



# Town of Star Prairie Comprehensive Planning Survey Report

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## Executive Summary

During January and February of 2006 the Survey Research Center at the University of Wisconsin at River Falls sent a comprehensive planning questionnaire to all households in the Town of Star Prairie for which we had a valid address. Of the 1,492 households receiving a questionnaire, a total of 755 (52 percent) were returned, entered and analyzed. Based on the adult population in the Town, the results are expected to be accurate to within plus or minus 3 percent, which is a very high level for this type of analysis.

Key conclusions from the survey include:

- The two most important factors that lead residents to choose the Town of Star Prairie as a place to live are its small town/rural lifestyle and the natural beauty of the area.
- Residents feel that protecting all types of open space (lakes, wildlife habitat, woodlands, river corridors, prairie-grasslands, and wetlands) is important.
- Residents are almost equally split on the question “Is future residential growth in the Town desirable?”
- If residential growth is to occur, there is a relatively strong preference for single family homes and, possibly, for housing that caters to the needs of seniors.
- Most residents would like to see productive farmland remain in agriculture.
- Most residents are not in favor of restricting agricultural operations near residences.
- Residents are not yet enthusiastic about creating compensation programs to compensate farmland owners for not developing their property. Interestingly, however, they are willing to use public funds to preserve open space.
- A solid majority (69 percent) agree that landowners should have some restrictions on the amount of their land they will be allowed to develop.
- One land use regulation with widespread support is to protect environmentally sensitive areas.
- There is solid support for charging private developers impact fees to cover the cost of providing them with public services (e.g. roads and emergency services).
- A solid majority of respondents said that they are in favor keeping a 2-acre minimum lot size throughout the Town.
- However, an even bigger majority are in favor of conservation design developments in which the individual lots would, generally, be less than 2 acres.
- Those willing to see deviations from the 2-acre minimum would do so in environmentally sensitive areas, along wildlife corridors, in conservation design developments, and if small scale sewage treatment systems are available.
- Residents are moderately satisfied with the current network of roads and their condition
- Residents are moderately satisfied with public services (ambulance, fire, snow removal, etc) in the Town.
- Residents are generally willing to expend public funds to expand parks and a few other recreational amenities in the Town (boat landings, ball fields, hunting and fishing access and trails for biking and hiking/skiing).

- People are willing to see the Town board expand from 3 to 5 members and to see a new Town Hall built at the corner of Cook Drive and County Road C.
- People are almost evenly split with respect to the fate of the existing Town Hall and, based on the number of written comments on this topic, tend to feel passionately about its fate. Some would like to see the building sold or demolished and others would like to see it maintained and available to a variety of community groups.
- The economic development preferred by residents builds on the Town's traditional economic base of agriculture (crop/livestock production, direct farm marketing, farm services), is small scale in nature (home businesses, gas stations with convenience stores), and is environmentally conscious (composting, wind energy generation).
- Residents are very concerned about groundwater contamination, loss of productive farmland and rural residential development.

## Survey Methods

In January of 2006, the Survey Research Center (SRC) at the University of Wisconsin at River Falls, mailed comprehensive planning questionnaires to 1,492 households in the Town of Star Prairie. After two weeks, 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 517 completed questionnaires from the first mailing and 238 from the second for a total of 755 completed questionnaires, which is a 52 percent response rate. Given an estimated Town population of 2,078 adults, the estimates included in this report should be accurate to within plus or minus 3 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 on the statistical tests described in Appendix A, **the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample with one possible exception.** Those who responded to the second mailing displayed a pattern of greater willingness to impose fees on developers, consider additional land use regulations, and beef up enforcement of existing land use regulations. Results for these issues have been weighted to better reflect the overall opinions of the population as a whole.

In addition to the numeric responses, respondents provided a wealth of written comments. In fact, nearly 700 individual comments were compiled by the SRC from the residents’ surveys. As appropriate, a few, select quotes were chosen by the SRC for some sections of the survey to illustrate these comments. A complete compendium of comments is included in Appendix D to this report.

## Profile of Respondents

Table 1 provides a summary of the demographic profile of those who responded to this questionnaire. We have also included, when comparable data are available, information from the 2000 Census of Population and Housing in Table 1.

Table 1: Demographic Profile of Respondents								
Gender	Count	Male	Female					
Sample	715	62%	38%					
Census	2,944	53%	47%					
Age	Count	18 – 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	
Sample	737	1%	13%	23%	28%	21%	15%	
Census	2078	13%	23%	26%	20%	10%	8%	
Employment Status	Count	Full	Part	Self employed	Unem- ployed	Retired	Other	
Sample	733	58%	7%	12%	2%	19%	1%	
Census	2273	72%			2%	28%		
Income	Count	<\$15,000	\$15 - \$24,999	\$25 - \$49,999	\$50 - \$74,999	\$75 - \$99,999	\$100,000+	
Sample	687	2%	6%	23%	33%	20%	16%	
Census	1,030	7%	12%	27%	27%	17%	11%	
Residency	Count	Non-Resident Land-owner	Rural, non-farm resident	Renter	Farmland owner	Other		
Sample	740	11%	76%	1%	8%	5%		
Number Adults	Count	1	2	3	4	5	6+	
Sample	735	18%	66%	12%	3%	1%	0%	
Number Kids	Count	0	1	2	3	4	5+	
Sample	676	60%	15%	17%	6%	1%	0%	
Years Resident	Count	< 5 years	5 - 10 years	11 - 20 years	21 - 30 years	31 - 40 years	41 - 50 years	50+ years
Sample	714	23%	22%	24%	14%	9%	4%	4%

One striking result from Table 1 is that a disproportionate number of men are represented in the sample. A divergence of this magnitude in the expected proportion of males and females raises

concerns about the representativeness of the sample. To test for “sample bias”, the SRC compared the responses of men and women using a standard T-Test, as described in Appendix B. We found a widespread pattern of gender differences with respect to how men and women in the Town of Star Prairie view land use issues. The differences tend to be ones of degree rather than direction. For example, the questionnaire asked for residents’ assessment of the quality of a variety of Town services (e.g. ambulance, fire, police) and men tended to rate these more highly than did women. However, in no case did men, on average, say that the quality of the service was good while women, on average, said it was poor. On a scale from 2 (= very good) to – 2 (= very poor), men rated the ambulance service as 0.72 (rounding to “good”) and women rated it as 0.59 (again, rounding to “good”). The data discussed in the balance of this report include, as appropriate, the re-weighted results to better account for the under-representation of women in the sample.

As is frequently the case in surveys such as this, young adults (those under 35 years of age) are under-represented in this sample. Further, there are a substantial number of statistical differences in the opinions of those under 35 compared to those over 35. In some instances, the opinions of younger residents align with those of women (both groups rate Town services somewhat lower and are more supportive of spending public funds to expand recreational activities than their respective counterparts). In other ways, however, younger residents diverge in their opinions from those of women. Younger residents are less supportive of additional land use policies (less opposed to allowing landowners to develop land in any way they want, less supportive of fees on new developments to pay for public services, less convinced that additional land use regulations are needed or that enforcement of current regulations should be stepped up) and less concerned about some issues (conflicts between farmers and their neighbors are a concern, groundwater contamination, need for senior housing) than are women. Because women in the sample are significantly younger than are men, a re-weighting based on age would result in women’s opinions gaining excess influence over the results. Therefore, the SRC has not adjusted the results to account for the skewed age structure. Significant differences of opinions related to age will be noted throughout the report.

Table 1 indicates that unemployment remains a relatively insignificant problem in the Town of Star Prairie since only 2 percent of the sample reported being out of work. There is a slightly higher percentage reporting being employed in one fashion or another than was true in the Census and a slightly lower percentage in the Retired or Other categories.

The final demographic variable for which comparable data from the Census are available is for household income. Table 1 indicates that the household income is somewhat higher in the sample than as reported in the census. In general, however, there is a relatively close match between the sample and Census given that 5 years have passed since the latter was taken.

More than three-quarters of those in the sample report being rural, land-owning residents in the Town and only 8 percent list themselves as farmland owners. Interestingly, there were more non-resident land-owners than farmland owners in the sample.

While the average household in the sample reported having slightly more than two adults and slightly fewer than two children, fully 60 percent of respondents had no children in the home.

Only 18 percent of respondents reported a single adult in the household and within no age category is the percentage of single-adult households as high as one-quarter of the households and this peak is for those over 65. In short, the nuclear family of mom, dad and two kids seems to be stronger in the Town of Star Prairie than in most American communities.

Finally, similar percentages of those in the sample have lived in the Town for fewer than 5 years (23 percent), between 5 and 10 years (22 percent), between 11 and 20 years (24 percent), and more than 20 years (31 percent).

## Quality of Life

The first question of the questionnaire asked respondents to identify the three most important reasons they chose to live in the Town of Star Prairie. Both in terms of the individual rankings and in terms of the percentage of households ranking a given feature as one of their top three reasons for choosing to live in Star Prairie, it is clear that residents value the atmospherics of the area. More than half of all households said that the small town atmosphere/rural lifestyle and the natural beauty of the area were key factors in their decision to live in Star Prairie.

<b>Table 2 – Why Residents Chose to Live in the Town of Star Prairie</b>				
	Most Important	2 <sup>nd</sup> Most Imp	3rd Most Imp	Total Top 3
Count	722	716	709	
Small town/rural lifestyle	21%	21%	19%	62%
Natural beauty	24%	18%	11%	53%
Near friends/family	11%	9%	7%	28%
Near job	7%	7%	9%	23%
Proximity to cities	2%	8%	13%	22%
Low crime rate	5%	8%	9%	22%
Property taxes	6%	10%	6%	22%
Cost of homes	7%	4%	5%	15%
Affordable housing	7%	4%	4%	15%
Quality of schools	4%	6%	6%	15%
Recreational opportunities	2%	3%	6%	11%
Appearance of homes	0%	2%	3%	5%
Other	3%	0%	1%	4%
Cultural/Community events	0%	0%	1%	1%

Roughly one-quarter of respondents identified the next 5 items as important in their choice of where to live: being near family and friends (28 percent as one of their top three reasons), being near their job (23 percent), the proximity of the Town to the Twin Cities (22 percent), the low crime rate in the Town (22 percent), and property taxes (22 percent). Somewhat surprisingly, the quality of schools and housing prices were relatively less important to this set of respondents.

Different demographic groups identify different aspects of the quality of life in Star Prairie Town as their motivations for living there. In general, these statistical differences conform to our expectations. For example, the probability that a respondent would identify being close to family and friends as a key reason for their living in the Town increases with the length of time they have lived in Star Prairie. When children are in the home, respondents are significantly more likely to identify the quality of schools and the low crime rate as key reasons. Those with no children and with higher incomes identified the Town's proximity to the Twin Cities in significantly higher percentages than other groups. Those with lower incomes were more likely to list proximity to their job as a reason for living in the Town. Finally, women are more likely to list natural beauty and housing affordability while men identified property taxes in somewhat higher proportions.

### Selected Comments about Quality of Life

*"The small town atmosphere is great. We should be concerned with keeping that . . ."*

*"Because of improvements made to Hwy 64 & the impending river bridge, our community needs to stay ahead of the game and be ready for the population explosion that will follow in the next few years-proactive not reactive! And we need to be able to meet the needs of urban population that is relocating to a rural area."*

*"The challenge is to maintain the unique character of Star Prairie (mix of farmland, residential dev, etc.) while development occurs"*

*"Keep the rural setting and small town atmosphere, protect residents from hazards of water contamination, noise pollution (airport) and control growth in the community."*

*"Please don't add so many services that young families get taxed out. There is (sic) enough parks and rec. facilities in the surrounding area that you can drive to."*

### **Natural and Cultural Resources**

This section of the questionnaire asked residents to rate the importance of protecting several types of open space in the Town. In Table 3, and most subsequent tables, the scale used for these ratings ranges from a negative two (very unimportant) to a positive two (very important). Average values close to zero indicate either that residents have no opinion or are closely divided between supporters and non-supporters. As Table 3 indicates, there is very broad agreement that protecting open space of all varieties is important to the Town. While protecting lakes is the type of open space with the highest average value, each of the 6 items about which we asked had more than 80 percent of residents indicating that it was important or very important to preserve it. Ten respondents added preservation of farmland as an open-space issue.

Because such large majorities of the population feel that it is important to protect all of these types of open space, it is not surprising that there are few statistically significant demographic differences. Residents who've lived in the Town for longer periods (40 or more years of

residence in the Town) feel that protecting lakes is less important than newer arrivals (though 90 percent or more feel this is important or very important). Similarly, men feel less strongly than do women that it is important to protect prairie land/grassland.

<b>Table 3: Importance of Protecting Open Space in the Town of Star Prairie</b>							
Type Space	Average	Count	Very Unim- portant	Unim- portant	No Opinion	Important	Very Important
Lakes	1.61	741	1%	2%	1%	28%	68%
Wildlife Habitat	1.46	738	1%	4%	2%	35%	59%
Woodlands	1.44	736	1%	4%	2%	36%	57%
River Corridors	1.42	739	0%	5%	2%	38%	55%
Prairie - Grasslands	1.21	738	1%	9%	3%	43%	44%
Wetlands	1.18	737	2%	9%	3%	39%	46%

## Housing

The first question in the housing section of the questionnaire asked for opinions about future residential growth in the Town. Residents are very evenly split on whether or not residential growth is desirable:

- 14 percent strongly disagree
- 29 percent disagree
- 7 percent have no opinion
- 43 percent agree
- 8 percent strongly agree

Thus, a slight majority of Town residents are favorably disposed to residential growth but those opposed to growth appear to be a bit more vehement. There are no clear demographic distinctions between supporters of additional residential growth and those opposed (younger respondents are no different than older ones, men and women hold similar opinions, longer-term residents and newer arrivals are the same). The only demographic distinction is with respect to income – lower income respondents were substantially less supportive of residential growth than were the more affluent. The median household income in the Town of Star Prairie, as reported in the 2000 Census, was \$53,468. If we look at the responses of those who reported household incomes of less than \$50,000 compared to those reporting more than this amount, we see that a higher percentage of those earning less than the median level of household income “disagree” or “strongly disagree” (45 percent) with the statement that residential growth is desirable in the Town of Star Prairie than are those earning more (40 percent). Likewise the less affluent are less likely to “agree” or “strongly agree” (42 percent) that residential growth is desirable than are the more well-to-do ((55 percent).

Table 4 summarizes the opinions of respondents to a series of questions about the need for additional housing units of various types. Again, the average value reported is based on assigning values to responses ranging from -2 for “strongly disagree” to +2 for “strongly agree”. So, any value above zero indicates that the given option is favorable to a majority of respondents. The results in Table 4 are fairly clear – the residents of the Town of Star Prairie are generally favorably disposed to additional single family homes (71 percent agreed or strongly agreed compared to only 21 percent who disagreed or strongly disagreed). Respondents also seem to feel the need for more senior-oriented housing and housing that meet the needs of a variety of income levels. None of the other options about which we inquired received close to a majority of “favorable” votes and several (condominiums-apartments, freestanding mobile homes, and mobile home parks), were strongly opposed by residents.

<b>Table 4: Type Additional Housing Needed</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Single Family Homes	0.64	727	7%	14%	7%	50%	21%
Senior Housing	0.40	721	10%	16%	11%	52%	12%
Housing for Variety Incomes	0.08	723	19%	18%	9%	46%	9%
Seasonal - Recreational Homes	(0.31)	715	20%	29%	13%	35%	3%
Subdivisions	(0.60)	722	32%	28%	11%	26%	3%
Duplexes	(0.72)	720	32%	35%	8%	23%	2%
Condos - Apartments	(1.01)	719	41%	35%	9%	13%	1%
Mobile Homes	(1.27)	725	57%	25%	8%	8%	2%
Mobile Home Parks	(1.40)	723	60%	27%	7%	4%	1%

Household income is statistically associated with a number of preferences regarding additional housing stock in the Town of Star Prairie. Respondents with less than \$50,000 in household income are **less positive about** additional single family homes (68 percent vs 73 percent), duplexes (20 percent vs 26 percent), or subdivisions (23 percent vs 33 percent) than those with higher incomes. Lower income households are **less negative about** condominiums or apartments (72 percent vs 78 percent), mobile home parks (79 percent vs 91 percent), or mobile home parks (73 percent vs 89 percent) than the more affluent.

Respondents who have lived in the Town for longer periods of time are more negative about additional seasonal and recreational housing and free-standing mobile homes, but more supportive of housing that fits the needs of a variety of incomes and additional senior housing. Those under 35 years of age are significantly less supportive of additional senior housing.

## Agriculture and Land Use Issues

One set of questions in this segment of the questionnaire dealt with agriculture and farmland issues and a second set with more general land use issues. The first agricultural question asked respondents how they thought productive farmland should be used. Few residents are neutral on the issue of the uses for which the Town should allow farmland to be used. By nearly unanimous consent, the residents of the Town of Star Prairie agree that productive farmland should be used for agricultural purposes. A slight majority feel that the Town should not allow productive agricultural land to be used for residential use (52 percent opposed versus 42 percent in favor) and relatively few feel that any use should be allowed for productive agricultural land (72 percent opposed versus 19 percent in favor). Respondents who don't have children are significantly less supportive of using productive farmland for residential or any (non-farming) use than are those with children. Respondents with household incomes less than \$50,000 are more likely to be in favor of allowing productive farm to be used for residential purposes.

<b>Table 5: Agriculture and Farmland Issues</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Use productive farmland for ag uses	1.66	730	0%	0%	2%	28%	69%
Use productive farmland for residential use	(0.24)	705	19%	33%	6%	36%	6%
Use productive farmland for any use	(0.82)	692	35%	37%	9%	14%	5%
Don't Restrict Ag Near Residences	0.71	742	4%	17%	6%	46%	27%
Compensation for Non-Development	0.03	745	11%	34%	10%	31%	14%
Public Funds Compensation for Non-Development	(0.18)	737	13%	39%	10%	28%	10%
Farm/Non-Farm Conflicts Are Concern	(0.29)	739	12%	42%	17%	23%	6%

The bottom portion of Table 5 looks at more general agricultural land use issues in the Town. Town residents are, in general, not in favor of placing restrictions on the use of agricultural land because of its proximity to residences (more than 3 times as many respondents agreed that no restrictions should be enacted than disagreed with this proposition). Women and residents who've lived in the Town for shorter periods of time are significantly more likely to disagree with the proposition that no restrictions should be placed on agricultural uses near residences.

Town residents are, effectively, divided in half with respect to the proposition that owners of farmland should be compensated for agreeing not to develop their land for purposes other than farming (45 percent on either side of this issue). Further, it doesn't make a great deal of

difference if the source of compensation is from public or unspecified sources (52 oppose public funding versus 45 who oppose any sort of compensation program). Women are significantly more likely to be neutral on these questions than are men.

Finally, a majority of respondents rejected the contention that conflicts caused by farm dust, noise, and odors are a concern in the Town. However, nearly one-third of respondents felt that these conflicts were a concern. Men and residents under 35 years of age were more likely to say that farm-nonfarm conflicts are a problem in the Town.

In addition to the questions about farmland, respondents were asked to weigh in on a number of more general land use policy questions. The first set of land use policy questions summarized in Table 6 focus on the extent to which the Town should place restrictions on how land owners use their land.

Residents were asked if “landowners should have some restrictions on how much of their land they would be allowed to develop”. As Table 6 indicates, a majority of respondents (69 percent) agreed or strongly agreed with this statement. Higher income households are significantly more supportive of restricting the amount of land an owner should be able to develop. A sizable proportion (29 percent), however, did not agree with placing restrictions on how much land an owner should be allowed to develop. Those who have resided in the Town for longer periods are significantly more opposed to such restrictions.

A fairly narrow majority (56 percent) are in favor of allowing landowners to subdivide their land into housing lots. Men and those from higher income households are more supportive of this proposition than women or lower income respondents.

<b>Table 6: Land Use Policy Opinions</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Restrict Amount of Development	0.55	737	7%	22%	3%	50%	19%
Use Land Subdivisions	0.16	735	13%	24%	7%	48%	8%
Use Land Any Way	(0.53)	742	23%	46%	2%	19%	10%
Land Use Regs for Environment	1.24	739	1%	3%	3%	54%	38%
Impact Fees	1.06	740	4%	10%	5%	40%	42%
Use Public Funds Preserve Open Space	0.60	737	5%	16%	12%	47%	20%
Additional Land Use Enforcement	0.41	726	4%	18%	27%	37%	15%
Additional Land Use Regs	0.28	734	6%	20%	28%	29%	16%

Town residents are opposed to allowing land owners to develop their land in any way they choose. The results (Table 6) for this question are virtually a mirror image of the question asking about restricting the amount of land an owner should be allowed to develop:

- 69 percent either strongly disagreed (23 percent) or disagreed (46 percent) with the idea that landowners should have unrestricted choice regarding how to develop their land (69 percent agreed that landowners should have some restrictions on the amount of land they could develop)
- 29 percent felt land owners should be unrestricted in their land use decisions (29 percent disagreed that some restrictions should be placed on how much land an owner could develop)

This question, should landowners be allowed to develop their land in any way they want, also brought forth a number of significant demographic differences of opinion. Those who have lived in the Town for longer periods, lower income households, respondents under 35 years of age, and households with children were significantly more supportive of giving landowners unrestricted land use authority. It should be noted that there is a strong negative correlation between length of residence and household income level (longer-term residents tend to report lower household incomes) and between age and households with children (respondents under 35 are significantly more likely to have children than are older respondents).

The bottom portion of Table 6 summarizes the opinions of Town residents with respect to a number of land use policies. As the average values reported in the Table suggest, residents tend to be supportive or to have no opinion about all the land use policies about which we asked. There is overwhelming support for using land use regulations to protect environmentally sensitive areas and for imposing impact fees on new developments to cover the costs of additional public services (roads, emergency services, etc.). More affluent households are more supportive of using land-use regulations to protect environmentally sensitive areas. While generally supportive, respondents under 35 years of age and those with kids are significantly more likely to disagree with a policy of impact fees on new developments.

Residents are also quite supportive of a policy that would use public funds to preserve open space in the Town. More than 3 times as many agree or strongly agree with such a policy (67 percent) as disagree or strongly disagree with it (21 percent). Respondents from households reporting more than \$50,000 in income are significantly more supportive of using public funds to preserve open space.

Perhaps the most notable feature of the final two policies about which we asked – the need for additional land use regulations or for stepped-up enforcement of existing regulations – is that one-quarter of all respondents had no opinion about them. A majority of those with opinions were in favor of both more land use regulation and additional enforcement efforts but the large proportion that are sitting on the fence suggests that additional public educational efforts are warranted.

Residents were asked if the current 2-acre minimum residential lot size should continue to be the standard throughout the Town. Of the 724 people who answered this question, 65 percent said

that the 2-acre minimum should be continued, 29 disagreed and 9 percent had no opinion. Women and respondents with children in the home were more likely to support deviations from the 2-acre minimum than were their counterparts.

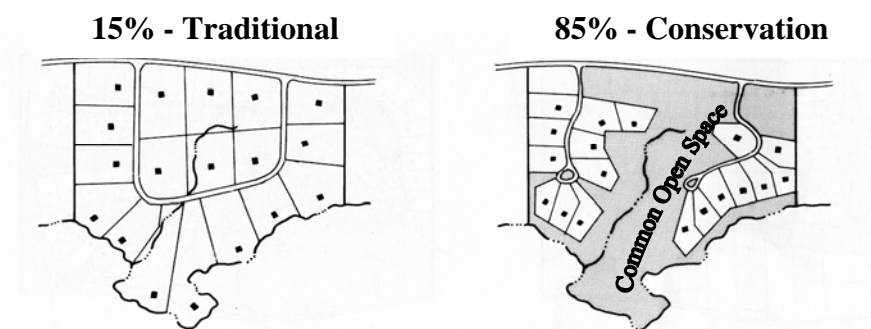
Those who disagreed were asked to identify the instances when they would like to see a deviation from the 2-acre minimum lot requirement. Their opinions are summarized in Table 7.

<b>Table 7: Variations from the 2-Acre Minimum Lot Size If:</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Environmentally Sensitive Area	1.36	227	1%	5%	2%	40%	52%
Wildlife Corridor	1.28	228	1%	7%	3%	40%	48%
Conservation Design Developments	1.22	217	2%	6%	6%	39%	47%
Small Scale Sewage Treatment Systems	1.03	223	4%	9%	6%	43%	39%
Near Higher Density Communities	0.73	230	9%	15%	3%	41%	32%

Remembering that only a bit more than one-third of all respondents are in favor of deviations from the 2-acre standard minimum lot size, Table 7 indicates that all of the reasons for deviating from this requirement about which we asked enjoyed considerable support. More than 90 percent suggest variations from the 2-acre minimum in environmentally sensitive areas. More than 80 percent support deviations to preserve wildlife corridors, in conservation design developments (see below), and if a small-scale sewage treatment facility is available. Nearly three-quarters would like to see deviations in areas adjacent to existing high-density communities such as New Richmond.

As noted in Table 7, there is considerable support among those willing to consider a deviation from the 2-acre minimum lot size standard for conservation design development. Figure 1, which illustrates what a conservation design might look like, suggests that support for this type of development is very widespread. Of the 679 people who answered this question, 575 (85 percent) favored the conservation design.

**Figure 1: Opinions about Conservation vs Traditional Design Options**



## Transportation

The only transportation related questions asked if the overall net work of roads, streets and highways in the Town meet the needs of its citizens and if the condition of that network is acceptable. Table 8 indicates there is general satisfaction with both the overall network of roads and their quality. However, about one-quarter of all respondents are not satisfied with the quality.

<b>Table 8 – Opinions about Roads in Town</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Network Meets Needs	0.79	742	3%	11%	4%	70%	13%
Conditions Acceptable	0.53	739	4%	20%	5%	62%	10%

## Community Facilities and Services

The questionnaire asked for input from citizens on the quality of services (ambulance, fire, etc.) in the Town of Star Prairie, support for using public funds to expand a variety of recreational activities (parks, trails, etc.), and some specific issues (preferred size for the Town board, a new town hall, and uses for the existing town hall)

With respect to public services, Table 9 indicates that residents are relatively satisfied with all of the services listed – all have positive average ratings and a majority rate all services as “good” or “very good”. Snow removal, which virtually everyone in the Town is likely to have had some personal experience, has the highest percentage (72 percent) of “good” or “very good” ratings. Ratings for ambulance, fire, and police are higher for those who’ve lived in the town for longer periods of time but this group gives lower ratings to public facilities (Town Hall).

<b>Table 9: Rating of Public Services in Town</b>							
	Average	Count	Very Poor	Poor	No Opinion	Good	Very Good
Ambulance	0.66	743	1%	3%	38%	44%	14%
Fire	0.66	740	1%	5%	33%	47%	14%
Snow Removal	0.63	740	5%	14%	9%	58%	14%
Police	0.49	742	3%	11%	27%	49%	9%
Recycling	0.44	740	5%	14%	23%	51%	8%
Parks – Recreation	0.43	738	4%	18%	19%	48%	11%
Facilities	0.38	742	4%	18%	21%	49%	8%

With the exception of snow removal, all of these services have relatively high percentages of the respondents indicating that they have no opinion. In some instances (fire, ambulance) this

probably means that they have no direct experience with the service. In other instances (recycling, parks and recreation, public facilities (Town Hall)), it may suggest that the service is, in their opinion, neither particularly good nor particularly bad. Ambulance, fire, police, and public facilities are services about which those under 35 years of age and those who have children are significantly more likely to say that they have no opinion. Women were significantly more likely to have no opinion about fire, police, and park and recreational facilities.

The results summarized in Table 10 indicate a willingness of residents to use public funds to expand recreational activities in the Town. While it is not clear what the source of public funds is (federal, state, county, town), majorities of 60 percent or more agreed with the suggestion to use public funds to expand parks, boat landing, ballfields, hunting and fishing access, bicycle routes, and hiking trails. Only snowmobile-ATV trails (49 percent), horse trails (38 percent), and publicly-owned campgrounds (38 percent), failed to garner the support of a majority of those responding. By a substantial margin, the top choice of Town residents seems to be to use funds to expand parks in the Town.

<b>Table 10: Use Public Funds to Expand Recreational Activities</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Parks	0.81	745	3%	11%	7%	62%	17%
Boat Landings	0.53	742	4%	18%	10%	56%	11%
Ballfields	0.53	740	5%	17%	10%	57%	11%
Hunting - Fishing Access	0.52	745	5%	19%	10%	52%	14%
Bicycle Routes	0.49	743	6%	22%	9%	50%	14%
Hiking - Ski Trails	0.40	743	5%	25%	10%	49%	11%
Snowmobile - ATV Trails	0.11	744	11%	29%	11%	36%	13%
Horse Trails	(0.03)	739	8%	36%	18%	32%	6%
Publicly-Owned Campgrounds	(0.14)	740	9%	40%	13%	32%	6%

Those who've lived in the Town for more years are less supportive of using public funds to expand several of these recreational activities (parks, hiking - skiing trails, publicly owned campgrounds, and horse trails). Men are more supportive of expanding access to hunting and fishing in the Town but less supportive of trails for hiking-skiing, bicycling, or horseback riding. Those under 35 years of age are significantly more supportive of biking-skiing and snowmobile trails. Respondents with children in the home support expansion of snowmobile trails and those from higher income households favor hiking-skiing trails.

The questionnaire also asked for input from residents about the size of the Town Board and the Town Hall. By a substantial majority, respondents favor a 5-person board (65 percent) over the current 3-person board (35 percent). Women and respondents from households with above average incomes are more supportive of the move to a 5-member board. Those who've lived in the Town for more than 20 years are relatively less supportive.

A narrower majority favor building a new Town Hall at the corner of Cook Drive and County Road C (57 percent in favor vs 43 percent opposed). Those in favor of building a new Town Hall were asked if they would support putting a satellite facility for the Sheriff, meeting rooms, and a community/senior center in it. More than 90 percent of respondents were in favor of including all of these facilities in the new Hall. As noted in Appendix D, respondents also noted a number of additional things that they would like to see in a new Hall. Several suggested the hall be available for rental for receptions and other events (16x), that it include ball fields (12x), and that it be available for youth groups such as Scouts or 4-H (11x).

Finally, residents were asked if the existing Town Hall should be kept and maintained. Residents are closely divided on this question. After rebalancing the data to reflect actual gender splits (see Appendix B), 42 percent of respondents are opposed to keeping and maintaining it, 38 percent are in favor, and 21 percent have no opinion.

If kept and maintained, residents see the existing Town Hall being used for meetings (52x), possibly as a museum (33x), or as a community/senior center (30x). In fact, a total of nearly 250 uses (some of which were far from serious) were suggested by respondents. Since they had to take the time and make the effort to write these in, this is a very high number. Further, respondents were asked at the end of the questionnaire if they had any additional comments about the Town and comprehensive planning and a number of their comments referred to the existing Town Hall. In short, keeping and maintaining the existing Town Hall is an issue about which people in the Town seem to hold strong and divergent opinions.

## **Economic Development**

Table 11 summarizes the responses of Star Prairie residents with respect to the type of economic and commercial development they would like to see in the Town. More than 90 percent of respondents find agricultural production (crops and livestock) and direct farm marketing to be acceptable types of economic development. The third most popular business development option is also agriculturally focused, agricultural services (fertilizers, implement dealers, veterinarians, etc.). Interestingly, large scale farm operations are clearly not seen as desirable by a solid majority (62 percent) of the Town's population. So, Town residents want to retain the traditional agricultural base of the Town's economy.

The next two most acceptable business developments are home based businesses (0.83 average value) and wind power generators (0.82 average value). Roughly three-quarters of all respondents said that they would find these types of developments acceptable.

Composting (0.46 average value), convenience stores and gas stations (0.41) and retail or commercial development (0.40) all have in excess of 60 percent support from respondents. Beyond these options, the proportion of respondents who find given options unacceptable increases markedly. So, while a slight majority (52 percent) would find the development dog kennels acceptable, 32 percent of Town residents would disagree.

Based on the overall pattern of responses, it appears that Town residents are most interested in development that builds on its traditional strengths (agricultural production, direct farm marketing, agricultural services), is small in scale (home-based businesses, convenience stores), and has a “green” tint to it (composting, wind power).

<b>Table 11: Economic/Business Development Preference</b>							
	Average	Count	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Ag production	1.20	738	1%	3%	5%	60%	32%
Direct Farms Sales	1.08	736	0%	3%	6%	69%	22%
Ag Services	0.97	732	1%	6%	8%	63%	21%
Home Based Businesses	0.83	736	1%	8%	11%	65%	15%
Wind Power	0.82	736	3%	10%	11%	52%	24%
Composting	0.46	731	4%	19%	12%	57%	8%
Convenience stores	0.41	740	5%	22%	7%	58%	7%
Retail	0.40	734	8%	18%	9%	57%	8%
Dog Kennels	0.18	737	8%	24%	15%	48%	4%
Golf Courses	0.16	739	9%	26%	10%	47%	7%
Privately Owned Campgrounds	0.05	729	10%	30%	10%	44%	6%
Storage Businesses	(0.04)	735	12%	29%	12%	44%	3%
Industrial – Manufacturing	(0.05)	732	14%	29%	9%	44%	5%
Gravel Pits	(0.39)	734	13%	41%	15%	29%	2%
Large Scale Farms	(0.51)	736	20%	42%	11%	24%	4%
Junk Yards	(0.98)	736	36%	40%	9%	13%	1%

## Specific Town Issues

Residents were asked to rate the importance of six specific issues facing the Town and their responses are summarized in Table 12. There is nearly consensus that groundwater contamination is an important issue facing the Town; 98 percent of all respondents said this is an important (15 percent) or very important (83 percent) issue. More than 80 percent of the population feel that the inter-related issues of the loss of productive farmland and residential development are important issues facing the town. Approximately two-thirds of the respondents felt that New Richmond’s extraterritorial subdivision regulation and additions to recreation and trail facilities are important issues. Somewhat surprisingly, respondents were nearly equally split on the issue of the New Richmond airport expansion between those who see this as an important issue and those who don’t.

Because there is a high level of agreement within Star Prairie Town that most of the items in Table 12 are important issues, it is not surprising that there are relatively few significant demographic differences of opinion. With respect to groundwater, while almost everyone

recognizes this as an important issue, those older than 35 are significantly more likely to rate this as a “very important” issue than are those younger than this. Lower income households are significantly more likely to rate rural residential development and an addition to or expansion of trails and recreational facilities as “unimportant” or “very unimportant” than are those with higher incomes. Respondents who report having children in the home are significantly more likely to say that the city of New Richmond’s extraterritorial subdivision regulations are “unimportant” or “very unimportant” and that expansion of trails and recreational facilities are “important” or “very important”.

<b>Table 12: Specific Town Issues</b>							
	Average	Count	Very Unimportant	Unimportant	No Opinion	Important	Very Important
Groundwater Contamination	1.81	745	0%	1%	1%	15%	83%
Loss Productive Farmland	1.16	740	1%	11%	4%	41%	44%
Residential Development	1.06	735	3%	12%	3%	41%	41%
New Richmond Subdivision Regs	0.74	735	4%	12%	19%	34%	31%
Add/Expand Trail Facilities	0.70	734	3%	19%	8%	44%	26%
Airport Expansion	0.11	742	14%	30%	8%	25%	22%

## Conclusions

Every household living in Star Prairie was given the opportunity to provide input into the key planning issues facing the Town. They responded in relatively high numbers; 755 responses out of 1,449 mailed out for an overall response rate of 52 percent. As a result, there should be a high level of confidence in these results.

The residents have told us that they value the rural lifestyle and natural beauty of the Town. Their responses also tell us that they are very interested in taking action to preserve these characteristics. Their desire to preserve their current way of life was manifested in the way they responded to a number of questions:

- They are very supportive of protecting all forms of open space (lakes, woodlands, grassland, etc.) and are willing to use public funds to preserve it.
- They are equivocal about the desirability of additional housing stock in the Town but if more is to be built, they expressed a strong desire to see more conservation design developments

- They are willing to consider restrictions on the amount land an owner will be allowed to develop. In particular, restrictions based on environmental concerns (environmental sensitivity of the parcel, wildlife corridors, etc.)
- They are strongly opposed to permitting landowners to use their land in any way they choose.
- They are strongly in favor of keeping productive land in agricultural production. They are not yet, however, persuaded that compensation for “transference of development rights” is a good idea.
- They don’t want to restrict agricultural production practices when residential development abuts farmland. The type of agricultural production they favor tends to be “family farming” operations rather than large-scale agriculture.
- The types of economic/business development preferred by the population in the Town tends to build on its agricultural base, is small in scale, and often has environmental leanings.
- There is nearly universal concern about groundwater contamination and high levels of concern about the loss of productive farmland and rural residential developments.

Different demographic subgroups in the Town have specific issues and perspectives that generally reflect their current situation. Those who have lived in the Town the longest tend to prefer fewer land-use restrictions. This may well be because they are expecting to retire soon and would like to sell their property and recognize that fewer restrictions on how their land can be used might mean a higher selling price. Respondents with children are much more concerned about the quality of the schools in the area, the affordability of housing, and the availability of recreational facilities than other groups. Respondents from higher income households tend to rate the accessibility of the Town to the Twin Cities and its environmental amenities as important to them. As a result, higher income households tend to be more willing to use public policy to maintain the amenities they value (open space, farmland, environmental quality).

In sum, the survey results reported here provide local officials with a wealth of information about the preferences of the people they represent. In large measure the picture painted is consistent across the sections of the report and contains relatively few significant surprises.

## 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 Star Prairie needs more single family homes (Question 4a), whereas most of those who returned their questionnaire disagreed with this opinion. In this case non-response bias would exist and the raw results would understate the overall public’s opinions about the need for more single-family housing in the Town of Star Prairie.

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 517 people responded to the first mailing and 238 responded to the second mailing.

We found only 8 variables with statistically significant differences between the mean responses of these two groups of Star Prairie citizens (Table A1) out of 97 tested. For questions 3, 14, 15, 16, 24i, and 25a in Table A1, residents were asked to rate each issue on a scale from strongly agree/very important (= 2) to strongly disagree/very unimportant (= -2). So a positive value indicates that more people said that they agreed with or saw the issue as important. Question 18 was a “yes” (keep the 2-acre minimum = 1) or “no” (don’t keep this minimum = -1) type of question. Question 39 had seven categories of length of residence in Star Prairie ranging from under 5 years (=1) to more than 5 years (=7)

<b>Table A1 – Statistically Significant Differences Between Responses of First and Second Mailings</b>			
Variable	Mean First Mailing	Mean Subsequent Mailing	Statistical Significance
Q3 More seasonal housing needed	-0.36	-0.13	0.02
Q14 Impose fees on new private developments	1.18	1.00	0.03
Q15 Need additional land use regulations	0.42	0.20	0.01
Q16 Need additional enforcement of land use regulations	0.52	0.34	0.04
Q18 Keep 2-acre minimum lot size	0.27	0.53	0.00
Q24i Develop more golf courses	0.09	0.32	0.01
Q25a Groundwater contamination	1.84	1.75	0.04
Q39 Length residence in Star Prairie	3.05	2.69	0.04

The only area in which there is something of a pattern of differences between the two groups is in the area of land use regulations (questions 14, 15, and 16). Even here, most of the differences are differences of degree rather than differences of opinion. For example, respondents to the first

mailing are more strongly (1.18) in favor of imposing fees on new private development to pay for the added costs of public services such as roads, highways and emergency services than were those responding to the second mailing (1.00). However, both groups are supportive of this suggestion. Those who responded to the first mailing were also more supportive of the need for additional land use regulations (0.42 vs 0.20) and additional enforcement of existing regulations (0.52 vs 0.34) than the second mailing respondents.

Assuming that responses from the second mailing are representative of the non-responses, the SRC recalculated the average and frequency responses for questions 14, 15, and 16. Questionnaires were delivered to 1,449 households in the Town and 517 (36 percent) responded to the first mailing. The SRC assumed that the 238 who responded to the second mailing are more representative of the 64 percent who failed to respond to the first mailing. When we weigh the first respondents at 36 percent and the second respondents at 64 percent, we get the values reproduced in Table A2. As you can see, the reweighting of results has a relatively minor impact on the observed values.

<b>Table A2 – Reweighting Land Use Regulation Response Opinions</b>			
<b>Weighted Values</b>	<b>Q14 - Fees</b>	<b>Q15 - Add Regs</b>	<b>Q16 - Enforce Regs</b>
Average	1.06	0.28	0.41
Strongly Disagree	4%	6%	4%
Disagree	10%	20%	18%
No Opinion	5%	28%	27%
Agree	40%	29%	37%
Strongly Agree	42%	16%	15%
<b>UnWeighted Values</b>	<b>Q14 - Fees</b>	<b>Q15 - Add Regs</b>	<b>Q16 - Enforce Regs</b>
Average	1.12	0.35	0.46
Strongly Disagree	3%	6%	4%
Disagree	9%	19%	17%
No Opinion	4%	26%	24%
Agree	37%	31%	39%
Strongly Agree	45%	17%	16%

## Appendix B – Sample Bias Tests

There is an unexpectedly high percentage of men in the Town of Star Prairie survey sample. If the opinions of men and women are consistently different with respect to the land use questions covered in the questionnaire, the raw results from the survey will not accurately reflect overall public opinion. In particular if there are significant and wide-spread gender differences, the raw, or unweighted, results will under-represent the opinions of women.

To test for gender differences, the responses of men were compared to those of women using a standard two-tailed T-Test. Table B1 lists the variables for which the SRC found a statistically significant difference between the views of men and women, the level of significance and the mean values for men and women.

Table B1 indicates that women tend to be more supportive of some environmental issues (preserving prairies/grasslands, preserving farmland, increasing land use restrictions) and using public funds for recreational activities (hiking/skiing trails, bike routes, horse trails) than men are. In contrast, women are more skeptical of many economic or business development options (agricultural production, privately-owned campgrounds, composting sites, direct farm marketing, gravel pits, junk/salvage yards, storage businesses, and wind power generators – interestingly the only business option for which there is a significant difference with women being more supportive is dog kennels/boarding facilities) and of the quality of Town services (ambulance, police, and fire) than men. Based on the results in Table B1, the SRC concludes that men and women in the Town of Star Prairie do have significantly different opinions about land use policies.

To better reflect the opinions of residents of Star Prairie Town, the SRC feels that the results must be re-weighted. From the Census of Population, we know that men make up 53 percent of the population in Star Prairie and women 47 percent. To re-weight the responses to more accurately reflect the opinions of men and women the SRC used the following formula:

$$(average\ opinion\ of\ men * 0.53) + (average\ opinion\ of\ women * 0.47) = weighted\ opinion$$

So, for example, Table B1 tells us that men rate “preserving prairie land/grasslands” as open space as an average of 1.12 (important) and the average value for women is 1.31 (even more important). The unweighted average importance is 1.19. To get the weighted average value, we applied the just-stated formula:

$$(1.12 * 0.53) + (1.31 * 0.47) = 1.21$$

The final two columns of Table B1 show the unweighted and re-weighted average values for the variable in which the SRC found significant statistical differences. As a quick scan of the Table will tell the reader, the impact of re-weighting the results is generally quite minor. In fact, the largest change in the average value in going from the unweighted to the re-weighted average is 0.04. In short, while the SRC is convinced that the data should be re-weighted to more accurately reflect public opinion, the impact of doing so is quite minimal.

<b>Table B1: Gender Comparisons</b>					
Variable	Average – Men	Average – Women	Significance Level	Unweighted Ave	Weighted Ave
Q2b Preserve Prairies	1.12	1.31	0.01	1.19	1.21
Q4e More Seasonal Housing	(0.22)	(0.42)	0.04	(0.29)	(0.31)
Q7 Restrict Land Development	0.44	0.67	0.01	0.52	0.55
Q9 Farm/Non-Farm Conflicts	(0.39)	(0.18)	0.02	(0.30)	(0.29)
Q10 Don't Restrict Ag Uses	0.87	0.54	0.00	0.75	0.71
Q18 Keep 2-acre Minimum	0.28	0.45	0.01	0.35	0.36
Q22a Quality Ambulance	0.72	0.59	0.03	0.67	0.66
Q22b Quality Fire	0.75	0.55	0.00	0.66	0.66
Q22c Quality Police	0.56	0.41	0.04	0.50	0.49
Q23b Hiking/Ski Trails	0.28	0.54	0.00	0.37	0.40
Q23e Bike Routes	0.32	0.69	0.00	0.45	0.49
Q23h Horse Trails	(0.17)	0.12	0.00	(0.07)	(0.03)
Q24a Ag Production	1.26	1.13	0.02	1.21	1.20
Q24c Campgrounds	0.18	(0.10)	0.00	0.07	0.05
Q24d Composting	0.55	0.35	0.01	0.47	0.46
Q24g Direct Farm Mktg	1.13	1.02	0.03	1.09	1.08
Q24h Dog Kennels	0.05	0.32	0.00	0.16	0.18
Q24j Gravel Pits	(0.29)	(0.50)	0.01	(0.35)	(0.39)
Q24m Junk Yards	(0.89)	(1.08)	0.02	(0.96)	(0.98)
Q24o Storage Businesses	0.09	(0.19)	0.00	(0.02)	(0.04)
Q24p Wind Power	0.90	0.72	0.02	0.84	0.82
Q25c Airport Expansion	0.02	0.24	0.05	0.11	0.12
Q25d Productive Farmland	1.10	1.26	0.03	1.16	1.18
Q26 3 or 5 Board Members	1.62	1.72	0.01	1.65	1.67
Q28a Sheriff Satellite	0.72	0.88	0.04	0.81	0.80
Q29 Maintain Old Town Hall	(0.15)	0.09	0.01	(0.05)	(0.04)

## Appendix C – Responses by Question

### **TOWN OF STAR PRAIRIE COMPREHENSIVE PLANNING SURVEY**

**The following questions pertain to the Town of Star Prairie, not the Village of Star Prairie.**

#### **QUALITY OF LIFE**

1. From the following list, please identify which of the following items, a – n, are the most important reasons you and your family choose to live in the Town of Star Prairie: **(Please list top three only)**

	Most Important	Second Most Important	Third Most Important		Most Important	Second Most Important	Third Most Important
a. Affordable housing	7.2%	4.3%	3.5%	h. Near job	7.1%	7.3%	9.2%
b. Appearance of homes	0.4%	1.7%	2.5%	i. Property taxes	6.2%	9.9%	5.9%
c. Cost of home	6.5%	3.8%	4.9%	j. Proximity to Twin Cities	1.5%	7.8%	13.1%
d. Cultural/Community events	0.4%	0.0%	0.6%	k. Quality schools	3.6%	5.6%	5.8%
e. Low crime rate	5.3%	7.8%	9.3%	l. Recreational opportunities	1.5%	3.5%	6.2%
f. Natural beauty/Surroundings	24.4%	17.6%	11.3%	m. Small town atmosphere/Rural lifestyle	21.3%	21.4%	19.5%
g. Near family/friends	11.5%	8.9%	7.2%	n. Other: <b>See Comments</b>	3.0%	0.4%	1.0%

**NATURAL AND CULTURAL RESOURCES** We would like your opinion about the importance of natural and cultural resources in the Town of Star Prairie and surrounding area. **Check the box that most closely describes your perspective:**

2. How important is protecting the following types of open space?	Very Important	Important	Unimportant	Very Unimportant	No Opinion
a. lakes	68.3%	27.9%	2.3%	0.5%	0.9%
b. prairie land/grasslands	43.9%	43.0%	9.1%	1.4%	2.7%
c. river corridors	54.8%	37.9%	4.6%	0.4%	2.3%
d. wetlands	46.4%	38.8%	9.5%	2.3%	3.0%
e. wildlife habitat	58.7%	34.7%	3.7%	0.9%	2.0%
f. woodlands	57.2%	35.9%	3.8%	1.2%	1.9%
g. other: ( <u>See Comments</u> )	95.5%	0.0%	2.3%	2.3%	0.0%

**HOUSING** We would like your opinion about housing development in the Town of Star Prairie.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
3. Residential growth is desirable in the Town of Star Prairie.	7.7%	42.9%	28.6%	13.7%	7.0%
4. More of the following types of housing are needed in the Town of Star Prairie:					
a. Single family housing	21.0%	50.5%	13.9%	7.3%	7.3%
b. Duplexes, Twin Homes	1.8%	23.2%	34.9%	31.9%	8.2%
c. Condominiums, Apartment	1.3%	13.5%	35.5%	40.9%	8.9%
d. Mobile home parks	1.1%	4.4%	27.2%	59.8%	7.5%
e. Seasonal and recreational homes	2.8%	34.7%	29.2%	19.9%	13.4%
f. Senior housing	11.7%	51.7%	15.8%	9.8%	11.0%
g. Housing for a variety of income levels	8.9%	45.5%	17.8%	18.8%	9.0%
h. Housing subdivisions	3.2%	26.0%	27.7%	32.4%	10.7%
i. Freestanding mobile homes	1.8%	8.0%	25.1%	56.8%	8.3%

## **AGRICULTURE AND LAND USE**

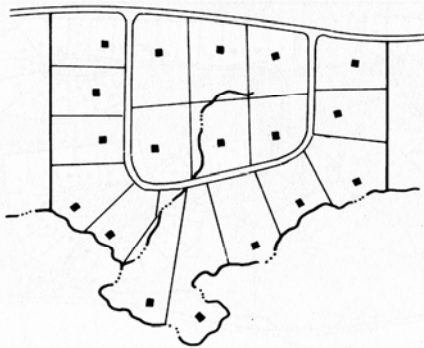
The following questions are asking for your opinion about agriculture and land use in the Town of Star Prairie.

<b>5. We should allow productive farmland to be used for:</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
a. Agricultural use	69.3%	28.4%	0.4%	0.3%	1.6%
b. Residential use	6.1%	35.9%	33.0%	19.4%	5.5%
c. Any use	5.5%	13.7%	36.8%	34.7%	9.2%
6. Landowners should be allowed to develop land <u>any way they want</u> .	10.1%	19.0%	46.2%	22.8%	1.9%
7. Landowners should have some restrictions on <u>how much</u> of their land they would be allowed to develop.	18.7%	49.7%	21.8%	6.5%	3.3%
8. Land owners should be able to subdivide their land into housing lots.	8.3%	48.3%	24.1%	12.7%	6.7%
9. Conflicts between farms and neighbors (dust, noise, and odors) are a concern in the Town of Star Prairie.	6.5%	22.9%	42.1%	11.9%	16.6%
10. Agricultural uses should not be restricted because of proximity to residences.	26.7%	46.4%	16.7%	4.2%	6.1%
11. Owners of farm land should be compensated if they chose not to develop their farm land for uses other than farming.	14.1%	30.9%	34.5%	10.9%	9.7%
12. Public funds should be used to compensate farmers that do not develop their farm land for uses other than farming.	9.8%	27.8%	39.2%	13.3%	9.9%
13. Environmentally sensitive areas should be protected through land use regulations.	38.0%	54.0%	3.2%	1.4%	3.4%
14. Fees should be imposed on new private development to pay for the added costs of public services such as roads, highways, emergency services, etc.	45.4%	37.4%	9.5%	3.2%	4.5%
15. There should be additional land use regulations in the Town of Star Prairie.	17.4%	31.5%	19.3%	5.9%	25.9%
16. There should be additional enforcement of existing land use regulations in the Town of Star Prairie.	16.0%	39.1%	16.9%	3.9%	24.1%
17. Public funds should be used to preserve open space in the Town of Star Prairie.	19.9%	46.8%	16.4%	5.3%	11.5%

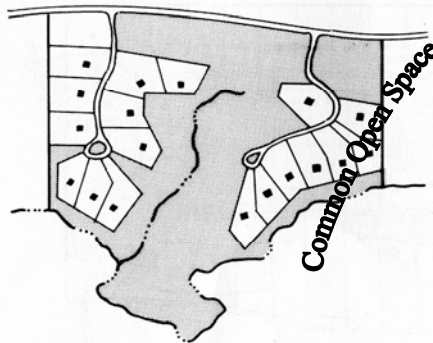
<b>18. Should the current <u>2 acre minimum</u> residential lot size continue to be the same throughout the Town of Star Prairie?</b>			<b>Yes 64.5% (go to Q19)</b>	<b>No 29.4% (go to Q18a)</b>	<b>No Opinion 6.1% (go to Q19)</b>
<b>18a. If you answered “no” to Q18, please answer the following: <u>Variations from the 2 acre minimum residential lot sizes should be determined by proximity to:</u></b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
Higher density local communities (e.g. New Richmond)	32.2%	40.9%	15.2%	8.7%	3.0%
Environmentally sensitive areas (lakes, steepness of terrain)	52.0%	39.6%	4.8%	1.3%	2.2%
Availability of small scale sewage treatment systems	38.6%	42.6%	9.0%	4.0%	5.8%
Wildlife corridors	48.2%	40.4%	7.5%	0.9%	3.1%
Conservation Design Development (see illustration below)	46.5%	39.2%	6.0%	2.3%	6.0%
Other: <u>See Comments</u>	100.0%	0.0%	0.0%	0.0%	0.0%

19. Would you prefer new housing built in the Town of Star Prairie to reflect a conventional design (Option A) or a conservation design development (Option B)? **Please check either Option A or Option B (not both) below to indicate your preference.**

**15.3% OPTION A**



**84.7% OPTION B**



### **TRANSPORTATION**

These questions ask your opinion about transportation issues in the Town of Star Prairie.

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
20. The <u>overall road network</u> (roads, streets, and highways) in the Town of Star Prairie meets the needs of its citizens.	12.8%	69.7%	11.2%	2.7%	3.6%
21. The <u>overall condition of roads and streets</u> in the Town of Star Prairie is acceptable for present needs.	9.9%	61.6%	19.8%	4.2%	4.6%

### **COMMUNITY FACILITIES AND SERVICES**

These questions ask your opinion about community facilities and services in the Town of Star Prairie.

<b>22. Rate the quality of the following services in the Town of Star Prairie:</b>	<b>Very Good</b>	<b>Good</b>	<b>Poor</b>	<b>Very Poor</b>	<b>No Opinion</b>
a. Ambulance service	14.3%	43.7%	3.4%	0.8%	37.8%
b. Fire protection	13.5%	47.3%	5.3%	1.4%	32.6%
c. Police protection	9.4%	48.7%	11.5%	3.0%	27.5%
d. Public facilities (e.g. Town Hall)	7.8%	48.9%	17.8%	4.3%	21.2%
e. Park and recreation facilities	10.6%	48.2%	18.4%	3.9%	18.8%
f. Recycling programs	8.0%	50.9%	13.6%	4.7%	22.7%
g. Road snow removal	14.5%	57.8%	14.1%	5.0%	8.6%
<b>23. The Town of Star Prairie should use public funds to provide the following recreational activities:</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
a. Parks	17.3%	62.4%	10.9%	2.8%	6.6%
b. Hiking and skiing trails	11.4%	48.7%	25.2%	4.8%	9.8%
c. Publicly-owned campgrounds	6.2%	31.9%	40.1%	8.9%	12.8%
d. Ballfields, active recreation areas	11.1%	57.2%	17.4%	4.6%	9.7%
e. Bicycle routes	13.7%	50.1%	21.5%	5.5%	9.2%
f. Boat landings	11.5%	56.1%	18.1%	4.0%	10.4%
g. Hunting/fishing access	14.2%	52.2%	18.8%	5.1%	9.7%
h. Horse trails	6.5%	31.7%	35.9%	7.8%	18.1%
i. Snowmobile/ATV trails	12.9%	36.3%	29.3%	10.9%	10.6%

## **ECONOMIC DEVELOPMENT**

The following questions ask how you view economic development in the Town of Star Prairie.

<b>24. What types of economic/business development would you find acceptable?</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion</b>
a. Ag production (crops and livestock)	32.4%	59.8%	2.6%	0.5%	4.7%
b. Ag service businesses	21.2%	63.1%	6.4%	1.0%	8.3%
c. Privately owned campgrounds	6.0%	44.4%	30.0%	9.6%	9.9%
d. Composting sites	8.2%	56.9%	19.0%	3.8%	12.0%
e. Convenience stores/gas stations	7.4%	58.2%	21.8%	5.3%	7.3%
f. Corporate/large scale farms	3.8%	23.5%	42.0%	20.1%	10.6%
g. Direct sales of farm products (vegetables, fruit, meat, trees)	21.7%	68.8%	3.1%	0.1%	6.3%
h. Dog boarding and kennels	3.9%	48.4%	24.0%	8.3%	15.3%
i. Golf courses	7.2%	46.8%	26.1%	9.5%	10.4%
j. Gravel pits	2.0%	28.6%	41.3%	13.2%	14.9%
k. Home based businesses	14.5%	64.9%	8.2%	1.4%	11.0%
l. Industrial/Manufacturing	4.5%	43.7%	28.8%	14.3%	8.6%
m. Junk/Salvage yards	1.4%	13.3%	40.4%	35.7%	9.2%
n. Retail/Commercial	8.3%	56.8%	18.3%	7.6%	9.0%
o. Storage businesses	3.4%	43.9%	28.6%	12.0%	12.1%
p. Wind power generators	23.8%	52.3%	9.8%	3.3%	10.9%
q. Other: ( <u>See Comments</u> )	42.3%	26.9%	0.0%	30.8%	0.0%

## **SPECIFIC ISSUES**

The following question asks how you view select issues facing the Town of Star Prairie.

<b>25. Rate the importance of the following to the Town of Star Prairie:</b>	<b>Very Important</b>	<b>Important</b>	<b>Unimportant</b>	<b>Very Unimportant</b>	<b>No Opinion</b>
a. Groundwater contamination	83.1%	15.4%	0.7%	0.0%	0.8%
b. Rural residential development	41.4%	41.1%	12.0%	2.9%	2.7%
c. Airport expansion	22.4%	24.7%	30.3%	14.3%	8.4%
d. Loss of productive farmland	43.9%	40.5%	10.8%	0.8%	3.9%
e. City of New Richmond Extraterritorial Subdivision Regulations	30.9%	33.7%	12.2%	4.5%	18.6%
f. Addition/expansion recreational/trail facilities	25.7%	43.9%	19.2%	3.3%	7.9%
g. Other ( <u>See Comments</u> )	84.6%	15.4%	0.0%	0.0%	0.0%
<b>26. Should the Star Prairie Town Board have 3 (current size) or 5 members?</b>				<b>3 Members</b> 34.9%	<b>5 Members</b> 65.1%

<b>27. The Town is considering building a new Town Hall at the corner of Cook Drive and County Road C on 3.5 acres of land we currently own. Do you think a new Town Hall should be built?</b>	<b>Yes 56.6%</b>	<b>No 43.4%</b> (if no, go to Q31)
<b>28. If built, the new Town Hall should be used for these purposes:</b>		
a. Sheriff satellite facilities	<b>Yes 90.3%</b>	<b>No 9.7%</b>
b. Meeting rooms	<b>Yes 98.0%</b>	<b>No 2.0%</b>
c. Community/Senior Center	<b>Yes 94.8%</b>	<b>No 5.2%</b>
d. Other: ( See Comments )	<b>Yes 96.5%</b>	<b>No 3.5%</b>
e. Other: ( See Comments )	<b>Yes 84.2%</b>	<b>No 15.8%</b>

<b>29. Should the existing Town Hall be kept/maintained?</b>	<b>Yes 37.1%</b> (go to Q30)	<b>No 42.5%</b> (go to Q31)	<b>No Opinion 20.4%</b> (go to Q31)
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**30. If you answered “yes” to Q29, for what should the existing Town Hall be used?**

( See Comments ) ( See Comments ) ( See Comments )

**31. Please provide any additional comments about the Town of Star Prairie and comprehensive planning below.**

See Comments

#### **DEMOGRAPHICS**

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

Please tell us some things about your household and you, one answer per question.							
32. Gender:	62.0% Male	38.0% Female					
33. Age:	0.8% 18-24	12.8% 25-34	23.2% 35-44	27.5% 45-54	20.6% 55-64	15.1% 65 and older	
34. Employment status:		58.1% Employed full time	7.4% Employed part time			1.8% Unemployed	
		12.4% Self employed	19.2% Retired			1.1% Other: <u>See Comments</u>	
35. Please choose the one definition that best describes your Residency:		11.1% Non-Resident Land Owner	75.7% Rural Resident (non-farm)			0.8% Renter	
		7.6% Farm Land Owner	4.9% Other: <u>See Comments</u> .				
36. Number of adults (over 18) in household: 17.7% 1 66.4% 2 11.6% 3 3.3% 4 0.8% 5 0.3% 6 or more							
37. Number of children (under 18) in household: 60.4% 0 14.8% 1 17.2% 2 6.1% 3 1.5% 4 0.1% 5 or more							
38. Income range:		2.0% Less than 15,000		5.8% 15,001 – 24,999		22.7% 25,000 – 49,999	
		32.9% 50,000 – 74,999		20.4% 75,000 – 99,999		16.2% 100,000 or more	
39. How long have you lived in the Town of Star Prairie?		23.0% Less than 5 years		22.1% Five to ten years		23.5% Eleven to twenty years	
		13.6% Twenty-one to thirty years		9.2% Thirty-one to forty years			
		4.3% Forty-one to fifty years		4.2% More than fifty years			

Please return your survey by \_\_\_\_\_ to:

*Survey Research Center*  
University of Wisconsin - River Falls  
410 S. Third St.  
River Falls, WI 54022-5001

Thank You for Completing the Survey! Your survey responses are anonymous and will be reported in group form only.

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## Appendix D – Respondent Comments

### Star Prairie Planning Survey – Comments

#### **1. What are the most important reasons you and your family choose to live in the Town of Star Prairie? Other:**

- lake cabin/property (5x)
- where I was born and raised (3x)
- No specific reason (2x)
- Rural Lifestyle (2x)
- Divorce-Cost of living
- stopping airport growth
- wanted a farm
- bigger lot sizes
- affordable land
- Floor plan of house
- privacy
- availability
- Quiet

#### **2. How important is protecting the following types of open space? Other:**

- farm land (10x)
- Hunting land/ Fisheries (8x)
- drinking water, wells (4x)
- Trails (2x)
- Natural Beauty (2x)
- private ownership (2x)
- Slow down urban sprawl (2x)
- Arts organizations
- older lake and river cabins
- traffic noise
- rural development
- Roads
- Quiet and peaceful
- public land use
- Sky
- Natural drainage ways
- Humanity
- recreation
- let market decide
- swamps
- snow plowing
- controlled development around small lakes

#### **18a. Variations from the 2 acre minimum residential lot sizes should be determined by proximity to. Other:**

- 5 acre minimums (6x)
- 3 acre minimum (4x)
- 3-5 acre minimum (2x)
- 40 acre minimum
- 10 acre minimum- no exceptions
- Smart Growth, Wise use of the land, Affordable housing
- Should be at least 5 acres. 10 acres would be better

- increase minimum lot size to 4 acres
- increase minimum lot size
- With possible development
- Create density bonuses for developments that achieve specific goals for conservation of open space, watershed protection, elimination of light pollution, etc.)
- lot size need not be 2A
- farmland tax rates
- cluster housing

#### **19. Miscellaneous Answers**

- Neither one (5x)
- both are needed and serve different purposes-some of each (2x)
- Option B-builder/developer would need to create a fee of the homeowners to pay for upkeep of common open space not to be paid by township funds.
- PLUS 10 acre minimum per lot. Let's plan for the future of our Twp, not the bank accounts of the developers!
- Limit building how about "rural" design
- If there has to be new Housing!
- Either or Both
- no opinion
- Both designs are extreme
- If we had no choice!
- strongly prefer

#### **24. What types of economic/business development would you find acceptable? Other:**

- Restaurants (3x)
- solar power (3x)
- race track noise (2x)
- strip joints (2x)
- Airports (2x)
- children's recreation
- no more farm run-offs
- less drinking more family
- Home offices/businesses
- all if environment friendly
- more light industrial and manufacturing
- race track
- spreading of liquid manure
- convention/restaurant banquet center with dance floor
- All business should respect its neighbors
- M would be ok if forced so. Not visible from road, neighbors, etc
- nursery/ garden center
- affordable shopping, but not over developed
- Professional
- race or trail riding
- cell phone antennas

#### **25. Rate the importance of the following to the Town of Star Prairie. Other:**

- Food/Restaurants
- solve existing water problems
- Certified Township
- Excessive noise-Dogs
- Walking Trail
- Safety
- Sanitary sewer, ordinances

- Race track noise during the week!
- put airport in its place
- no knowledge of present regulations
- private junk yards
- stop airport expansion
- farmland tax rates
- Lower Taxes

**28. If built, the new Town Hall should be used for these purposes. Other:**

- Rental for private events (16x)
- Park/recreation/ball fields (12x)
- Youth Center (6x)
- Offices for town staff & board members (4x)
- Community education (4x)
- Police/Fire department/ambulance (4x)
- Voting/election (4x)
- Posting/central area for town information (3x)
- 4-H use (3x)
- Child Care (2x)
- Community Neighborhood Gatherings (2x)
- scout/youth group meetings (2x)
- Humane society/ animal shelter
- building inspector
- kitchen and cooking
- library
- church
- any non profit groups
- Keep costs down, energy efficient for public use too
- recycling center
- WITC Classes
- Pride
- landowner use
- first responders base
- License renewal

**30. For what should the existing Town Hall be used?**

- Meetings (52x)
- Historical/museum (33x)
- community/senior center (30x)
- Town Hall/same as now (15x)
- voting center (14x)
- public/park area (12x)
- sheriff satellite facilities (11x)
- rental use to public (8x)
- Sell it (7x)
- boy scouts/girl scouts/4-H (6x)
- Storage (5x)
- Youth center (5x)
- art gallery/art fairs/fine arts (3x)
- bathrooms (3x)
- dance hall (3x)
- Family Reunions (2x)
- Garage Sales (2x)
- Commercial (2x)

- Residential (2x)
- daycare (2x)
- Town business (2x)
- Not needed (2x)
- same as above (2x)
- DNR
- recycling/clean up day
- library
- parking for river access
- Any agricultural land that has received government subsidies should be subject to any township statutes and regulations
- whatever is needed
- demolish building
- Commuter
- Minimum acre size should be 3 to 5
- Preserving our unique natural resources is of the utmost importance planning for growth, including adopting conservation design developments is also important
- Price of land and taxes are way too high. Road signs for Co Rd C are non existent or confusing
- computer and internet center
- brothel
- whore house
- Emergency Response equip. storage
- bingo hall
- shops
- info/promotional
- only if new facility is not built
- anything to do with town
- old school house

**31. Please provide any additional comments about the Town of Star Prairie and comprehensive planning.**

- Current town hall is good enough/remodel existing one (18x)
- Stop development/keep Star Prairie Small/preserve wildlife (15x)
- Stop airport expansion (5x)
- I would like to see the min. acres to build increased to 5 acres (3x)
- Installation of fire numbers is horrible. We have lived here over 4 years without a fire number. Response by Doug Rivard has been the absolute worst. No response has ever been received! We finally quit asking.
- Sell as retail/commercial apply proceeds toward new building
- sell, focus on one new building
- Less houses more farm land!
- not involved in community to speak to above issue
- the small town atmosphere is great. We should be concerned with keeping that. The airport is another big concern. It increases the size (under the table) and residents DO NOT WANT IT!
- what is the demonstrable need for a new structure
- Only build if town hall is too small for town meetings.
- There are already enough private campgrounds.
- Because of improvements made to Hwy 64 & the impending river bridge, our community needs to stay ahead of the game and be ready for the population explosion that will follow in the next few years- proactive not reactive! And we need to be able to meet the needs of urban population that is relocating to a rural area.
- Need to have impact fees on new housing building, if building a new town hall, do it right. Make it big enough for rental and have a better layout than the first one. Also, give contractors within the township chances to do some of the work.
- Rebuild existing town hall on existing land

- If developments do come in they should have trails and a play area for children. The roads are so narrow kids can't even ride their bikes.
- County road C is a horrible road, too narrow and traffic is sometimes beyond belief
- Get rid of high power rifle hunting. There are too many homes in township for safety. I have holes in shed and bins from hunters. Restricts private dirt bike tracts.
- Get out ahead of development and collect fees to help offset impact of expanding population
- I do not want to see restrictions on what size lots (other than current 2 acres) Because of airport of city expansion
- Need very little changes
- Don't tax us off our property, how about a property tax freeze for seniors 55 and older
- approximate costs for building and maintaining current and future town halls would be helpful. Town of star prairie desperately needs walking/biking/hiking trails to promote exercise and preventive health
- is this really needed? When will government expansion be curbed?
- Central rental housing. Too much rental housing over taxes township resources. More costs and problems. Have a surcharge on rental housing. Example - Somerset's rental problems
- does the town of star prairie take in consideration the environmental impact, private sewer systems create when issuing unlimited building permits for private on subdivision housing development? I personally do not think so!
- if present town hall can be used for any of the items under question 28. I would be for keeping it.
- I believe that the rights of private property ownership is a pillar of American Life and must be protected. I also believe the law can be used to help in a common sense approach to development, use, and maintenance of private property.
- Too much housing-too much ground and water contamination larger lot sizes. Suggest 5 acres.
- Town is small enough to use existing facilities. if larger is needed, use new Richmond facilities
- neighbors should be advised in writing (when) before a portion of easement land is seized. Notification! There should be a minimum distance requirement between neighbor's driveways and bordering land. Thank you for the opportunity for input.
- County Rd C along residential by River Dam should have a watch children playing sign to slow traffic.
- If a town hall is built senior citizens/community room included
- Need better control/enforcement of loose and barking dogs. Large green lawns should be required to plant trees or else extra taxes. No golf courses.
- I like what you're doing-good job
- Wait until the town has more population, especially after the Stillwater Bridge is built
- Don't be too restrictive in town planning-we need to grow-so lets let it happen without undue restrictions
- wait for economy to strengthen
- remove building and leave open space on Apple River
- need more hiking and biking trails, recycling center
- It would be nice to see better road maintenance especially in the winter. Perhaps a new contractor for this. Our town is conservative - this is good.
- the existing Town Hall should not be kept if new one built
- raze the building and install park/green space
- the town hall should not be maintained, unless it is historical
- I think we should have a playground - ball field at the new area too
- subdivision need more constraints. The land can't support that many wells & sewers. Subdivisions should have a common well & sewer and monitored.
- keep it for what its being used for now
- County road can be very dangerous for walkers/bicyclers please consider a hiking trail off the road.
- Housing project developers should pay to improve the roads to accommodate additional traffic for safety reasons. Add more stop signs at intersections for safety.
- work to restrict surrounding cities influence of regulations
- If the open land could be used for ag I would be in favor of option B (Q19) otherwise the open land will grow into brush.
- We should allow more people to live in Star Prairie but we should avoid urban ugliness like Maplewood!

- If a new town hall is built sell the land the current one is on.
- Town board needs to be responsive to all residents, not just to those with whom personal relationships exist.
- If farmers have additional put on development they should be compensated.
- Growth should be encouraged in areas with public utilities. Restrict unlimited rural subdivisions. If we want massive rural development we will move to town of Hudson. A perfect example of development run amuck!
- People in our region are taxed to death now - Star Prairie can't afford a new town hall.
- Smaller cul-de-sac bubbles, too large, waste of pavement. Better enforcement of ordinances, dogs at large is a big problem.
- Our present building is large enough for meeting reasons & sheriff satellite. Remodel. Seniors are able to participate in Somerset or New Richmond. There also is Meals on Wheels.
- the lot should be left as is or made into a new park.
- Farmers need to be able to sell their land (often its retirement money). But we've GOT to LIMIT lot size. No smaller than 2 acres, no larger than 5.
- The two acre minimum lot size is not enough. The houses are being built too close together. One house's sewer is next to another house's well.
- if you have land and woods that there is no access to, taxes should be lower.
- use existing community center for town hall meetings. Sell town hall and use money for community center
- I was confused by the airport expansion and loss of farmland on question 25. I think those are NOT DESIERABLE in Star Prairie Township. Thus the VERY UNIMPORTNAT responses. However, as ISSUES, they are VERY IMPORTANT! I wish phrasing had been clearer as others may have been equally confused.
- use land for picnic area, family reunions, etc.
- I can't comment on the town hall because I don't know what the existing facility is like.
- Wouldn't maintaining that old building be very costly and maybe someone could buy it. Road parking on H along lake side dangerous - cars should be ticketed. Very concerned regarding expansion plans for Cedar Lake Speedway! Noise of racers deafening; Campground issues of noise all night long a concern ALREADY. Will future plans make these issues year long rather than just a fair weather issue? Can't something be done to greatly diminish the noise? Can't something be built? Close whole darn place down maybe - sure ruins enjoyment of rural serenity during "race season."
- Thanks for the opportunity!
- Maybe used as a model for the future to keep as remembrance of how schools in the area were. Most have disappeared.
- I'm in the building trades and make my income with new housing.
- The real need should be identified.
- Don't maintain the existing town hall if they build a new one.
- Too old and too small
- Upgrade more roads or lower taxes- save the \$- a new town hall is not needed.
- Don't need a new high school at this time.
- The roads are too narrow for the amount of development going on. I prefer 5 acre lots in the rural section.
- Minimum lot sizes should be increased- not decreased.
- Should be a town safe for all ages.
- speed limit signs added or caution signs in residential areas
- with the now Hwy 36 bridge comes many potential adverse changes - the Town should be continuously proactive in designing its future /be open to innovations in planning approaches to create and sustain the livable community we enjoy.
- I really don't know much about the actual physical construction of that building, is the old building delapated?
- I don't think we should have so many rules and regulations on property owners when they want to sell their property. It makes it difficult for older people to sell the farm or whatever.
- Our taxes are way too high!! This needs to get under control.
- The city of NR should be dealt with. Extraterritorial should be unconstitutional if we can't vote on it, it's our land and we have no vote?

- I think every resident should be sent the names and numbers of all offices and rules and regs...i.e. burning-voting
- why waste money
- The challenge is to maintain the unique character of Star Prairie (mix of farmland, residential dev, etc.) While development occurs
- Invest in quality snow removal and road maintenance, and improvements
- What would it be used for? Would it be extra expense for nothing?
- Why can't the race cars at the Cedar Lake Speedway be regulated to use some type of exhaust muffler or stay under a certain noise limit? It's too loud. Why not have some Saturday nights when racing isn't allowed so we can enjoy the summer and have guests over.
- Develop public use/parks/easier-safe access to water and public areas
- If the town is looking to spend money, make the roads the best they can be.
- We don't "live" in Star Prairie-we just own lake property there.
- Zoning and Mound systems to hold down density around area lakes and maybe no fawn feeding. Larger lot sizes would be nice.
- Property taxes are too high now. Building a new town hall will only increase taxes and price the people who have lived here for years out. The reason they will give is maintenance and personnel which is uncalled for.
- The outlying areas of Star Prairie's fire coverage should be determined by its proximity to the nearest fire hall.
- There are a few board members who use fear as a way to get their way which makes us look stupid. They should get the facts.
- ATV trails/riding areas
- Government wasting taxpayer money at all levels of government. All Americans owe \$156,000 just for federal dept. -that's everyone from 1 day old to 125 years old!
- We need to tax our businesses more, not homeowners. What about all the wear and tear on our roads, let alone all of the money they make.
- The speedway always runs too late and should be responsible for the garbage in ditches. I pulled 900lbs of rubble off the side of the road in 2005 on Goose Lake rd.
- I'm in the building trades and make my income with new housing.
- This may be unrealistic, but I think minimum residential lot size should be 5 acres or more.
- The real need should be identified.
- Star Prairie should create impact fees added to building permits. Impact fees help elevate tax increases for improvements. Impact fees will not slow growth and if it does so be it. We need some walking trails, parks. We shouldn't depend on the V of Somerset for all our recreation needs, make the developers put parks in their developments.
- Only if it assists all Star Prairie members and is cost effective. Q.23 mostly use motorless trails, OK
- Is the existing 3 1/2 acres enough room for these facilities to be built on??
- Q27 if you need one
- Please don't add so many services that young families get taxed out. There is enough parks and rec. facilities in the surrounding area that you can drive to.
- could the existing town hall be sold for a profit to help a park or public rec. land
- Q26 this would depend on what the additional members would do.
- NO cluster developments!
- Need more street lights! Roads are too dim.
- keep as smaller community. Invite more small specialty, unique shopping...perhaps a smaller grocery store.
- Send more info out to residents to keep informed
- The comprehensive plan will be worth nothing because when it's completed it will be obsolete.
- sign ordinances. Better animal control (dogs)
- If you are going to build a new one, why keep up the old one?
- Don't over govern landowners - provide sensible guidelines for growth but allow flexibility to still make common sense decisions on individual issues

- Keep the town board at 5 members, county board same. Pay town board treasurer more money, keep a close eye on the city of New Richmond!! P.S. this is the second of these I filled out!
- I'm uninformed about this subject
- Maybe a question should be posed to President Gibson as to where and why \$10,000 was taken out of the police budget as a form of punishment to the police dept. In 2005 the SPPD took in over \$10,000 from traffic violations and the President then took it away as a form of punishment because of "too" many hours at the PD being worked. BS!! Investigate Gibson!
- Growth is inevitable. We need to continue to monitor and regulate to avoid becoming a "suburb" Keep some open space and country atmosphere.
- The only way property values will increase for those already existing residents is a "NO" to twin homes, rental properties, etc.
- keep the rural setting and small town atmosphere, protect residents from hazards of water contamination, noise pollution (airport) and control growth in the community.
- Seems like Taxes keep going up and our privacy is being more and more taken away. Soon we'll be pushed out!
- I think that the land around the town
- city water for people on the lake

**34. Employment Status. Other:**

- Homemaker (3x)
- Disabled (2x)
- Student (2x)
- owner of corp
- Employed full and self employed

**35. Please choose the definition that best describes your residency. Other:**

- lake property owner (12x)
- seasonal (7x)
- Hobby Farm (7x)
- mobile home (5x)
- Rural resident owner (2x)
- business owner (2x)
- Horse boarding operator
- live with parents