade school Degree	Bachelor's Degree	Graduate of professional Degree
Sample	335	2%	21%	22%	18%	25%	12%
Census (25+)	817	7%	41%	18%	8%	20%	5%
Residence	Count	Non-Resident Land Owner	Rural Resident (non-farm)	Renter	Farm Land Owner	Other	
Sample	336	4%	73%	0.5%	22%	1%	
Number Adults	Count	1	2	3	4	5	6+
Sample	330	10%	74%	12%	3%	1.5%	.5%
Number Children	Count	0	1	2	3	4	5+
Sample	319	57%	14%	20%	6%	3%	0.5%
Income – household	Count	<\$15,000	\$15,001-24,999	\$25,000-49,999	\$50,000-74,999	\$75,000-99,999	\$100,000 ⁺
Sample	315	1%	4%	16%	26%	25%	27%
Census	432	5%	5%	19%	30%	19%	23%
Length of Residency	Count	< 5 years	5-10 years	11-20 years	21-30 years	31-40 years	41+ years
Sample	328	13%	23%	22%	18%	11%	14%

In terms of the age of respondents, the sample is older than would have been expected from the Census. Those under 35 are under-represented in the sample. Further, statistical tests indicate that those under 35 hold some views that are significantly different from those over 35. Out of 42 variables tested, we found 4 variables with statistically significant differences between the mean responses of these two groups of Warren respondents (<35 and 35>). Younger respondents were more supportive of the preservation of wildlife habitat (almost three-fourths (74%) of those younger than 35 *strongly agreed* that wildlife habitat preservations is important vs. 58% of those older than 35). Younger residents were less inclined to agree strongly that the Town Board does a good job of representing the interests of the Town citizens (no one under 35 years of age strongly agreed). Interestingly however, younger residents were more inclined to have no opinion as to the openness of the Town Board to public input. In addition, those under 35 are more inclined to have no opinion about the need for more senior

housing in the Town. Rather than attempting to adjust the data to account for the under-representation of young adults, age-related differences will be noted as they occur in the analysis to follow.

Only one percent of the respondents reported being unemployed and over one-fourth (27%) of the respondents reported incomes in excess of \$100,000 per year. According to the 2000 census, the median household income in the Town of Warren was \$68,452. In short, there is a relatively close match between the 2006 sample and 2000 Census data with respect to the income distribution in the Town.

A little less than three-fourths of the respondents consider themselves non-farm rural residents and 22% are farm land owners. Most respondents have lived in the Town for a comparatively long time; almost two-thirds have lived in the Town of Warren for 11+ years. Only 13% reported living in the Town for less than 5 years.

Housing/Development

Sixty-two percent of respondents agree with the statement, “Warren Township is developing too rapidly” (36% strongly agree). As Table 2 emphasizes, almost one-third of respondents disagreed or strongly disagreed with the statement. Respondents were asked to indicate their agreement or disagreement with respect to the need for additional housing units of different types. There is a preference for single family housing by Town of Warren respondents. Sixty-one percent of respondents agreed or strongly agreed with the proposition that Town of Warren should promote more single-family houses. Senior housing was also a high housing priority, 54% of respondents either agree or strongly agree that more senior housing is needed in the Town. Those respondents under 35 are more inclined to have no opinion about the need for more senior housing. Only 12% of respondents felt that more apartment complexes are needed in the town of Warren. The results indicate that only single family housing and senior housing are favored by a majority of residents.

Warren Township is developing too rapidly	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
	335	36%	26%	26%	5%	8%
More of the following types of housing are needed in Warren Township	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Single family housing	328	20%	41%	15%	12%	11%
Duplexes (2 units)	307	3%	22%	30%	35%	11%
Apartments (3 or more units)	307	3%	9%	29%	49%	11%
Town houses or condos	311	4%	22%	24%	37%	14%
Affordable housing	332	7%	30%	23%	28%	11%
Senior housing	334	10%	44%	20%	13%	13%
Mixed use development (residential & commercial)	331	8%	37%	22%	22%	12%
Mixed use development (commercial & light industrial)	333	9%	37%	21%	21%	11%

Cluster design housing (smaller individual lots with more communal open space) is preferred over traditional design housing (larger lot sizes) by a substantial majority of Town residents; about 71% of all respondents prefer cluster design vs. traditional design at 29%. Non-farm rural residents had the strongest preference for cluster design at 72%.

When shown the map below outlining current thinking about development in the Town, respondents were asked to indicate their opinions about specific aspects of the development plan.

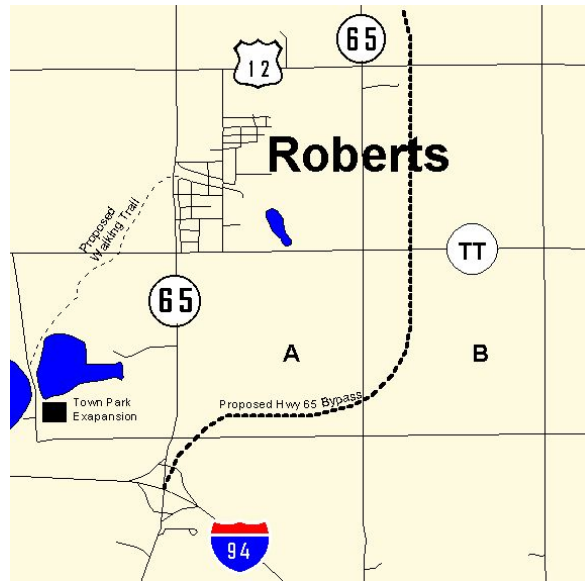


Table 3: Specific Aspects of Development Plans	Count	Strongly in Favor	In Favor	Opposed	Strongly Opposed	Don't Know
Area A is being considered for the development of a mix of commercial and light industrial development.	332	17%	51%	12%	13%	8%
Area B is being considered for the development of primarily single family housing.	331	13%	50%	15%	13%	8%

Approximately one-fourth of Town respondents either opposed or strongly opposed the development plans as diagramed. However, nearly two-thirds of respondents were in favor of the development in the Town as described in the map.

Respondent comments indicate the divisiveness on development issues and include:

“If the cluster design is adopted, the community property between the houses should not be allowed to be turned back over to the township and taken off the tax rolls.”

“Keep the lot size to 2-5 acres. No cluster housing!”

“If subdivisions are allowed they must be conservation design, with 1/2 acre lots. If lots are larger, you lose what you are trying to protect.”

“Since development is going to occur, cluster development is the best option in order to retain some of the rural characteristics of the township.”

“I would like to see a mix of cluster type housing and traditional subdivision design. There is room and need for both. The cluster allows a landowner to profit from their investment without rearranging the entire landscape. But, there is a large need for 2-20 acre parcels also.”

Table 4: Walking Trail Development	Count	Percent in Agreement
Private development with no public access and no expense to Town	329	18%
Private development in which the Town purchases access rights	329	17%
Public development with full public access	329	46%
Don't Know	329	19%

A near majority of respondents (46%) prefer the option of a public development walking trail with full public access (Table 4). Thirty-five percent of respondents felt that a private development walking trail would be their preference. Respondents preferring a private development were almost equally split as to how the trail should be paid for and how access rights would be decided. Eighteen percent of respondents preferred no public access and no expense to the town; while, 17% were agreeable to a walking trail in which the Town would purchase access rights.

Respondents were asked to indicate the level of importance of specific residential development issues. Table 5 summarizes the

responses of the sample. Residential developments' impacts on the Town tax base and the impact on the environment were the top two issues in terms of importance. Less important residential development concerns were consistent architecture, neighborhood themes, having mixed housing types, and multi-family housing units. It should be noted that none of the residential development items earned more than a 68% combined level of importance.

Table 5: Importance of residential development issues	First	Second	Third
Count	333	331	323
Impact on Town tax base	35%	18%	15%
Environmental impact	27%	19%	16%
Large lot size	10%	13%	11%
Affordable homes	8%	5%	7%
Impact on congestion in Town	7%	17%	15%
Other	3%	2%	3%
Consistent architecture	2%	5%	4%
Mixed commercial/residential	2%	4%	6%
Neighborhood themes	2%	5%	3%
Downtown commercial area	2%	4%	8%
Mixed housing types	1%	4%	5%
Senior housing units	1%	3%	4%
Multi-family housing units	0%	1%	2%

Natural and Cultural Resources

Respondents' opinions about natural and cultural resources issues are summarized in Table 6 and show a strong inclination to protect resources in the Town. Respondents are particularly supportive of the preservation of wildlife habitat (93 percent strongly agreed or agreed that wildlife habitat preservation is important) and woodlands (92 percent strongly agreed or agreed that woodland preservation is important).

More than three-quarters of the respondents are in favor of protecting all the natural resources asked about in the survey. In addition, written comments from respondents include:

“Why do we need more houses and development? Why can't it stay small? Do we need hundreds more houses out here with septic tanks, wells, fertilizers on lawns, etc? Have you considered impact on ground water?”

“Limit wells to private septic; otherwise water in aquifers will be contaminated in future.”

Table 6: Importance of Preservation of Natural and Cultural Resources						
Preservation of the following is important:	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Wildlife habitat	333	59%	34%	2%	1%	4%
Woodlands	334	59%	33%	4%	1%	4%
Wetlands	334	55%	35%	5%	1%	4%
Open space	331	53%	37%	5%	1%	5%
Farmland	334	50%	32%	11%	3%	4%

Younger respondents were more supportive of the preservation of wildlife habitat (almost three-fourths (74%) of those less than 35 *strongly agreed* that wildlife habitat preservation is important vs. 58% of those 35 and older).

Recreational Options

Table 7: Importance of Recreational Options for Future Park	First	Second	Third
Count	319	302	292
Playground	27%	19%	19%
Lighted baseball field	20%	15%	10%
Lake observation deck	17%	19%	14%
Other	12%	5%	10%
Tennis/basketball court combination	9%	14%	14%
Boat ramp	8%	12%	11%
Soccer field	4%	8%	6%
Sand volleyball area	1%	5%	9%
Horseshoe pit	1%	5%	7%

Warren citizens were asked to rate the level of importance of recreational options for a future park in the Town of Warren. Table 7 summarizes their opinions. None of the recreational options appeared to be an overwhelming choice. Indeed, the option of having a playground at the park is the only option

chosen by a majority of respondents when combining their first, second, and third choices.

Written comments from respondents include:

“All are equally good projects as long as Warren taxpayers are not paying the bill.”

“We need to keep our spending under control; we don't need to have walking trails and larger parks at tax payers' expense. This is a rural community and we want to keep it that way. We have plenty of state parks near by.”

Quality of Life

Respondents were asked to identify the three most important reasons they choose to live in the Town of Warren. Table 8 summarizes their responses. The table shows the percentage who rated the item as their most important

	First	Second	Third
Count	331	326	321
Small town atmosphere/rural lifestyle	34%	18%	16%
Natural beauty/surroundings	24%	17%	14%
Near family and friends	11%	9%	7%
Near job	6%	8%	7%
Proximity to Twin Cities	5%	15%	16%
Quality schools	4%	10%	9%
Property taxes	3%	4%	3%
Cost of home	3%	4%	4%
Historical significance	3%	3%	2%
Low crime rate	3%	7%	13%
Affordable housing	2%	2%	2%
Other	2%	1%	1%
Appearance of homes	1%	1%	2%
Recreational opportunities	0.5%	1%	3%
Town Services	0.5%	0.5%	0.5%
Cultural/Community events	0%	0%	1%

reason (e.g. 34 percent said that small town/rural lifestyle is the most important reason for choosing to live in the Town of Warren), the percent who said that item was the second most important reason (small town/rural lifestyle was selected by 18 percent of the 326 who answered this part of the question), and the third most important (16 percent of the 321 respondents identified small town/rural lifestyle). Clearly, people choose to live in the Town primarily because of its small town atmosphere and rural lifestyle, natural beauty and surroundings, and being near family and friends. Specific written comments also included being able to farm, the cost of land, and having larger lot sizes.

Communications

A majority of respondents believe that the Town Board does a good job of representing the interests of the citizens of Warren (60%) and is open to input from the public (67%). However, over one-fourth of respondents (27%) believe that the Town Board does not consider the long-term implications of its decisions. Younger residents were less inclined to *strongly agree* that the Town Board does a good job of representing the interests of the Town citizens (no one less than 35 years of age strongly agreed). Interestingly however, younger residents also were more inclined to have no opinion as to the openness of the Town Board to public input.

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
The Town Board does a good job of representing the interests of the citizens	331	10%	50%	12%	5%	24%
The Town Board doesn't consider the long-term implications of its decisions	331	7%	20%	34%	10%	30%
The Board is open to input from the public	331	14%	53%	9%	2%	21%

Comments from respondents about town communications include:

"Town of Warren board is elected to be fair to both original farmers and newcomers."

"I tried to talk at meeting; they listen to who they want."

Respondents were asked how the Town could most effectively provide information to its residents. Direct mailing and newsletters were the top two choices. The results of their opinions are summarized in Table 10.

Table 10: Most Effective Ways to Provide Information to Town Residents	Count	Percentage
Direct Mailings	334	72%
Newsletters	334	57%
Public Meetings	334	32%
Newspaper Articles	334	20%
Internet	334	18%
Other	334	1.5%

Less desirable forms of communication are public meetings, newspaper articles, and the internet. Other comments from respondents included: sending email notices, choosing the least expensive form of communication, and one respondent felt that it is up to citizens to go to the Town meetings.

Conclusions

Responses to the Town of Warren Citizen Input Survey indicate that residents want to preserve the natural resources in the Town. Respondents enjoy the rural lifestyle in the Town of Warren and most are in favor of some type of mixed use development; as described in a specific development plan.

- The most commonly cited reasons for choosing to live in the Town are its small town atmosphere and rural lifestyle. Cultural/community events only received two responses.
- Respondents expressed particularly strong support for the preservation of natural resources in the Town. All five resources mentioned in the survey had over three-fourths of the respondents strongly agreeing or agreeing that their preservation is important.
- More single family housing is the housing choice most preferred by respondents; more apartment complexes are less desired.
- Over one-fourth of respondents disagree that the Town of Warren is developing too rapidly.
- Thirty-six percent of survey respondents felt that a private development walking trail would be their preference.
- Development impact on the Town tax base and the environment were the top two issues that respondents said are of concern when planning new residential developments. Consistent architecture, neighborhood themes, and having mixed housing types, were less important aspects of residential development items according to respondents.
- When given a list of fifteen reasons why the respondent and their family has chosen to live in the Town of Warren; the top three reasons chosen were: small town atmosphere and rural lifestyle, natural beauty and surroundings, and being near family and friends. Reasons that were least mentioned included: appearance of homes, recreational opportunities, Town services, and cultural/community events.
- Various recreational options for a future park were described; the most popular suggestion was for a playground. Second and third choices were a lighted baseball field and lake observation desk, respectively.
- There is considerable support for cluster/conservation design development. Of the 293 who answered this question, 208 (71 percent) favored conservation design.
- Only two percent of respondents stated that the most important reason they choose to live in the Town of Warren was affordable housing; in addition, a majority (51%) of respondents felt that more affordable housing is not needed in the Town.
- When two possible development plans were described, (an area with a mixture of commercial and light industrial development and an area of primarily single family home development) roughly two-thirds of respondents were favorably disposed to the uses planned for those two areas.
- Almost three-fourths of respondents prefer direct mailing for their source of information from the Town.

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 strongly agree that the Town of Warren is developing too rapidly (Question 1), whereas most of those who returned their questionnaire disagree. In this case non-response bias would exist and the raw results would overstate concerns about the rate of development in the Town of Warren.

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, there were two mailings. The SRC took the responses to the second questionnaire (68 returned questionnaires) and compared them to the first mailing (270 responses).

We found very few statistically significant differences between the mean responses of these two groups of Town respondents (Table A1). There were only three variables out of forty-two tested for which statistical differences exist. For example, respondents to the first mailing generally agree that the preservation of open space is important which was question 10b in the questionnaire. Those who responded to the second mailing (a mean value of 1.94, where 1 = strongly agree and 4 = strongly disagree) feel somewhat less strongly about this issue than do first mailing responders (1.61). Because of the small number of significant differences, the SRC concludes that non-response bias is not a serious concern for this sample.

Variable	Mean First Mailing	Mean Subsequent Mailing	Statistical Significance
Q10b Importance of preserving open space	1.61	1.94	.012
Q10c Importance of preserving wetlands	1.57	1.82	.046
Q10e Importance of preserving woodlands	1.52	1.78	.039

Appendix B – Comments

Question 9 – Housing/Development

From the following list of residential development items, a-m, please identify which of the items are of most importance to you.

'Other' responses

Development (8 responses)

- Adequate amount of commercial light industrial strategically sited to have a positive impact on tax base
- Equal opportunity for development for all landowners
- Fewer developments
- Good planning
- Having too many houses
- Limit growth - like the 4 lots/every 5 years w/2 acre minimum
- Minimum housing over a period of time
- Quality of housing/development

Environmental (4 responses)

- Open areas, wildlife preservation
- Sewers/septic disposal/treatment of area water
- Sustainability of quality H2O, land, etc.
- Water quality

Rural atmosphere (4 responses)

- Maintain rural flavor/Maintaining rural feel/open space/open space (3x)
- Beauty
- Maintaining a rural flavor and character
- Remain country looking

Schools (4 responses)

- Schools/Impact on schools/, school impact (4x)

Recreation (2 responses)

- Park (non sport) areas
- Recreation: ball field, swimming, play grounds, band shell, water park, bike paths, walking paths, ponds, nature trails

Roads/Highways (2 responses)

- Hwy 65 project
- Keeping the Hwy 65 bypass to the west the residents in rolling meadows knew a highway bordered their property when they purchased it

Taxes (2 responses)

- Keep down taxes, property
- Lowering property taxes!

Question 11 – Recreational Options

As the Town considers recreational options for a future park, please identify which of the items, a-l, are most important to you.

'Other' responses

- Walking trail/walking area/walking path/nature trail/walking paths, bike paths, access from township to village for kids, adults w/o safety issues of street/hwy travel /walking/bicycle paths - more people can use them of all ages/Hiking trails/hiking trails or biking/hiking/biking/trails /Bicycle and walking paths - separate from auto traffic like trails in Afton/Hiking trail by town hall / Longer more likely trails possibly used in winter by cross country skiers and snowshoe's. NO motorized or wheeled traffic permitted./Hiking trails/hiking trails or biking/hiking/biking/trails (33x)
- Picnic area/picnic grounds/picnic park/ picnic and pavilion area/picnic area/ picnic pavilion/picnic shelter/picnic barbeque area/ walking path in park w/ benches and small picnic area (13x)

- None/none of the above/none, I don't want to see development/nothing/no opinion (6x)
- Horse trails/ trails for walking/horses/ Riding trails for horses/ Horseback riding trails, walking trails (5x)
- Ice rink (2x)/ice skating rink on lake (1x)
- All are equally good projects as long as Warren taxpayers are not paying the bill/cost to taxpayers (2x)
- Park for children/parks (2x)
- Skate board park (2x)
- A large, huge basketball facility for many people to play at the same time to shoot baskets for practice not necessary a fame
- A revitalized lake
- Anything that makes money, not costs more dollars
- ATV trails
- Band shell for concerts
- Camping
- Canoe launch, picnic area, physical activity areas, snowshoe/hiking ski trails around lake.
- Encourage people to not put cigarette butts in or around kids play grounds and sand. Toddlers pick them up - also to clean up after their animals. Also picnic grounds
- Fishing
- Frisbee golf course
- Leave it alone - nothing built
- Location, impact on environment nature or interpretive center
- Mini golf/go carts
- Open shelters for picnics
- Open space not dedicated to any particular sport but useful to all sport activities
- Outdoor pool, water park
- Playground
- Prairie restoration
- Smoking area
- Softball fields
- Swim beach
- Tennis court only
- Twin lakes clean

Question 12 – Quality of Life

From the following list, please identify the three most important reasons you and your family choose to live in the Town of Warren.

'Other' responses

- To farm/farming/family farm/Make a living farming (4x)
- Born/grew up here (1x)/Raised here – been here 60 yrs! (1x)
- Ag community back when we moved -1970
- Cost of land
- Getting a larger lot for a lesser price
- I only own property in Warren. I don't live here
- Lot sizes: acreage
- Low development homes
- Married a resident
- Our family homestead here in the 1840s and 1860s for the fine farmland
- Swimming beach

Question 13 – Quality of Life

Is there anything else you would like to say about development and the future of Warren Township?

Development (87 responses)

- 10 acre parcels not less
- All costs of new development (present and future) should be borne by the developer; and should not impact existing residents. Thank- you very much for soliciting this through, thoughtful input!!

- All residential developments need to keep to 2 1/2-5 acre lot sizes to preserve the rural area. The number of new homes and permits being issue has been out of control. Need to limit new homes and development to minimal amount. Property taxes are way too high due to too many people moving into the area.
- Allow for lots to be sold at once so the development can be built right. Keep driveways off main roads
- Allowing major subdivisions will change the town forever. If subdivisions are allowed they must be conservation design, with 1/2 acre lots. If lots are larger, you lose what you are trying to protect. A 25% density bonus should be provided to allow for affordable housing. Like it or not, the town is under county zoning and developments come under the town and county subdivision rules. The town needs a better understanding of this relationship. To focus on development proposals in the survey is not appropriate. There are 32 sq miles of other land in town that will be affected by land use decisions. Area A for commercial and light industrial will be annexed to the village of a use. Developers should pay for improvements to the trail and dedicate to public.
- Be progressive. Development is obviously coming. Be creative to assure it is quality development. You will have only one chance to get it right
- Developing the area too fast puts a real strain on our schools and property taxes
- Development in St. Croix county is growing at a rather Frightening rate. We need to put a moratorium on building especially where there is still a lot of open land, to preserve the land and its beauty
- Discontinue current ordinance about 2 acre lots
- Discourage development, especially from larger developers. Mass development is no longer needed! The infrastructure in much of the country is overloaded and broken and we don't need to join in that effort. There is no advantage to over population, crime and the problems that naturally follow.
- Do it carefully and tastefully
- Do not build houses all over the place
- Don't turn into the next Woodbury. Limit housing development to 4 lots every 5 yrs with a 2 acre minimum. Keep the small town feel.
- Don't grow so fast we can not control what happens around us (crime - violence - prevention, etc)
- Eliminate the four houses in 5 years. It's difficult for the old retired farmers. Farmers that are 65 and older should have a right to sell their property and not have a stipulation like that to face.
- Emphasis large open spaces when developing. Encourage recreational activities and room for walking and biking as a form of transportation. Promote large open spaces in minor sub developments
- Farmlands are turning into suburbs - we live in the country because we choose to live a small town life. This burst of development needs to slow down. Or I fear of adverse effects in our township
- Find a way to stop the village of Roberts from annexing our land, building indiscriminately on it, and causing our taxes to increase
- Growth is ok; owners of parcels of land should be able to develop them so they can create income for their retirement. Ease up on all the zoning restrictions
- Growth needs to be slowed. There needs to be limits or even restrictions on "spec homes" homes built by contractors with no owners. Homes that sit vacant detract from property value and have the potential to attract crime.
- Growth will occur, it is natural. The pace is what can be controlled and planned. Stick to the plan, stick with the vision!
- I am against planned developments that would drastically increase the population of Warren Township. There are currently mass developments in New Richmond, Somerset, and River Falls if cost and proximity to the Twin Cities is a justification for development, increased affordable housing and apartments will increase the crime rate of our area.
- I am behind Warren developing in a way that will support it's tax base but am very worried it becoming another Woodbury with endless housing on all the land.
- I believe the rule re: a parcel on a 5 year period base on 1974 platting needs to be less restrictive. Perhaps eliminating the 1974 platting rule.
- I don't like to see the traditional subdivisions I like the cluster idea
- I don't think any more homes should be built. The taxes are way too high. Now have a dollar store a mile from my home! And I hate what's happening to our little town. I feel it is railroaded into those developments with little thought. It is like living in Woodbury, and I don't want to live there
- I lived here over 40 years and there have been many changes to this area. Some good, some bad. If I had my choice I would stop the rate of growth, build nice homes, have more order to the building and keep to the larger lots. I don't like the appearance of the area. Cheap houses - no over - all plan to the building. Q7 But, would still like to see lots sizes kept to 2 acres or more. Not Smaller!
- I think our major subdivision was good in by gone years but I think its usefulness has outdone itself.
- I think that if Warren Township is going to develop then they need to keep up with the needs of modern day, DSL to all residence of Warren.
- I think we need a careful approach - we are growing too fast and it makes a negative impact on the quality of life here

- I understand farming isn't profitable anymore, but isn't there a way to use the land other than housing and commercial development and I have lived in village of Roberts since 1970 when farmers wouldn't sell land to developers.
- I would like to see a good mix of homes, open spaces, and preservation of farms
- I would like to see a mix of cluster type housing and traditional subdivision design. There is room and need for both. The cluster allows a landowner to profit from their investment without rearranging the entire landscape. But, there is a large need for 2-20 acre parcels also.
- I would like to see the township remain rural without a lot of housing developments. The village of Roberts main street should be developed without moving everything to the outside of town
- I would like Warren township to stay a rural looking community, keep large housing developments included with green space and trees along all main roads
- I'd like to see downtown come to life. If there must be subdivisions, plan them carefully-not 5 house types in 6 different colors, I love the idea of pathways-the roads are too dangerous to walk/run on.
- If the cluster design is adopted, the community property between the houses should not be allowed to be turned back over to the township and taken off the tax rolls. (Slower development is preferred, also there should be a charge on all new homes built to off set higher cost of services. Taxes are too high!)
- If we are to preserve farm land then the farmer will need to be compensated. Land prices to the north and southeast are already \$3-\$6000 more per acre than Warren is.
- If we wanted a "Woodbury" atmosphere we would live there, rather than here. It would be a lot closer to work.
- Infrastructure (including city water and sewer expansion) needs to be addressed. More traditional/compact development that does not require wells and septic systems needs to be available to prevent the elimination of all farmland/wetland.
- It is not working by not allowing major subdivisions, you are getting a driveway and house, a driveway and house and land locking the farmland behind these minor subdivisions
- Keep 2 acre lot sizes.
- Keep at current pace
- Keep development minimal and require a fair amount of acreage with each house developed. Keep Warren Township rural.
- Keep the lot size to 2-5acres. No cluster housing! Retain that the owner/developer can only develop so many lots/acres a year, (as it is now!)
- Let it happen
- Lets not turn into Woodbury, too much residential developments
- Limit housing developments - larger lot/acreage requirements
- Limited growth for developers leave more land for private purchases to build your own.
- Make certain that future developers pay a percentage of their development to offset cost of current property owners
- Make the development large lot sizes. Keep the woodlands and wet lands, ponds.
- Minimize development, if necessary grow Roberts to the east
- No cluster homes
- Open it up to sell as many lots as you want
- People wishing to live in an urban setting have hundreds of choices in the twin city area. Can't one small town (Warren) retain its small town, rural lifestyle? Suggest you interview Woodbury refugees, such as ourselves! (**name deleted**) Woodbury once had a rural lifestyle and a rural government and this was lost to wholesale, indiscriminate development.
- Please do not let any national home builders in Warren, keep the business local!!
- Please preserve the 2.5 acre lot minimum to avoid congested housing developments
- Please regulate lot size, limit 5 acres
- Please slow down the building in this township
- Roberts needs communities laid out by architects so we don't have developments looking like Hammond!
- Since development is going to occur, cluster development is the best option in order to retain some of the rural characteristics of the township
- Slow it down
- Slow the development down!!
- STOP!! I moved here to get away from the crowding and Minnesota transplants of Hudson
- The quality of homes, buildings, and developments should be raised
- The Town is growing too fast I have lived here for 23 years. The traffic is a major problem. There are more houses but our taxes go up yearly.
- The Town of Warren should not consider approving developments with common sewer disposal systems like open lagoon systems. They are detrimental to our environment and may have long term environmental affects (i.e. Ground water)
- The Town should not expand/allow bldg until it can assume that septic/water quality can be secured. Limit wells to private septic; otherwise water in aquifers will be contaminated in future. Preserve green space near town center to ensure long life of

city center. Is there a 10-25-50 year growth plan in place? It doesn't look like it from the development that's taken place haphazardly in past 5 years.

- They should require a 5 acre lot minimum. Create a historical building and shops (like Stillwater) to draw people off 94 into the town. This would provide an increased tax base for the town so Roberts doesn't get all of it.
- To slow down development in surrounding communities also
- Too much development and too fast is not a good thing. Taxes are rising too much. We want to afford to retire here!!
- Township of Warren is still living in the 1970s. Nobody wants to change. Every town around us, Hudson, New Richmond, River Falls, Hammond, and Baldwin has all showed lots of growth with new industries and homes. Not Warren Township, Town of Roberts is a ghost town compared to the neighboring towns. Nobody wants to change but its time to change and live for today and the future. We need growth in the township of Warren and Roberts. Everyone I talk to says Town of Warren needs to change with the times.
- Try to stop it. Hold it off as long as possible. No affordable housing. Try to hold down costs as much as possible. We do not need a ball field or any of the recreational options. These just add extra taxes to build and maintain. We don't use what is already there. Hold the line on taxes.
- Very slow growth and prevention of urban sprawl
- Warren Township is one of a whole all landowners should have equal opportunity for development at any given time.
- Warren Township needs to develop
- Warren very much needs to have a well planned development like Pine Knolls Estates. It also needs affordable housing and green space.
- Watch carefully conflict of interest with board and perhaps some committee members regarding housing/commercial development
- We are absolutely against any annexation by Roberts 2.5 acre lot minimum must stay. High speed internet greatly desired
- We do not want to be an extension of Hudson which now looks like an extension of Woodbury
- We have been in 39 states; this is our favorite spot to live. Our farm was never choice farmland, however, when I see so much of the choice farmland in this area I have second thoughts about that being used for housing.
- We need long range plans for development to maintain quality (H2O, utilities) the development on south Warren is well thought-out and timely. The taxes in Warren are disproportionately high. Development needs to focus on tax relief to home owners. Light industry in twin lake area is appropriate!
- We need to be creative in better ways to get neighborhoods built, not large lots of strangers.
- We understand development is inevitable. We would like to see a controlled growth that preserves Warren Township's rural atmosphere and natural Open space. Limits road congestion. Industrial pollution (emissions)
- Why do we need more houses and development? Why can't it stay small? Do we need hundreds more houses out here with septic tanks, wells, fertilizers on lawns, etc? Have you considered impact on ground water?
- Would prefer a more orderly development rather than the "helter-skelter" we have now.
- You keep building and building. The developer lines his pockets and leaves. We build and pay for the new school - new sewer plant - crime or police to watch these new additions. It is time to make developers pay their share or stick it out with the rest of us.

Taxes (12 responses)

- (Property taxes) some way to lower them instead of them going up every year
- Again property taxes are high
- Bring down property taxes
- Get property taxes lower!
- Hopefully an increased tax base will alleviate the high taxes in this area. If taxes go any higher I will leave the area.
- I moved to this area 13 yrs ago to get away from city life. Now I find that I'm back in the suburbs. The crime rate has risen. Taxes are through the roof. The township is going to force home owners like myself to have to move. We can't afford higher taxes. I won't stand for destroying our rural and wild areas. Our ground water is already polluted what will all of these new residences do for septic? And what are we doing to fix it?
- Rising property taxes are coming close to forcing me out of here
- Taxes are getting out of hand. A high percentage of existing home owners could be taxed off their properties!!
- Taxes are way too high!
- We as a community have to make sure that costs are done in a way so there isn't a high amount of property taxes all at once. Not cost profitable for land owners to split off land and costs of land to build roads to be paid to the home owner in which the road is going through.
- We purchased our house because we liked the exact house in Hudson but it was \$40,000 more with 2 acres less in Hudson. What we did not know at the time was the ridiculous tax rate. The more houses you build the higher our taxes will go. Q2 and Q3 #2 and 3 are asked only in a way to give you the answer YOU want.

- Yes, quit hiking my property taxes to the moon. My income doesn't go up 15% per year. So learn how to spend less and quit raping people with huge unrealistic property taxes. Am I clear ???

Rural atmosphere (10 responses)

- Growth maintaining the rural atmosphere is fine. But, it should not be permitted unless the proportional costs in infrastructure are paid - i.e. roads, sewer/septic and schools. Must solve these problems first!!
- I moved into my house 20 years ago. At that time there was a lot of agriculture land, what happened to it?
- Keep country atmosphere, big lots, less density of population
- Maintain rural setting - enhances the community
- Preserve the natural beauty. If that is destroyed there is no more reason to live here
- Rural Township means exactly that. It is not the responsibility of rural to provide multi-family, "affordable", commercial or anything other than the rural community needs. We are not a city. Focus on saving tax dollars wise. Taxes high, county high, township high. Let's be frugal. Green space is not a school, parking lot, or developed area.
- The rural/farm atmosphere and neighborliness is an important tradition in Warren. Limited development will help foster the continuation of that tradition, but we can't overly restrict farmers who want to sell their land and retire - that is their IRA/pension plan. We must be fair to them when they decide to sell out.
- The township is headed toward the crowded, houses everywhere, traffic jams, too many people scenario that long time residents always hated about Woodbury, etc. The so called progress/development scheme will ruin this area as it has countless other small communities where it has already happened
- Warren township should remain a model of rural lifestyle
- We moved here 10 years ago to be in rural farm area. Because it is growing so fast - the school is growing too fast and now we'd like to move away

Schools (8 responses)

- Concerned for our schools with the development for the need of more room. Would like to see the class rooms stay under 25 kids
- Don't develop so quickly that the schools are over-whelmed
- My biggest concern in the planning for schools. This is already a significant concern in our community with the recent growth. In addition our taxes are already insanely high!
- Need to keep the impact on the schools in mind with any changes to the housing/influx in population.
- Our schools are becoming overly crowded. And if things keep up the way they are, this town is certain to become a cookie cutter hellhole.
- Schools are not keeping up with the growth. There are too many kids in the elementary school. I'm also not crazy about the idea of 5th graders in the middle school.
- Upgrade school; seek cleaner look through-out down town look. (planters, lights, upgrade playground. We thought the schools were higher quality - but this was and is not true. Students are not being prepared for futures beyond St. Croix County. Need to move beyond rural 1960s educational needs.
- Yes, why don't you make the schools accountable by making the bidding process open, the data verifiable and where each of our school tax dollars goes to?!? Seems to be a "let's grab your money, you stay in the dark" process.

Environmental (7 responses)

- All parties involved need to be "stewards of nature" including the human kind. Huge setbacks impure rural look. Planned unusual greenery barriers, when deep set backs aren't possible, insure usual beauty. Each development should improve out township not detract from it.
- Continued management of well water and ground water issues.
- It seems to me that the primary problem that needs to be faced is the management of surface and subterranean water. Until that is solved, other choices about further development seem somewhat irrelevant.
- Protect ground water and enforce regulations, control Meth labs and polluters, town board ignore requests and responses to problems
- Protect our natural resources and the small town atmosphere
- We have a pair of nesting eagles at twin lakes - also swans come in every spring as well as other wildlife - We are concerned that over development might disturb them.
- We need to have a plan for green space, maybe picnic areas on some of the DNR land, bird watching sites, etc. Would like an off road bicycle and hiking and skiing trail. I hope we build a truly first class library with lots of programming similar to river falls.

Business (6 responses)

- I would like Warren Township to promote business. The future of this area depends on it.
- Key business/industrial between Roberts and greenway. Limit lot size for single family homes to 5 acres minimum. Create hiking trails throughout natural areas of township. Contains to develop park at town building site. Designate/purchase land for public hunting.
- Promote contained commercial/light industrial development and the means to reduce the high property taxes. Keep large lot requirements and reduce high density residential developments that destroy the rural farmland.
- Small businesses and light commercial expansion and encourage same in township. Offer incentives to small businesses i.e. zoning for new and existing businesses
- We would like to see commercial district remain in township to stabilize tax base. Twin lakes cleaned up as the new treatment plant is built. More family friendly neighborhoods with parks, trails, ball fields, nature conservation areas. Good planning, good quality, stay away from cheap developments with no plan
- "Consolidate business areas you have downtown, south of 65 businesses and #12 gas stations. "Differentiate" signs advertise.

Roads/Highways (6 responses)

- All roads should be redone. Plus upgraded before the people moving in area. Stop sign 4 - way should be put at intersection of Hwy 12 and 65 and 120th St. Invest in decent roads and Hwys, so congestion is not so bad. Rough roads. Pot holes maintain what we have.
- Before all the development of housing and industry the roads should be brought up in order to handle all the traffic. Hwy 12, 120th and 65 intersection should at least have a 4 way stop sign. It is a real mess at that intersection.
- Maintain our roads. We have a big pothole at the end of our driveway from construction nearby last year. Plow. Lower taxes
- Need to control traffic congestion, noise activities such as ATVs, snowmobiles, cars
- Put industry by the interstate - not where it is currently
- We should be thinking of road construction before we do any more developing. Our present highway system was not built for this increase, and it is getting down right dangerous out there. Enforce our existing traffic laws.

Internet Communication (3 responses)

- Desperately needs high speed internet access
- I would like to see cable/ broadband access to the township
- Would like to see the town look into the development of wireless internet (wifi) for the residents

Recreation (3 responses)

- Build parks that ALL township people can use
- We need to keep our spending under control; we don't need to have walking trails and larger parks at tax payers' expense. This is a rural community and we want to keep it that way. We have plenty of state parks near by.

Other (15 responses)

- Affordable housing brings crime and towns around here are feeling that.
- Being a carpenter and growing up on a farm I struggle with a lot of things being done, nice farmland going to houses, then again - a self employed carpenter lie been in a great area for work
- Don't want to get run over by a bunch of crap coming out of the Twin Cities
- Have home owners/renters pick-up their yards of clutter and debris, upgrade railroad crossings for a smooth cross over
- I am 85 and at my age it really doesn't matter to me what you do
- I do not live there now, but 1/2 my parents farm was in Warren Township. I kept 10 acres when they sold the rest.
- I don't live in the town of Warren, own land only! Q7 more units could be added with smaller lots. Keep lots small enough for people don't have to buy riding mowers. Perhaps have a couple of larger lots mixed in. Open space is important. Q14 center on a couple of individuals and not the majority of citizens
- I tried to talk at meeting, they listen to who they want
- In order to attract more middle or high income residents we need to clean up certain unsightly properties. Such as the one located at a very high traffic area at the corner of Hwy 12 and 65. We also need to have schools within the town/township.
- Keep up the great work. A nice, long bike trail would be great
- Question #7 should have offered both for an option which I would like to see both
- The St. Croix Central News rather than NR News
- Town of Warren Board is elected to be fair to both original farmers and newcomers. The (Volunteers grow the committee) citizens of both of these groups agree with that and have come up with ideas and suggestions for the Board.
- We need weekly garbage pickup. With the number of people in the area it's just a matter of time before more skunks and raccoons move in, especially when we have an extra week before the next pickup.

- When or if building senior apartments build up 3 or more stories and not single stories. Utilize the space given. Let the future residents know about the country smells that come with living around farms and respect the farmers traveling to and from fields and their property.

Question 17 - Communication

From the following list, please identify the two most effective ways the Town of Warren could provide information to its residents.

'Other' responses

- Email/email notices (2x)
- It is up to the citizen to go to the meetings
- The least expensive of a, b, d (direct mailings, newspaper articles, and newsletters)

Question 21 - Demographics

Employment status:

'Other' responses

- Homemaker (2x)
- Student
- 3-jobs, full time, part time, and self employed

Question 23 - Demographics

Residency status:

'Other' responses

- Hobby farm (2x)
- Ag/commercial

Appendix C – Survey Instrument – Responses by Question Warren Township Citizen Input Survey

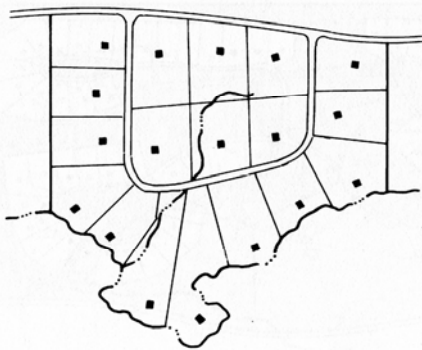
Warren Township is poised to experience significant growth in the next few years and the Township Board is seeking your input on some key aspects of how that growth unfolds.

HOUSING/DEVELOPMENT We would like your opinion about development in the Township of Warren.

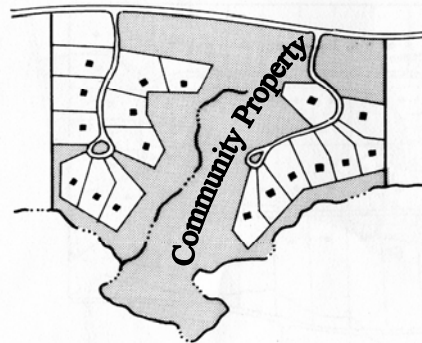
	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
1. Warren Township is developing too rapidly.	35.52%	25.67%	25.67%	5.37%	7.76%
2. More of the following types of housing are needed in Warren Township:					
a. Single family housing	20.43%	41.16%	15.24%	11.89%	11.28%
b. Duplexes (2 units)	2.93%	21.82%	29.64%	34.85%	10.75%
c. Apartments (3 or more units)	2.61%	9.45%	28.66%	48.53%	10.75%
d. Town houses or condos	3.54%	21.54%	24.44%	36.98%	13.50%
3. More affordable housing is needed in Warren Township (affordable housing generally means housing priced to cost no more than 30% of income at each income level).	7.23%	30.42%	23.49%	28.01%	10.84%
4. More senior housing is needed in Warren Township (housing specifically designed to meet the needs of older persons).	9.88%	44.31%	19.76%	12.87%	13.17%
5. More mixed use development (zoned for residential and commercial usage) is needed in Warren Township.	7.85%	36.56%	21.75%	21.75%	12.08%
6. More mixed use development (zoned for commercial and light industrial) is needed in Warren Township.	9.31%	37.24%	21.32%	21.32%	10.81%

7. Would you prefer new housing built in the Town to reflect a traditional design (Option A) or a cluster design (Option B)? **Please check either Option A or Option B (not both) below to indicate your preference.**

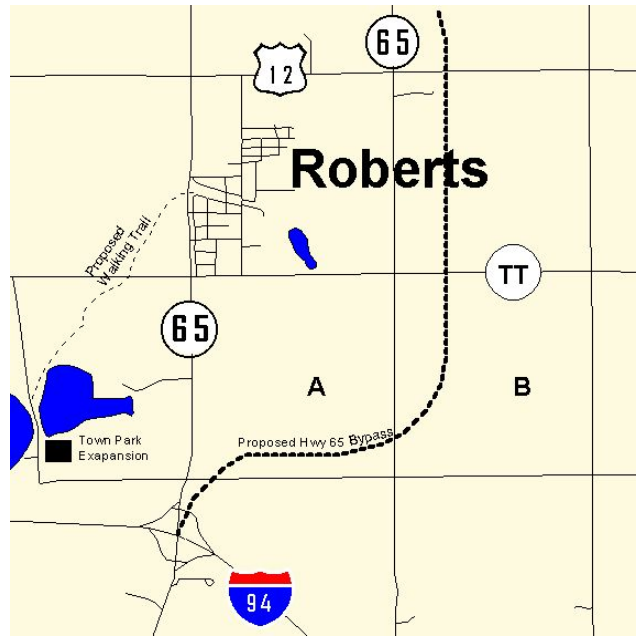
29.01% OPTION A



70.99% OPTION B



The following map outlines current thinking about development of the Township.



8. Please indicate your opinion about specific aspects of the development plan as pictured above.	Strongly in Favor	In Favor	Opposed	Strongly Opposed	Don't Know
a. Area A is being considered for the development of a mix of commercial and light industrial development. Are you:	16.57%	50.60%	11.75%	12.65%	8.43%
b. Area B is being considered for the development of primarily single family homes. Are you:	13.29%	49.55%	15.41%	13.29%	8.46%
	Private Development	Town Purchase Access	Public Development	Don't Know	
c. The walking trail could be a <u>private development with no public access and no expense to town</u> , or a <u>private development in which the town purchases access rights</u> , or a <u>public development with full public access</u> . Which option do you prefer?	17.93%	17.33%	45.59%	19.15%	

9. From the following list of residential development items, a-m, please identify which of the items are of most importance to you. Please place the letter of your choice next to the space allotted. Please list top three only).

	Most Important	2nd Most Important	3rd Most Important		Most Important	2nd Most Important	3rd Most Important
a. affordable homes	7.51%	5.44%	6.50%	b. impact on Town tax base	35.44%	17.82%	15.17%
c. consistent architecture	2.40%	4.53%	4.64%	d. mixed housing types	0.90%	3.63%	4.95%
e. environmental impact	26.73%	19.03%	15.79%	f. mixed commercial/residential	2.10%	4.23%	6.19%
g. neighborhood themes	2.40%	5.14%	3.10%	h. downtown commercial area	1.80%	3.63%	8.05%
i. senior housing units	1.20%	3.32%	4.33%	j. multi-family housing units	0.00%	0.60%	2.17%
k. large lot size	9.91%	12.99%	10.84%	l. impact on congestion in Town	6.61%	17.22%	15.17%
m. Other – See Comments– Appendix B	3.00%	2.42%	3.10%				

NATURAL AND CULTURAL RESOURCES The following questions ask your opinion about the importance of natural and cultural resources in Warren Township.

10. Preservation of the following is important:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Farmland	50.30%	32.04%	10.78%	2.69%	4.19%
b. Open space	52.87%	36.56%	5.14%	0.91%	4.53%
c. Wetlands	55.39%	35.03%	5.09%	0.90%	3.59%
d. Wildlife habitat	59.46%	33.63%	2.40%	0.60%	3.90%
e. Woodlands	59.28%	32.63%	3.59%	0.60%	3.89%

RECREATIONAL OPTIONS The following question asks your opinion about recreational issues facing the Town of Warren.

11. As the Town considers recreational options for a future park, please identify which of the items, a-i, are most important to you. Place the letter of your choice next to the space allotted. (Please list top three only).

	Most Important	2nd Most Important	3rd Most Important		Most Important	2nd Most Important	3rd Most Important
a. lighted baseball field	20.06%	14.57%	9.59%	b. sand volleyball area	1.25%	4.64%	8.90%
c. soccer field	4.08%	8.28%	6.16%	d. tennis/basketball court combination	9.09%	13.58%	14.04%
e. boat ramp	7.52%	11.59%	11.30%	f. lake observation deck	17.24%	18.54%	14.38%
g. horseshoe pit	1.25%	4.64%	6.85%	h. playground	27.27%	19.21%	18.84%
i. other: See Comments–Appendix B	12.23%	4.97%	9.93%				

QUALITY OF LIFE

12. From the following list, please identify the three most important reasons you and your family choose to live in the Town of Warren. Place the letter of your choice next to the space allotted. (Please list top three only).

	Most Important	2nd Most Important	3rd Most Important		Most Important	2nd Most Important	3rd Most Important
a. Affordable housing	1.51%	2.45%	1.87%	b. Near job (employment opportunity)	6.04%	7.67%	7.48%
c. Appearance of homes	0.60%	0.92%	1.56%	d. Property taxes	2.72%	3.68%	3.43%
e. Cost of home	2.72%	4.29%	4.05%	f. Proximity to Twin Cities (amenities, etc.)	5.14%	14.72%	15.89%
g. Cultural/Community events	0.00%	0.00%	0.62%	h. Quality schools	3.93%	9.51%	9.03%
i. Historical significance	2.72%	3.37%	1.87%	j. Recreational opportunities	0.30%	1.23%	2.80%
k. Low crime rate	3.32%	7.06%	13.08%	l. Small town atmosphere/Rural lifestyle	34.14%	18.40%	15.58%
m. Natural beauty/Surroundings	23.56%	16.87%	13.71%	n. Town services	0.30%	0.31%	0.31%
o. Near family and friends	10.57%	8.90%	7.48%	p. Other See Comments--Appendix B	2.42%	0.61%	1.25%

13. Is there anything else you would like to say about development and the future of Warren Township?

See Comments – Appendix B

COMMUNICATIONS

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
14. The Town Board does a good job of representing the interests of the citizens	10.27%	49.55%	11.78%	4.53%	23.87%
15. The Town Board doesn't consider the long-term implications of its decisions	6.65%	19.64%	34.44%	9.67%	29.61%
16. The Board is open to input from the public	14.20%	53.47%	9.06%	2.42%	20.85%

17. From the following list, please identify the two most effective ways the Town of Warren could provide information to its residents. Place the letter of your choice next to the space allotted. (Please list top two only).

(Percentage is combination of respondents 1st and 2nd choices – example 7.78% of respondents picked the internet as their first choice and 9.67% picked the internet for their 2nd choice =17.45% of respondents checked the internet).

71.70%	a. Direct Mailings	19.88%	b. Newspaper Articles
17.45%	c. Internet	57.20%	d. Newsletters
32.27%	e. Public Meetings	1.51%	f. Other: See Comments – Appendix B

DEMOGRAPHICS

Please tell us some things about you: **Please choose only one answer per question.**

18. Gender:	66.06% Male	33.94% Female				
19. Are you married?	83.59% Yes	16.41% No				
20. Age:	0.30% 18-24	7.76% 25-34	26.57% 35-44	30.75% 45-54	19.10% 55-64	15.52% 65+
21. Employment status:	56.16% Employed full time		6.61% Employed part time		1.20% Unemployed	
	17.12% Self employed		17.72% Retired		1.20% Other: See Comments – Appendix B	
22. What is your highest level of education?	1.79% Less than high school		20.60% High School diploma		22.09% Some college/tech/trade schooling	
	17.91% Two year college/tech/trade school degree		25.37% Bachelor's Degree		12.24% Graduate or Prof. degree	
23. Please choose the one definition that best describes your residency:	3.87% Non-Resident Land Owner		72.92% Rural Resident (non-farm)		0.30% Renter	
	21.73% Farm Land Owner		1.19% Other: See Comments – Appendix B			
24. Number of adults (over 18) in household:	9.70%	1	73.94%	2	11.82%	3
	2.73%	4	1.52%	5	0.30%	6+
25. Number of children (under 18) in household:	56.74%	0	13.79%	1	20.38%	2
	5.96%	3	2.82%	4	0.31%	5+
26. What is your approximate annual family income?	0.95% Less than \$15,000		4.13% \$15,001 – \$24,999		16.19% \$25,000 – \$49,999	
	26.35% \$50,000 – \$74,999		25.40% \$75,000 – \$99,999		26.98% \$100,000+	
27. How long have you lived in the Town of Warren?	12.50% Less than 5 years		22.56% 5 to 10 years		22.26% 11 to 20 years	
	18.29% 21 to 30 years		10.67% 31 to 40 years		13.72% 40+ years	

Thank you for completing the survey!

Please return your survey by _____ to:

Survey Research Center
RDI Building
University of Wisconsin – River Falls
410 S. 3rd St.
River Falls, WI 54022-5001

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