



St. Joseph Planning Survey, 2013

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Executive Summary

The purpose of this study was to gather opinions from Town residents and non-resident property owners with respect to planning for the future of the Town of St. Joseph. The Town Board chose to work with the Survey Research Center (SRC) at the University of Wisconsin–River Falls to collect these data and analyze the results.

In October 2013, the SRC mailed surveys to all 1,696 addresses on the mailing list provided by the Town. The list included all property owners (resident and non-resident) plus rental housing addresses. The initial mailing was followed by reminder postcards and a second mailing to non-respondents. The overall response rate was 55% (936 completed returns). The results provided in this report are expected to be accurate to within plus/minus 2.6 percent with 95 percent confidence.

From a list of 13 issues, groundwater quality stood out at the top of the importance ratings, with four in five respondents saying it is very important or important. Other issues that a majority of respondents said were very important or important included: wildlife habitat/quality of environment, planning for growth, preservation of open space, preservation of productive farmland, Town road access to the St. Croix Crossing bridge, and public recreation. (Chart 1)

Among the 13 issues listed, there were none for which a majority of respondents would support a tax increase. The highest percentage of support was 33% for groundwater quality. (Chart 2)

With respect to preferred housing types, respondents had an overwhelming preference for single-family housing (90%) with housing for senior citizens a distant second at 35%. (Chart 3)

A majority of respondent (55%) said there is not a need for more affordable housing in St. Joseph. Thirteen percent said there is a need, and a third said they are not sure. (Chart 4)

Respondents were evenly split with respect to their preference for rural subdivision design. Half preferred the traditional large-lot design, and half preferred smaller lots with common open space. (Figure 1)

Half of respondents said they are not sure if the Town's overall road system will meet citizens' needs after the St. Croix Crossing project is complete. Four in ten said the current road network will be sufficient, while 10% said it will not meet the Town residents' needs. Half of respondents said additional Town roads are not needed within St. Joseph, and four in ten are not sure. Over half of respondents are opposed to paying additional taxes for roads. (Chart 5)

Willow River State Park and the St. Croix River are the most frequently used recreational resources among respondents and their families. Perch Lake and the Willow River were the next most popular. (Chart 6)

With respect to recreational activities *within* St. Joseph, hunting/trapping was the most frequent recreation activity (47%) followed by fishing (36%), biking/walking on paved trails (33%), boating (31%), and swimming (29%). Boating, fishing, biking/walking on paved and unpaved

trails, and swimming were the most commonly practiced recreational activities *outside* of St. Joseph. (Chart 7)

Over half of respondents said that St. Joseph provides adequate recreational facilities. (Chart 8)

Respondents were asked to rate the importance of nine types recreational facilities and parks. Paved biking/walking trails were the most important followed by nature areas, but none of the listed facilities were rated as important or very important by a majority of respondents. Majorities of respondents said they would not support a tax increase for parks and recreational facilities. (Chart 9 and Chart 10)

Forty-four percent of respondents are aware of the Loop Trail. (Chart 11)

Respondents were asked to use a 10-point scale to indicate the degree to which they believe the Town should place limits on growth and development in St. Joseph (Chart 12). The average rating was 6.4, indicating respondents favored more limits than fewer limits, but not dramatically so.

Among five types of business development listed in the questionnaire, agricultural production was the only type favored by a majority of respondents. About half said the Town should support cottage industries and home based businesses. A quarter of respondents said business development should not be encouraged in the Town. (Chart 13)

Respondents had mixed opinions about the necessity of additional commercial businesses after the completion of the St. Croix Crossing. A large majority of respondents want retail/commercial business permitted only in designated areas, and about half favor a limited amount of new commercial development near the St. Croix Crossing and along the Highway 35/64 corridor. About half of respondents would favor a grocery store and a small commercial area in or near Houlton and the Highway 35/64 area. (Chart 14 and Chart 15)

Over half of respondents would favor limiting commercial development near highway interchanges to no more than a quarter mile from the interchange. (Chart 16)

Local newspapers and word of mouth are the most frequent sources of information about Town of St. Joseph events. Most respondents said they attend Town meetings no more than occasionally. (Chart 17 and Chart 18)

Respondents were asked to rate the quality of 10 community services. Among those with an opinion, majorities of respondents were much more likely to rate all services as good or excellent compared to fair or poor. Fire protection, sanitation/garbage pickup, library, and ambulance received the highest ratings. The percentage of respondents without an opinion was relatively large among six of the ten services. (Chart 19)

When asked their level of concern about 11 issues in St. Joseph, at least half of respondents said they are concerned or very concerned about nine of the 11 issues. Groundwater contamination is the top concern, followed by loss of rural character, increased road traffic, increased cost of Town government services, loss of open space, and reduction of wildlife habitat. (Chart 20)

Five property types/areas were listed in which public sewer/water may be considered due to environmental contamination or development pressure. Respondents were asked if they would support public sewer/water in each, and there were none in which a majority of respondents said yes. A relatively high percentage of respondents said they are not sure, likely indicating a desire for details about the particular circumstances before developing an opinion. (Chart 21)

Survey Purpose

The purpose of this study was to gather opinions from Town residents and non-resident property owners with respect to planning for the future of the Town of St. Joseph. The Town Board chose to work with the Survey Research Center (SRC) at the University of Wisconsin–River Falls to collect these data and analyze the results.

Survey Methods

Town officials provided a mailing list of residents and non-resident property owners based on property tax records and a list of residential rental property addresses. In October 2013, the SRC mailed surveys to all 1,696 addresses on the mailing list. The mailing contained a cover letter describing the purpose of the survey, a questionnaire, and a postage-paid return envelope. The SRC processed 707 returns from the first mailing and 229 returns from the second mailing for a total of 936 usable surveys (55%). The results provided in this report are expected to be accurate to within plus/minus 2.6 percent with 95 percent confidence.

Based upon a standard statistical analysis that is described in **Appendix A**, the Survey Research Center concludes that non-response bias is not a significant concern for this survey.

In addition to numeric data, respondents provided additional written answers. **Appendix B** contains the written responses.

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

Profile of Respondents

Table 1 summarizes the demographic profile of the respondents. When available, the SRC utilized the 2010 Census and the 2007-2011 five-year estimates from the US Census Bureau American Community Survey (ACS) to compare the demographic profile of respondents to the overall profile of adults in St. Joseph.

Table 1. Demographic Profile of Respondents – St. Joseph Community Survey								
Gender (Age 18+)	Count	Male	Female					
Sample (2013)	803	58%	42%					
Census (2010)	2,887	52%	48%					
Age 18+	Count	18 – 24	25 – 34	35 – 44	45 – 54	55 – 64	65+	
Sample (2013)	865	0%	5%	13%	26%	29%	27%	
Census (2010)	2,887	7%	12%	20%	28%	21%	13%	
Residential Status	Count	Own <3 a.	Own 3–4 a.	Own 5-19 a.	Farm 20+ a.	Rent	Seasonal	Non Res.
Sample (2013)	894	23%	34%	27%	6%	2%	2%	7%
Highest Level of Education (Age 25+)	Count	Less than High Sch.	High Sch. Diploma	Some College/ Tech	Tech/ College Grad.	Bachelor Degree	Graduate/ Profess. Degree	
Sample (2013)	853	0%	11%	17%	11%	34%	27%	
ACS (2007-2011 est.)	2,691	6%	22%	23%	9%	28%	13%	
Length of Residence	Count	<5 yrs.	5 to 9 yrs.	10 to 24 yrs.	25+ yrs.	Non-res.		
Sample (2013)	878	11%	12%	35%	35%	7%		
Adults in Household	Count	1	2	3	4	5+		
Sample	865	12%	70%	12%	5%	1%		
Children in Household	Count	0	1	2	3	4	5+	
Sample (2013)	835	70%	11%	13%	5%	1%	1%	
ACS (2007-2011 est.)	1,419	60%	40%					
ZIP Code of Property	Count	54016	54017	54025	54082			
Sample (2013)	874	53%	6%	7%	34%			
Non-Res. Home ZIP	Count							
Sample (2013)	82	See Appendix B						

Live in Houlton	Count	Yes		No					
Sample (2013)	843	19%		81%					
ACS (2007-2011 est.)	357 ¹	12% ²		88%					
Live in Burkhart ³	Count	Yes		No					
Sample (2013)	794	2%		98%					
Annual Household Income (\$000)	Count	< \$25	\$25 to \$34.9	\$35 to \$49.9	\$50 to \$74.9	\$75 to \$99.9	\$100 to \$149.9	\$150 to \$199.9	\$200+
Sample (2013)	769	3%	4%	8%	15%	17%	28%	11%	14%
ACS (2007-2011 est.)	1,419	11%	7%	12%	16%	12%	24%	9%	10%

The responses included a slightly disproportionately high percentage of men.

With respect to age, the sample had fewer young adults and more respondents age 55 or older. There were fewer renters among the full-time residents who responded. The SRC experience is that younger people and renters are less likely to participate in community surveys.

Educational attainment in the sample is higher than the educational attainment of the overall adult population of the Town, particularly with respect to those with advanced degrees.

Over a third of respondents have lived in the Town for at least 25 years.

Eighty-four percent of the responses were from resident homeowners, 6% were resident farmers (20+ acres), 2% were renters, 2% were seasonal residents, and 7% were non-resident property owners.

There were slightly more respondents from households without children than predicted by census data. This is not unexpected given the higher than average percentage of respondents age 65 plus.

The distribution of annual household income also aligns well with the Census estimates, except that there were fewer low-income households (less than \$25,000) among the respondents.

With respect to the location of property owned in St. Joseph, half of respondents were located in the Hudson ZIP code, a third were in the Houlton ZIP code, 7% were in the Somerset ZIP code, and 6% were in the New Richmond ZIP code.

Residents of Houlton comprised 19% of the respondents, and 2% came from Burkhart.

¹ Estimated number of adults in the Houlton Census Designated Place

² Calculated percent of the adult population of St. Joseph residing in the Houlton Census Designated Place.

³ Burkhart is not a Census Designated Place. Therefore, Census data is not tabulated separately for Burkhart.

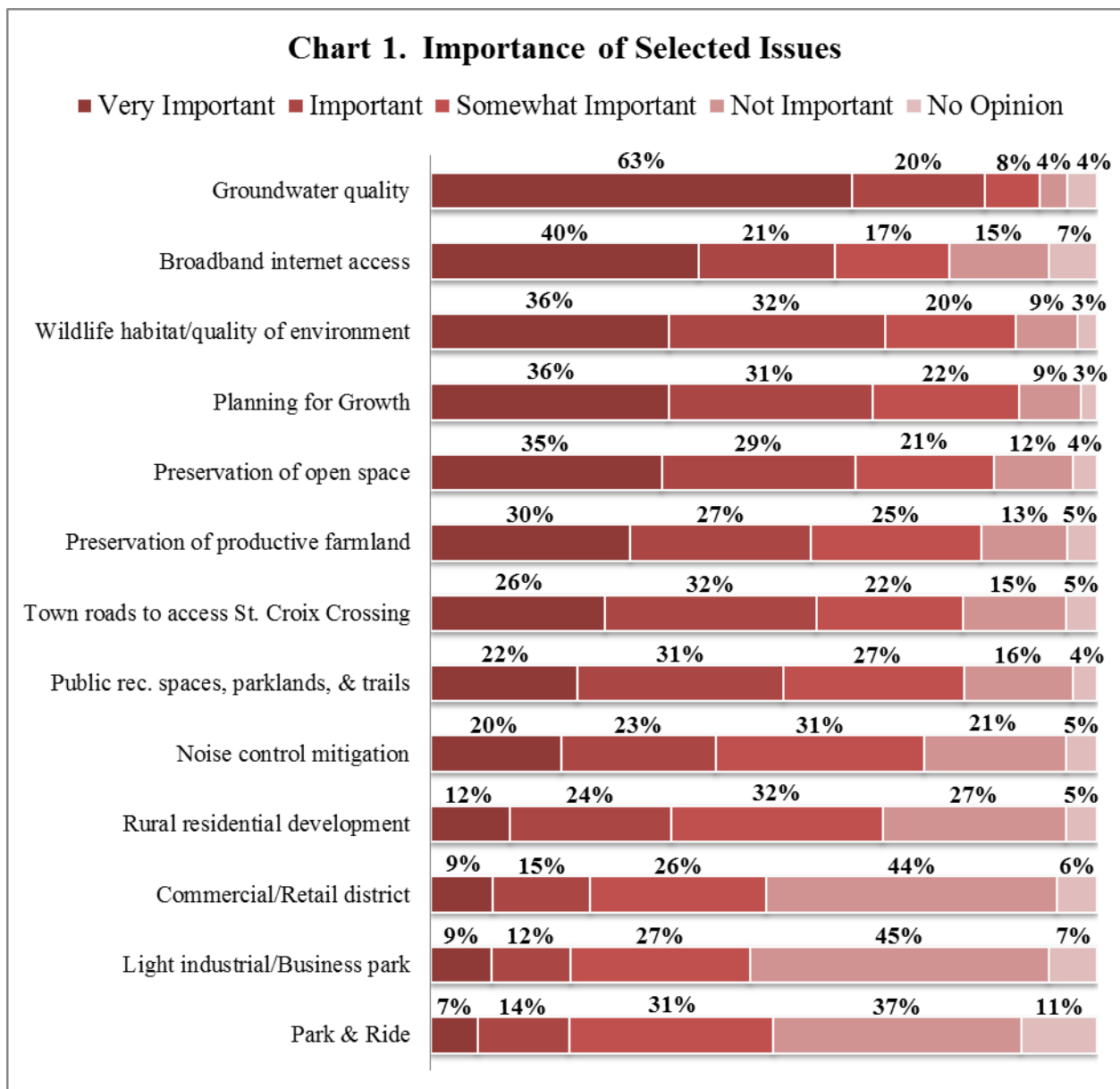
The SRC used tests of statistical significance to identify questions in which there were differences across demographic groups. In statistics, a result is called **statistically significant** if it is unlikely to have occurred by chance. Statistical significance is expressed as a probability that the difference is *not* true. A commonly used probability standard is .05 (5%). Statistical significance at the .05 level indicates a 5 in 100 probability that the difference is not true. It does *not* mean the difference is necessarily large, important, or significant in the common meaning of the word. Given a sufficiently large sample, even small differences of opinion across demographic groups will be statistically significant.

The report will identify those instances where there were differences in the response pattern within a particular demographic group that would have affected the interpretation of the results.

Issues and Opportunities

Respondents were asked to indicate the importance of 13 issues and whether they would support a tax increase to address each of the listed issues. Chart 1 summarizes the importance ratings on a scale of very important to not important plus an option for those with no opinion.

Groundwater quality stood out at the top of the importance ratings, with four in five respondents saying it is very important (63%) or important (20%). Since groundwater is the primary source of drinking water for Town residents, this result is not surprising. Broadband internet access placed second in the ratings. About 40% of respondents rated it as very important, and an additional 21% said it is important.



Other issues which a majority of respondents said were very important or important included the following: wildlife habitat/quality of environment, planning for growth, preservation of open space, preservation of productive farmland, Town road access to the St. Croix Crossing, and public recreation.

Noise control mitigation and rural residential development were viewed as important or very important by 43% and 36% respectively. Commercial/retail district, light industrial/business park, and park & ride lots were at the bottom of the importance rankings with fewer than one in four respondents saying these initiatives were important or very important.

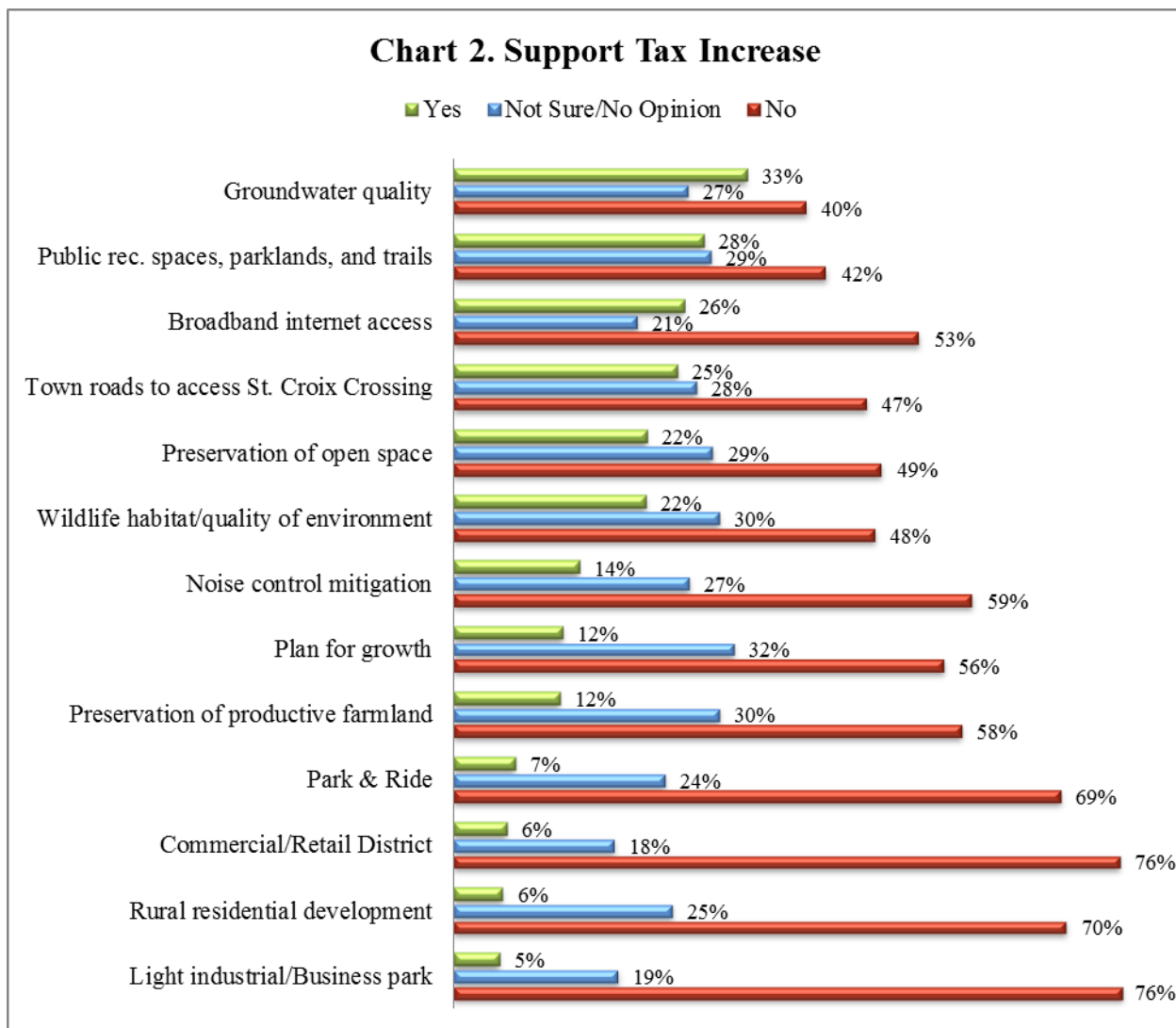
Demographic comparisons. There were a number of noteworthy differences across demographic groups with respect to the importance of broadband internet access.

- Respondents under age 45 were more likely to say that broadband access is very important (52%) compared to respondents age 45 and above (39%).
- A minority (40%) of renters rated broadband access as important or very important, while about 60% of other groups said broadband is important or very important.
- Among single adult households, 45% rated broadband access as important or very important compared to 64% of respondents from households with 2 or more adults.
- Half (52%) of households with children rated broadband access as very important compared to 35% of respondents from households without children.
- Nearly two-thirds of households with incomes of at least \$50,000 rated broadband access as important or very important (65%) compared to 42% of households with incomes under \$50,000.

Respondents were asked whether they would support a tax increase to address the issues listed in Chart 1. The results are shown in Chart 2. Answer choices were yes (top bar), not sure/no opinion (middle bar), and no (bottom bar). Among the 13 issues listed, there were none for which a majority of respondents would support a tax increase. The highest percentage of support was 33% for groundwater quality. Opposition to tax increases constituted the largest percentage (plurality) of responses for all 13 issues, and majorities were opposed in 10 of the 13 issues. The only issues for which the proportion supportive of a tax increase plus those on the fence constituted a majority were groundwater protection and public recreational spaces, public lands and trails.

The strongest opposition (greater than 66%) was for park & ride lots, commercial retail district, rural residential development, and light industrial/business park.

The SRC notes that this group of issues garnered a somewhat high percentage of responses in the not sure/no opinion category, ranging from 32% (planning for growth) to 18% (commercial/retail district). This suggests that support or opposition among those respondents likely depends on the specifics of any proposal that would increase local taxes.

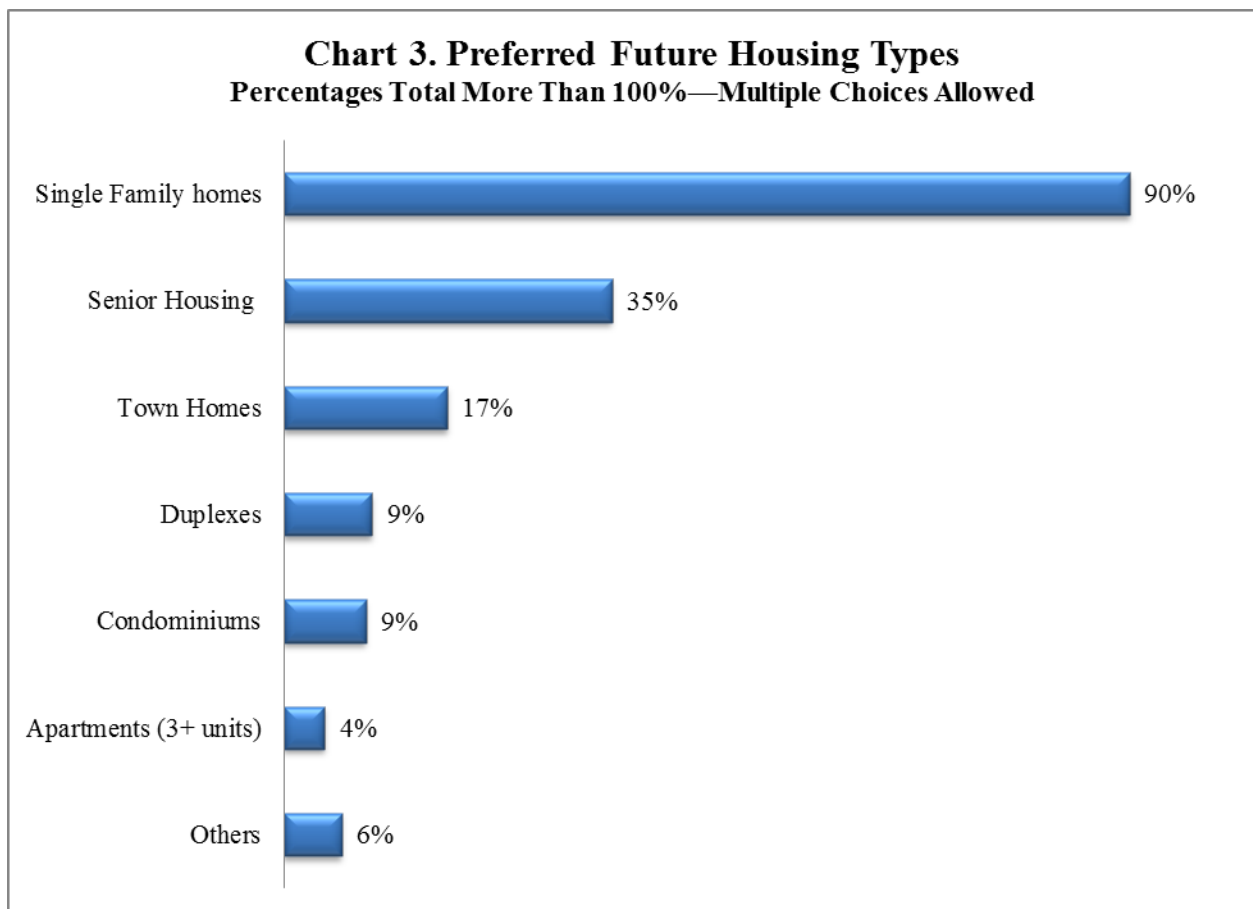


Demographic comparisons. A majority of male respondents (57%) said they would not support a tax increase for broadband internet access compared to 44% of women. Renters were more likely to say they have no opinion about tax increases for planning for growth, wildlife habitat/environmental quality, Town roads to access St. Croix Crossing corridor, public recreation/parks/trails, and broadband access.

Housing

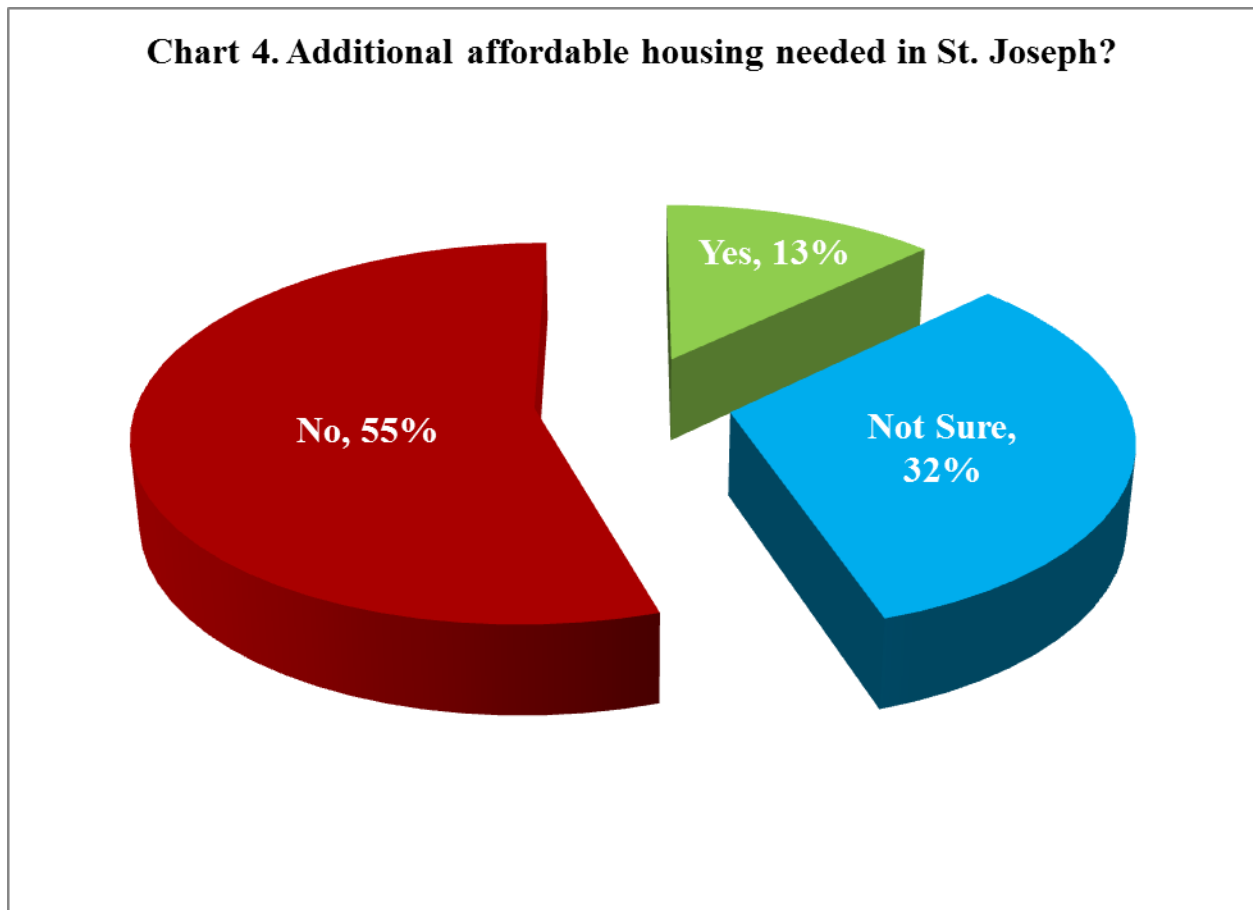
When asked for the types of housing that they would like to see encouraged in the Town, Chart 3 shows that respondents only favored single-family homes (90%). Senior housing came in a distant second with 35%. Multi-family housing types were substantially lower among the respondents' preferences, ranging from 17% for townhomes to 3% for apartment buildings with 3 or more units.

Among the written comments in the “other” category the most common themes were to keep large lot sizes for single-family homes and to oppose additional housing development.



Demographic comparisons. Not surprisingly, a much larger proportion of respondents age 45 and above said they favor senior housing (41%) compared to younger respondents (12%). Over half of renters supported additional senior housing.

Respondents were asked about the need for additional affordable housing in St. Joseph, and the results are shown in Chart 4. Only 13% think there is a need for more affordable housing. A majority (55%) said no, and a third said they are not sure.



Demographic comparisons. Renters were much more likely to say that more affordable housing is needed in the Town (73%) compared to an average of 13% among the other residential groups.

A smaller percentage of respondents from single-adult households (41%) were opposed to additional affordable housing in the Town compared to respondents from households with 2 or more adults (57%).

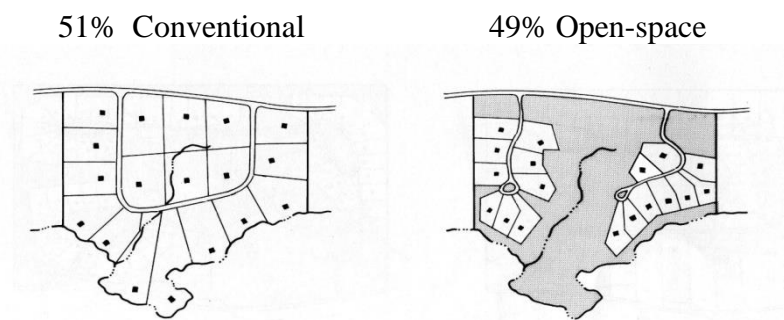
Respondents who have completed a higher education program were more likely to say that more affordable housing is not needed (60%) compared to respondents without post-secondary education (47%).

A majority (58%) of respondents from households with at least \$50,000 annual income said more affordable housing is not needed in St. Joseph compared to 35% of respondents with household incomes below \$50,000.

Respondents were asked to indicate their design preferences for rural housing developments. Two options were presented. The first design was for traditional rural housing development on large individual lots. The second option was for open-space design with smaller individual lots in which the remaining area is held as shared open space.

As shown in Figure 1 below, respondents were evenly split in their preference. The SRC has asked a similar question in nearly 100 other surveys. About two-thirds of respondents in those surveys favor the open-space design. So, the result for St. Joseph Town is somewhat anomalous.

Figure 1. Preference for Rural Subdivision Design



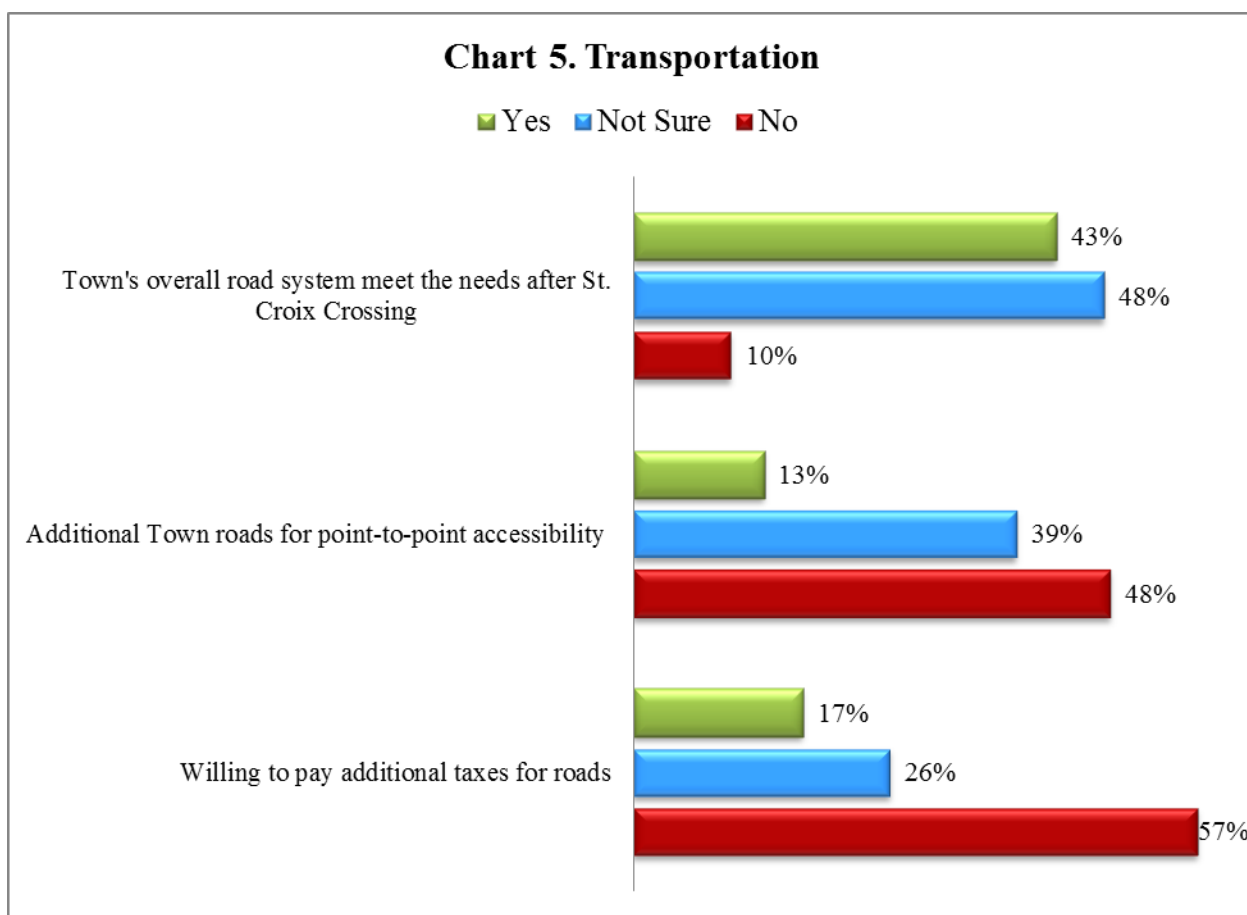
Demographic comparisons. Compared to respondents from the other three ZIP codes, respondents from the New Richmond ZIP code (54017) favored the open space subdivision design. Eight in ten respondents from 54017 chose the open space design, while 48% to 58% of respondents from other ZIP codes favored the open space design.

Transportation

As shown in Chart 5, about half of respondents said they are not sure if the Town's overall road system will meet citizens' needs after the St. Croix Crossing project is complete (middle bar). Four in ten said the current road network will be sufficient (top bar), while 10% said it will not meet the Town's needs (bottom bar).

Half of respondents said additional Town roads for point-to-point accessibility within the Town are not needed, and four in ten are not sure. Only 13% think more roads are needed.

St. Joseph respondents are generally opposed to increased taxes for roads (57%), while 17% said they are willing to pay increased local taxes for roads. However, about one in four were not sure.



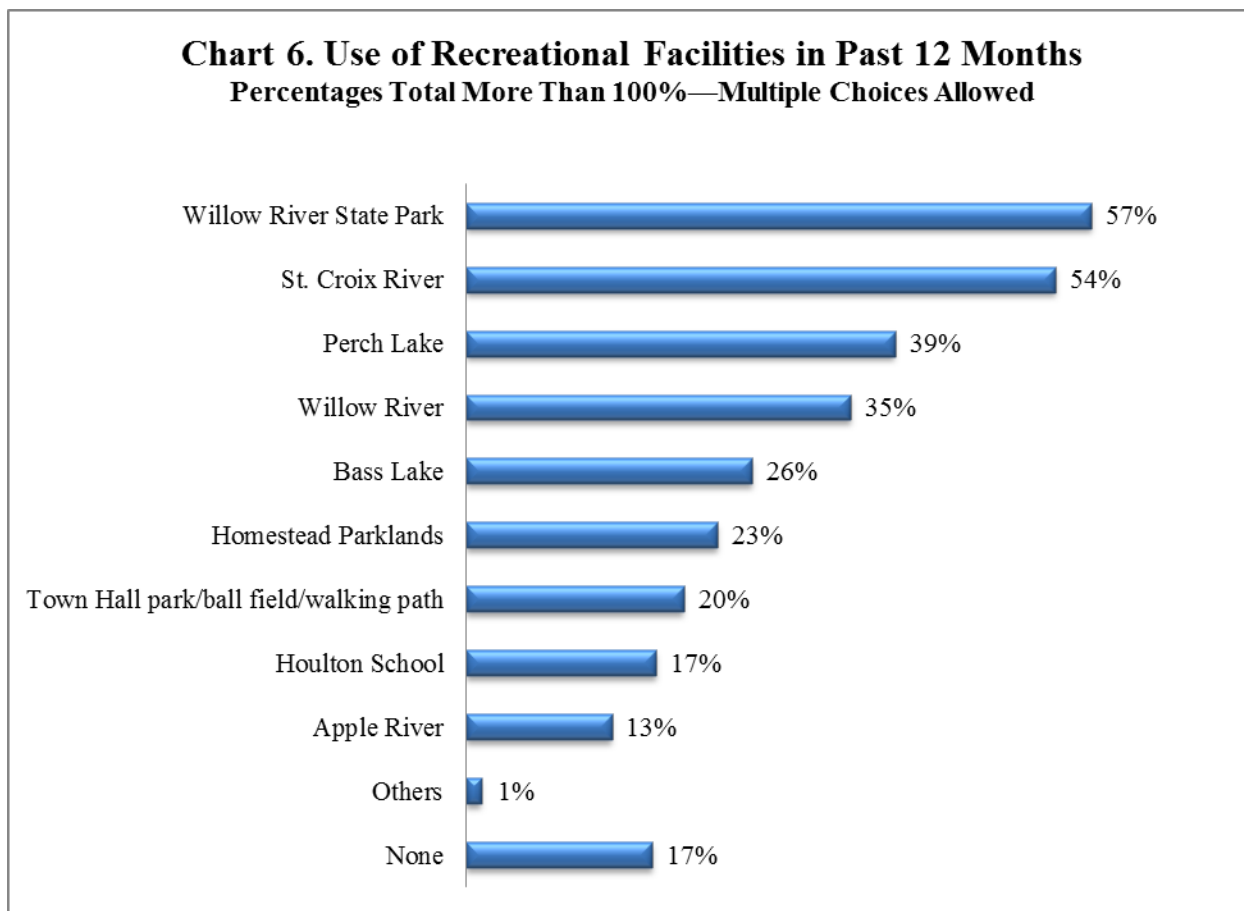
Demographic Comparisons. A majority of women (58%) said they are not sure whether the Town's road system will meet the needs of residents after the St. Croix Crossing project is completed compared to 42% of men. Over half (54%) of men said the Town should not develop additional roads for internal accessibility within the Town compared to 39% of women. Renters were much more likely to say they are not sure whether the Town's road system will meet residents' needs after the completion of the St. Croix Crossing and if the Town should develop additional Town roads for internal accessibility.

Recreational Facilities

As shown in Chart 6, Willow River State Park and the St. Croix River are the most frequently used recreational facilities among respondents and their families with about half of respondents said they had used these two recreational facilities within the past 12 months. Perch Lake (39%) and the Willow River were the next most popular.

About a quarter of respondents said family members have used Bass Lake and Homestead Parklands. Facilities at the Town Hall and Houlton School ranked lower in usage with 20% and 17% respectively among respondents. The Apple River ranked lowest among the listed facilities (13%).

Only 17% of respondents said their family had not used any of these recreational facilities in the past 12 months.



Demographic comparisons. Compared to older respondents, those under age 45 were more likely to have used Perch Lake (59% to 37%), the Town Hall Park/ball fields/walking path (41% to 16%), and Houlton School (38% to 13%). Nearly 20% of older respondents said they had not used any of the listed facilities in past 12 months compared to 3% of those under age 45.

Farmland owners were much less likely to have used the St. Croix River and Willow River Park. Seasonal residents were much more likely to have used Bass Lake. Forty-six percent of respondents from single-adult households have used Willow River State Park compared to 62% of respondents from households with two or more adults.

A higher percentage of households with children (39%) reported that a household member has used the recreation facilities at the Town Hall compared to 14% of households without children. Similarly, 39% of households with children have used the Houlton School recreation equipment compared to 8% of respondents from households without children.

A majority of respondents from ZIP 54017 (65%) and ZIP 54025 (53%) have visited Bass Lake compared to respondents from 54016 (33%) and 54082 (28%). Similarly, respondents from 54017 (60%) and 54025 (53%) were more likely to have participated in boating in St. Joseph than those from 54016 (33%) and 54082 (28%).

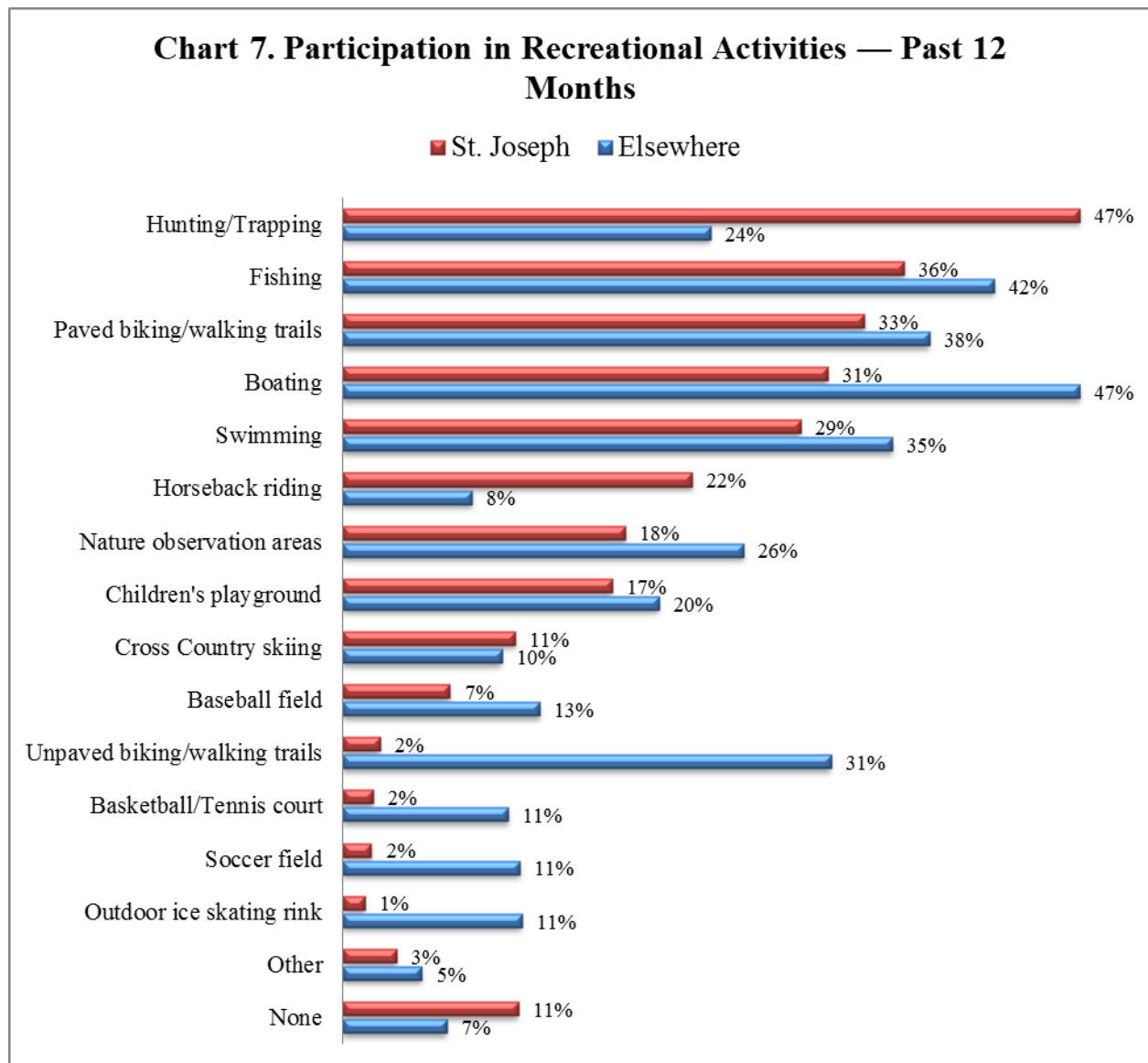
Not surprisingly, with the exception of Bass Lake, non-resident landowners were less likely to have used the parks and public lands included in this question.

Sixty percent of respondents who have completed a higher education program have used the St. Croix River compared to 44% of respondents who have not completed a higher education program. Similarly, 64% of those who have completed a higher education program have visited Willow River State Park compared to 46% of respondents who have not completed a higher education program.

Respondents were next asked a similar question that focused on the types of recreational activities in which they or family members had participated in the past 12 months. Results are shown in Chart 7. Fourteen activities were listed and respondents were asked to indicate whether any family members had participated within St. Joseph (top bar) or at a location outside of St. Joseph (bottom bar).

With respect to activities within St. Joseph, hunting/trapping was the top ranked activity with 47% participation. About a third of respondents said a member of their family had participated in fishing (36%), biking/walking on paved trails (33%), boating (31%), and swimming (29%).

About one on five participated in horseback riding, nature observation trails, and children's playgrounds. Participation rates within St. Joseph were lower for cross-country skiing, baseball, biking/walking on unpaved trails, basketball, tennis, soccer, and outdoor ice skating.



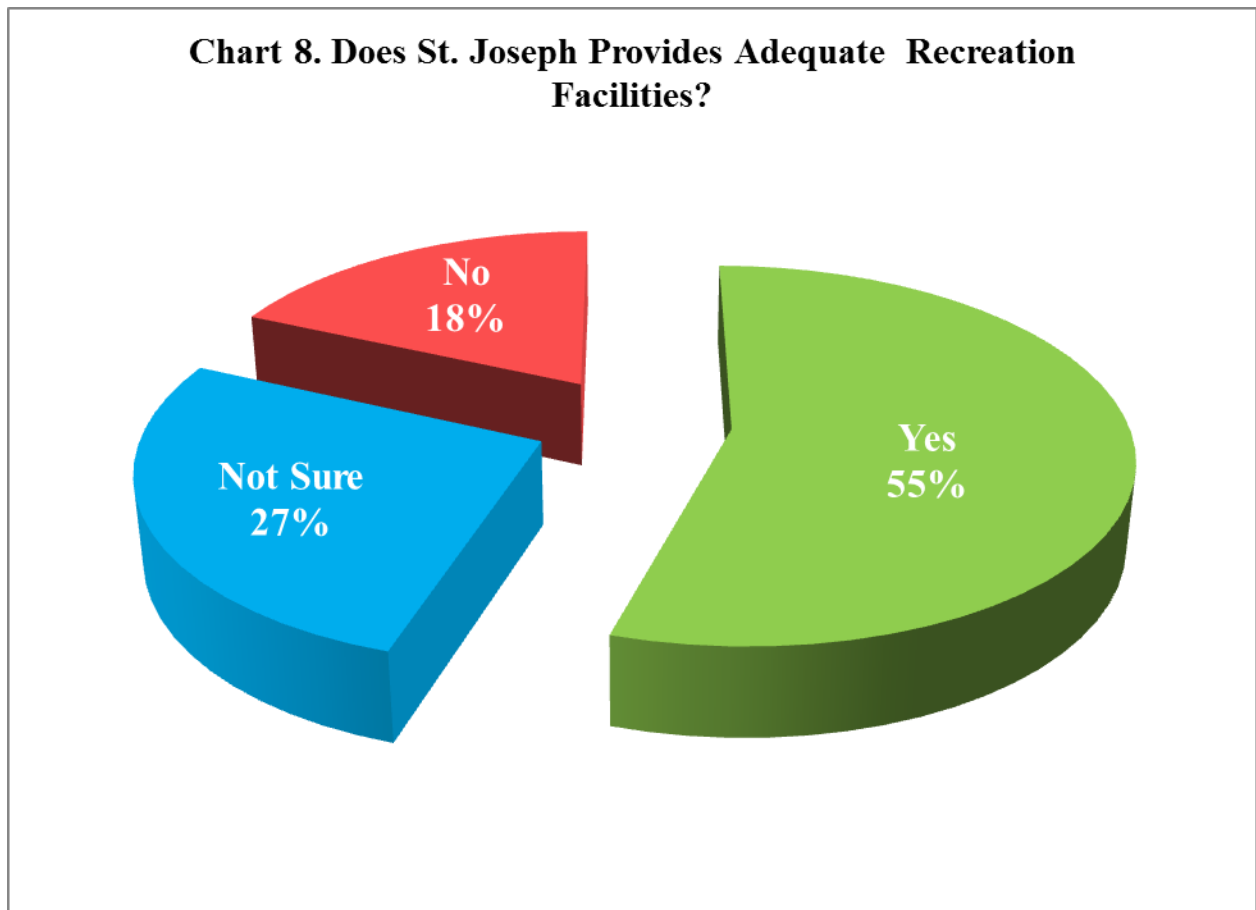
With respect to recreational activities outside of St. Joseph, boating was the most popular (47%) followed closely by fishing (42%). About a third of respondents participated in biking/walking on paved trails (38%), swimming (35%), and biking/walking on unpaved trails (31%).

Among the written comments in the “other” category, the most frequent activities were snowshoeing and snowmobiling.

Demographic comparisons. Respondents under age 45 were more likely to participate in swimming outside of the Town (50%) than older respondents (34%). Slightly over half of respondents under age 45 have gone fishing outside of St. Joseph compared to 42% of respondents age 45 and older. About four in ten of younger respondents have used a playground both in the Town and elsewhere compared to about 14% of older respondents.

Over half of households with children have participated in swimming in St. Joseph in the past 12 months compared to 29% of respondents from households without children. Households with children were more likely to have used a children’s playground within St. Joseph (34%) compared to households without children (12%). Similarly, 40% of households with children have used a children’s playground outside of St. Joseph compared to 13% of households without children.

As shown in Chart 8, over half of St. Joseph residents said the Town provides adequate recreational facilities. Only 18% said no, and the remaining 27% were not sure.

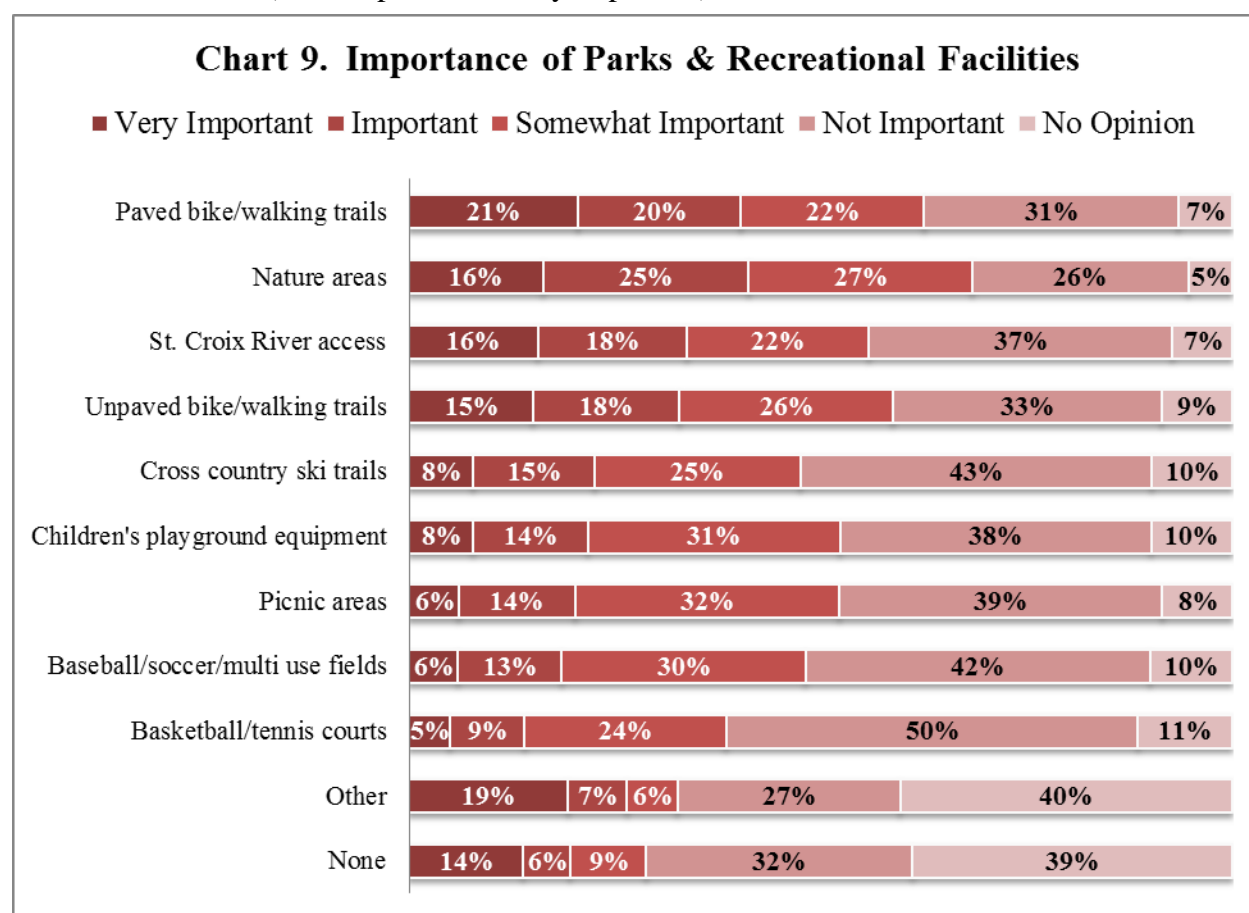


Demographic comparisons. There were no substantial differences among the demographic groups with respect to the adequacy of recreation facilities in St. Joseph.

Respondents were next asked to rate the importance of nine types of parks and recreational facilities in St. Joseph. Answer choices were on a scale from very important to not important, plus no opinion. As shown in Chart 9, parks and recreational facilities tended to be viewed as somewhat important or not important, and none of the listed facilities were rated as important or very important by a majority of residents. The highest importance ratings were given to paved walking and biking trails (21% very important and 20% important) and to nature areas (16% very important and 25% important).

At least two-thirds of respondents said the following facilities were only somewhat important or not important: cross-country ski trails, children's playground equipment, picnic areas, baseball/soccer fields, and basketball/tennis courts. Twenty percent of respondents said no parks and recreational facilities are important or very important.

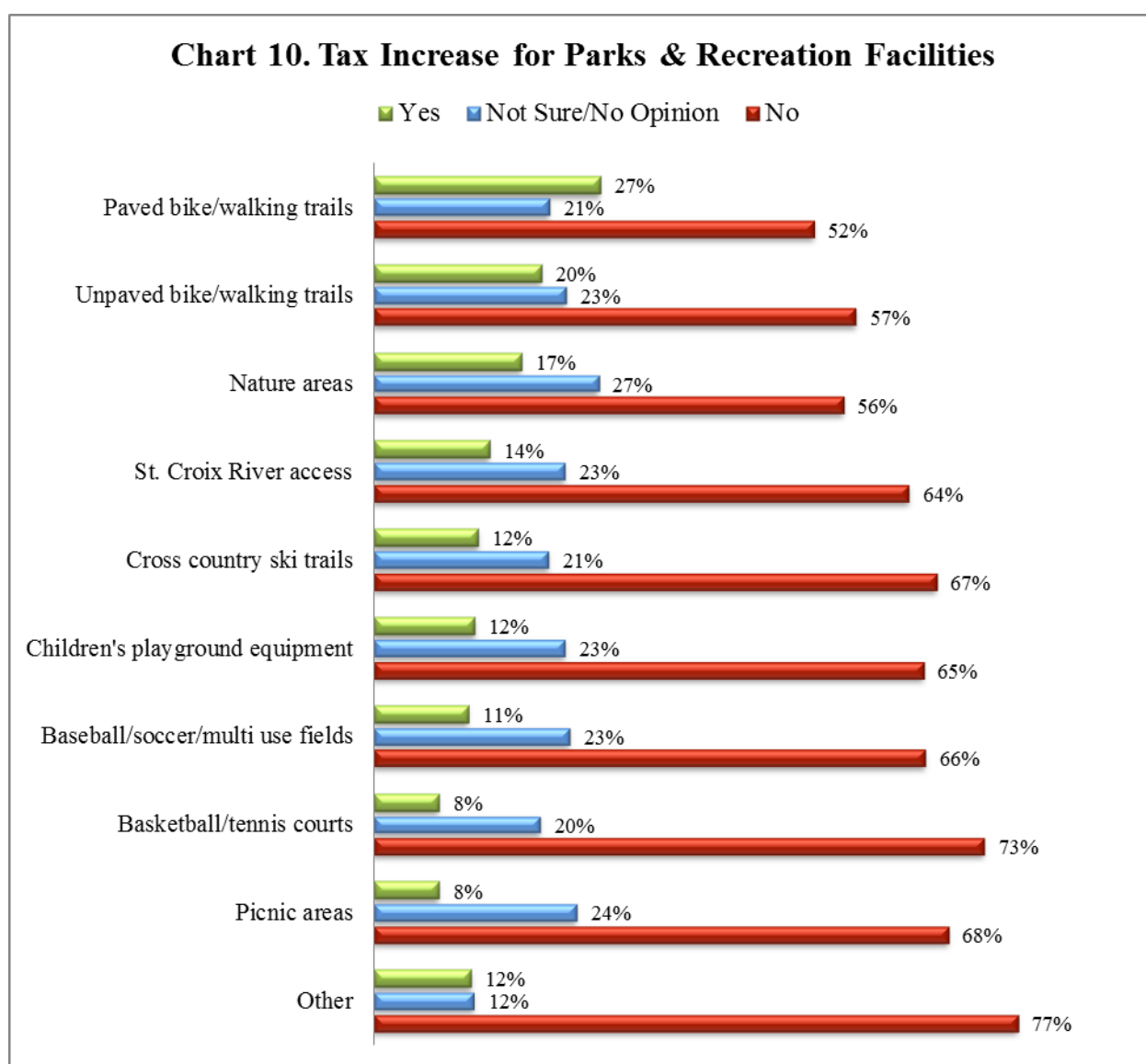
Among the written entries in the "other" category, the most frequently mentioned were horseback riding and snowmobile trails. Importance ratings were relatively low for the handwritten entries (26% important or very important).



Demographic comparisons. Majorities of farmland owners ranging from 56% (nature areas) to 67% (St. Croix River access) rated all the facilities in this question as not important. The combined average of the other groups who said these facilities are not important was between 30% and 41%. Non-resident respondents were more likely to have no opinion about children's playground equipment, baseball/soccer multi-use fields, and basketball/tennis courts.

When asked if they would support a tax increase for recreational facilities, Chart 10 shows that respondents are mostly opposed to paying additional taxes for recreational facilities. The top bar is the percentage respondents who said yes; the middle bar is the percentage who were not sure or had no opinion; and the bottom bar is the percentage who said no. More than half of respondents opposed a tax increase for each facility listed. The range was from 52% (paved biking and walking trails) to 73% for basketball/tennis courts).

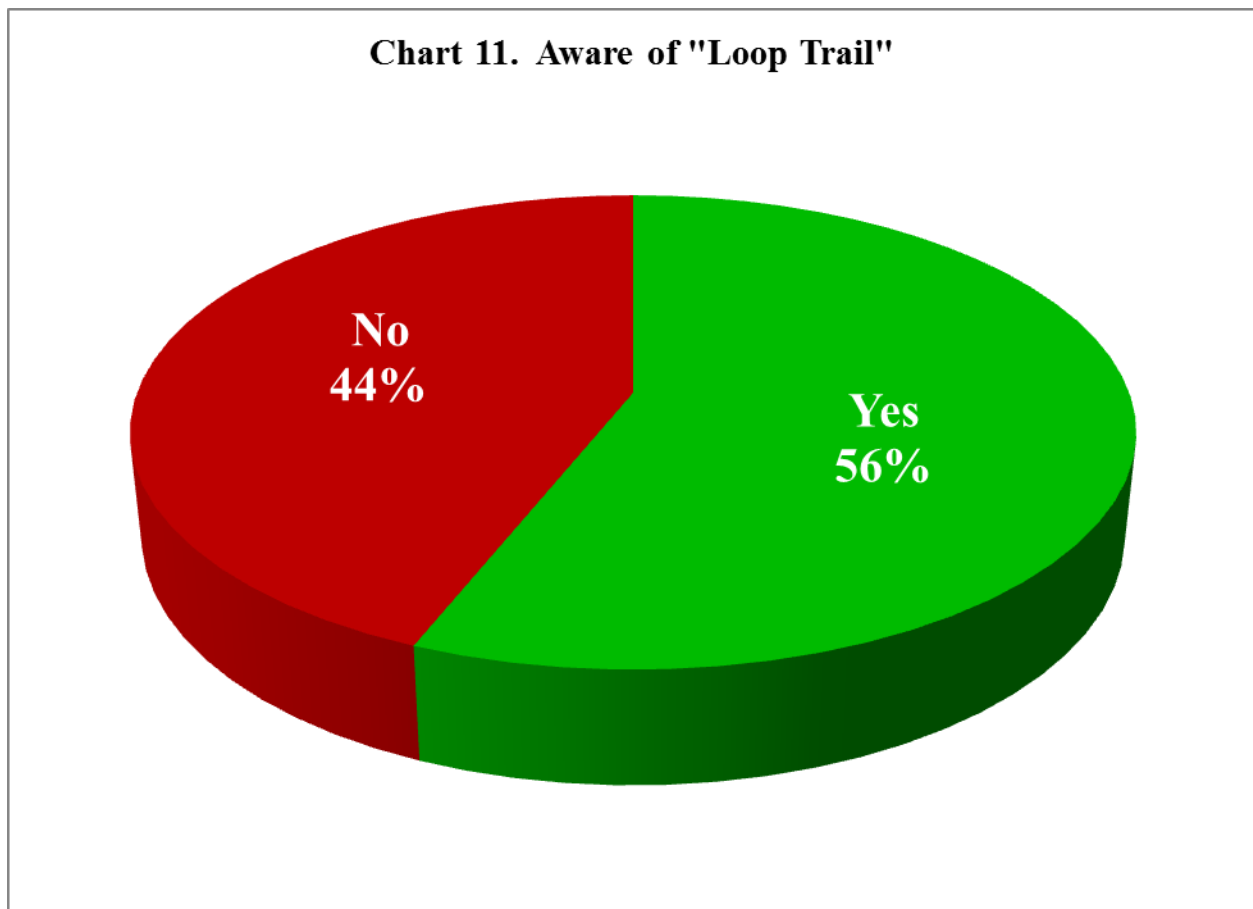
As seen in earlier questions about tax increases (Chart 2 and Chart 5), this question also received a somewhat high percentage of responses in the not sure/no opinion category, ranging from 27% (nature areas) to 20% (basketball/tennis courts). This suggests that support or opposition among those respondents likely depends on the specifics of any proposal that would increase local taxes. But any tax increase for parks or recreation facilities would appear to face opposition by a majority of St. Joseph residents.



Demographic comparisons. A majority of men (56%) opposed a tax increase for paved bike/walking trails compared to 46% of women. Large majorities of farmland owners opposed tax increases both for paved (79%) or unpaved (86%) bike/walking trails. The average opposition in the other groups was 51% for paved trails and 56% for unpaved trails.

An additional question in the recreation category asked respondents if they were aware of the “Loop Trail,” which is a bicycling/walking trail that will be constructed as part of the St. Croix Crossing project.

As shown in Chart 11, more than four in ten respondents have yet to learn about the Loop Trail.

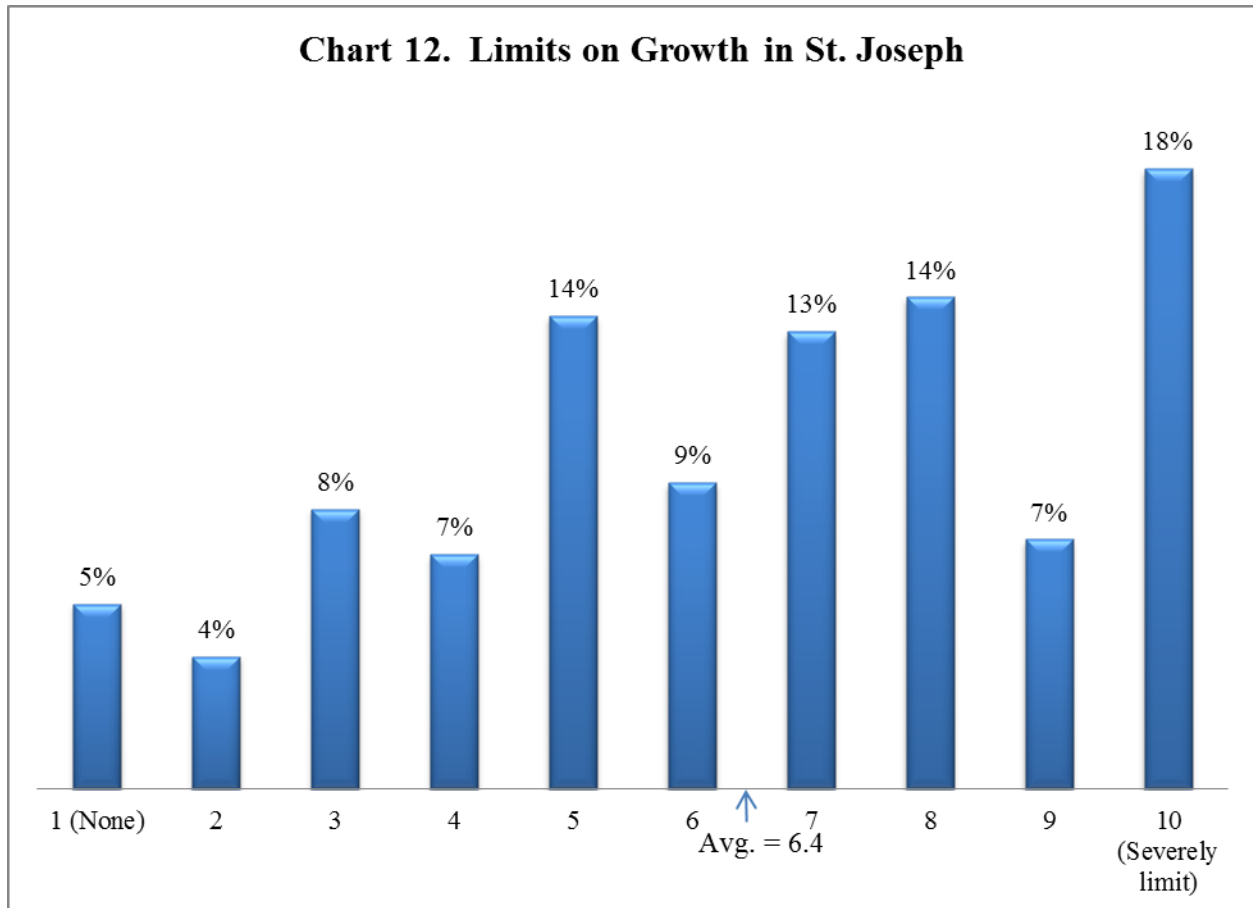


Demographic comparisons. Seasonal residents (87%) and non-resident landowners (74%) were less likely to be aware of the Loop Trail compared to full-time residents.

Only 31% of respondents from 54017 were aware of the Loop Trail compared to 53% to 68% of respondents from the other three ZIP codes.

Economic Development

Respondents were asked to use a 10-point scale to indicate the degree to which they believe the Town should place limits on growth and development in St. Joseph. The results are shown in Chart 12 (1=no limits on growth; 10=severe limits on growth). Although the largest percentage (18%) for any single score was for the severe limits (“10” category), the overall average was 6.4. Taken as a whole, respondents said they favored more limits than fewer limits, but not dramatically so.

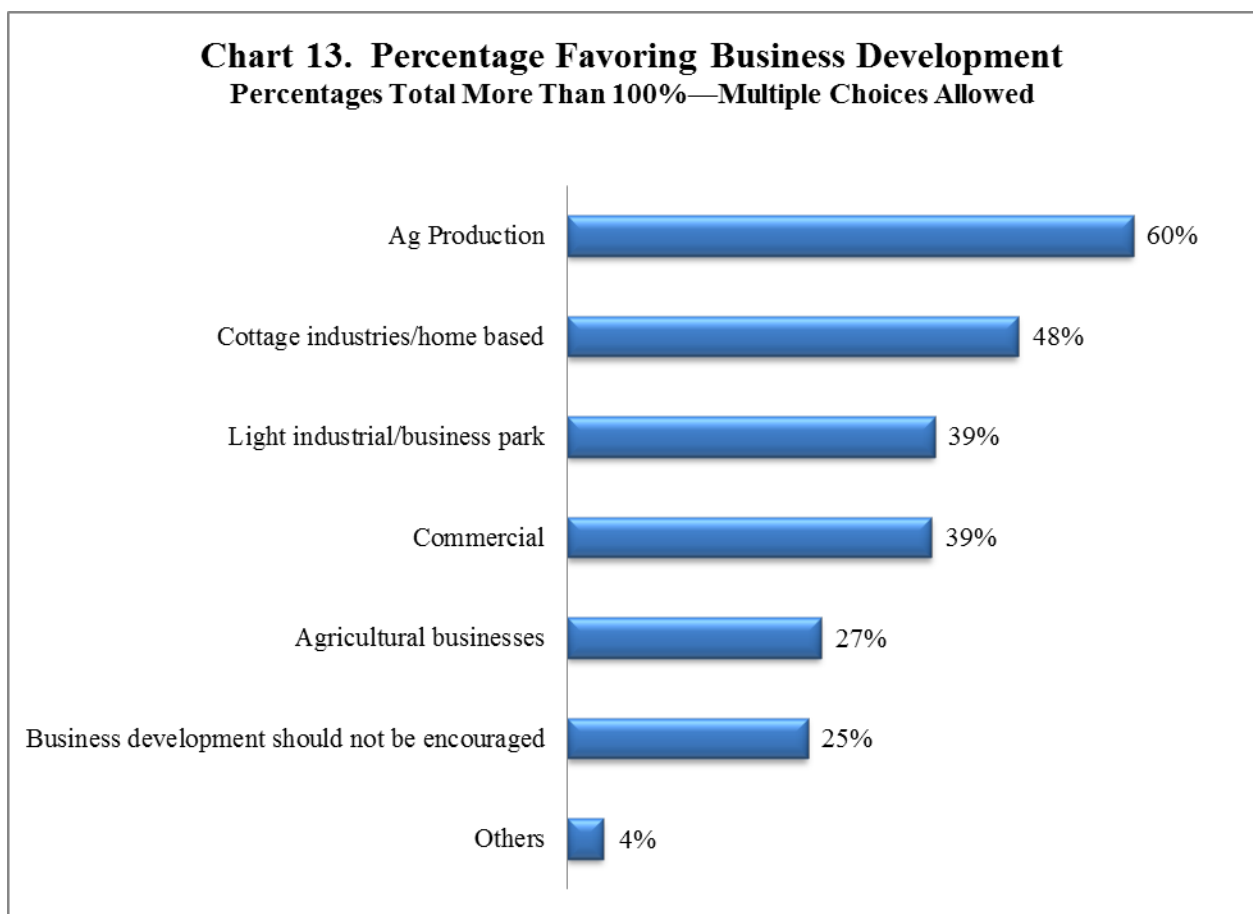


Demographic comparisons. Farmland owners were slightly more likely to prefer fewer limits on growth in the Town. Their average was 5.5, which is at the mid-point on the 10-point scale, and lower than the overall 6.4 average.

The questionnaire listed five types of businesses, and respondents were asked which types the Town Board should support (multiple choices were allowed) or if business development should not be encouraged. The results in Chart 13 show that agricultural production was the only type of business favored by a majority of respondents (60%). About half (48%) said cottage industries and home based businesses should be supported by the Town Board.

Four in ten respondents favored a light industry/business park and commercial development. Agricultural businesses (e.g., farm equipment, food processing) were favored by 27% of respondents. A quarter of respondents said no type of business development should be encouraged in St. Joseph.

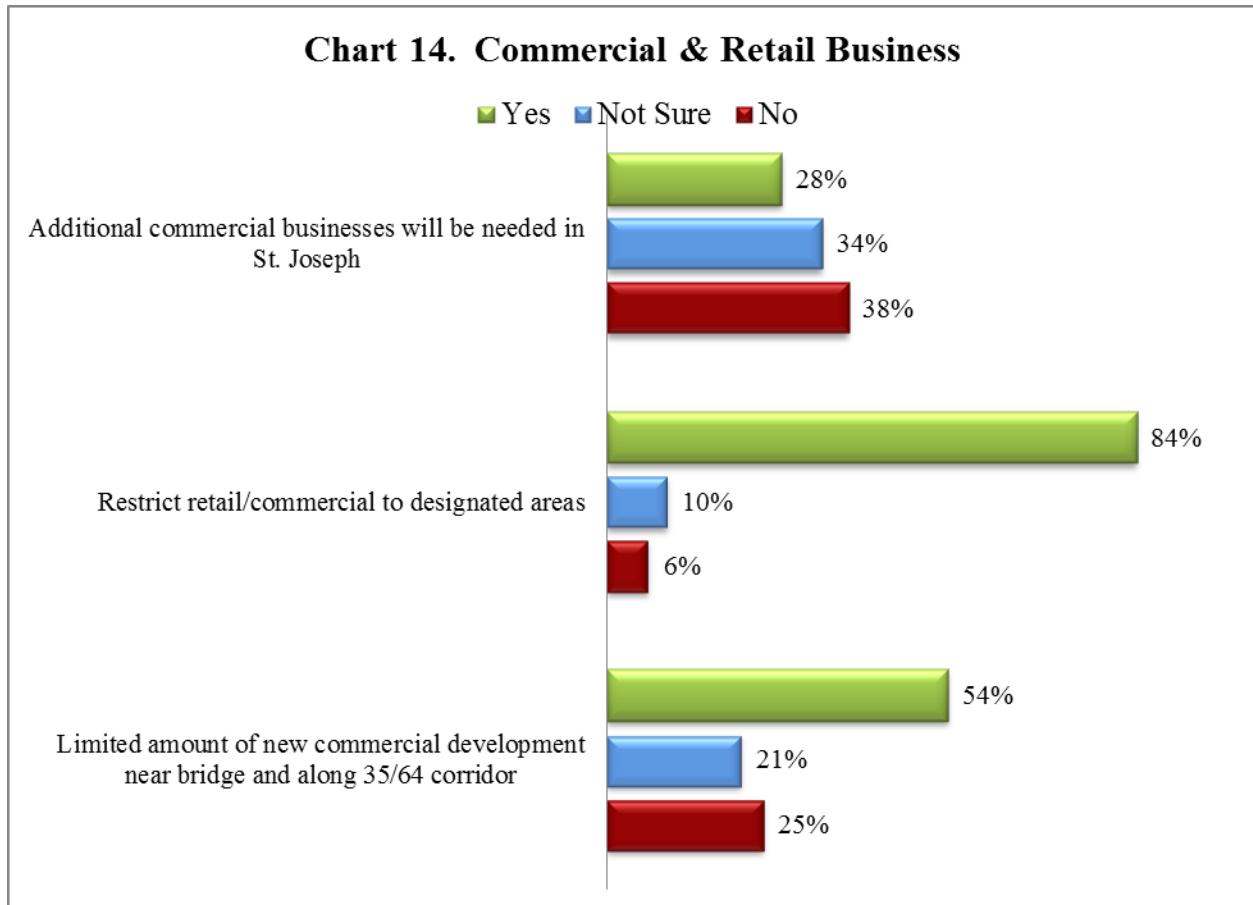
Among the written comment in the “other” category, the most frequent were for a grocery store or to oppose any additional commercial development.



Demographic comparisons. Respondents age 45 and older were more likely to favor light industry/business park (42%) compared to those under age 45 (27%). Respondents from ZIP code 54017 (56%) and ZIP code 54025 (50%) were more likely to favor light industrial/business park development than those from 54016 (36%) or 54082 (37%). Forty-one percent of farmland owners included agricultural businesses among their choices, while only 7% of non-resident respondents included agricultural businesses among their choices.

As shown in Chart 14, respondents have split opinions about the necessity of additional commercial businesses in St. Joseph. About a third said they are not sure (middle bar), while 38% said no (bottom bar), and 28% said yes (top bar).

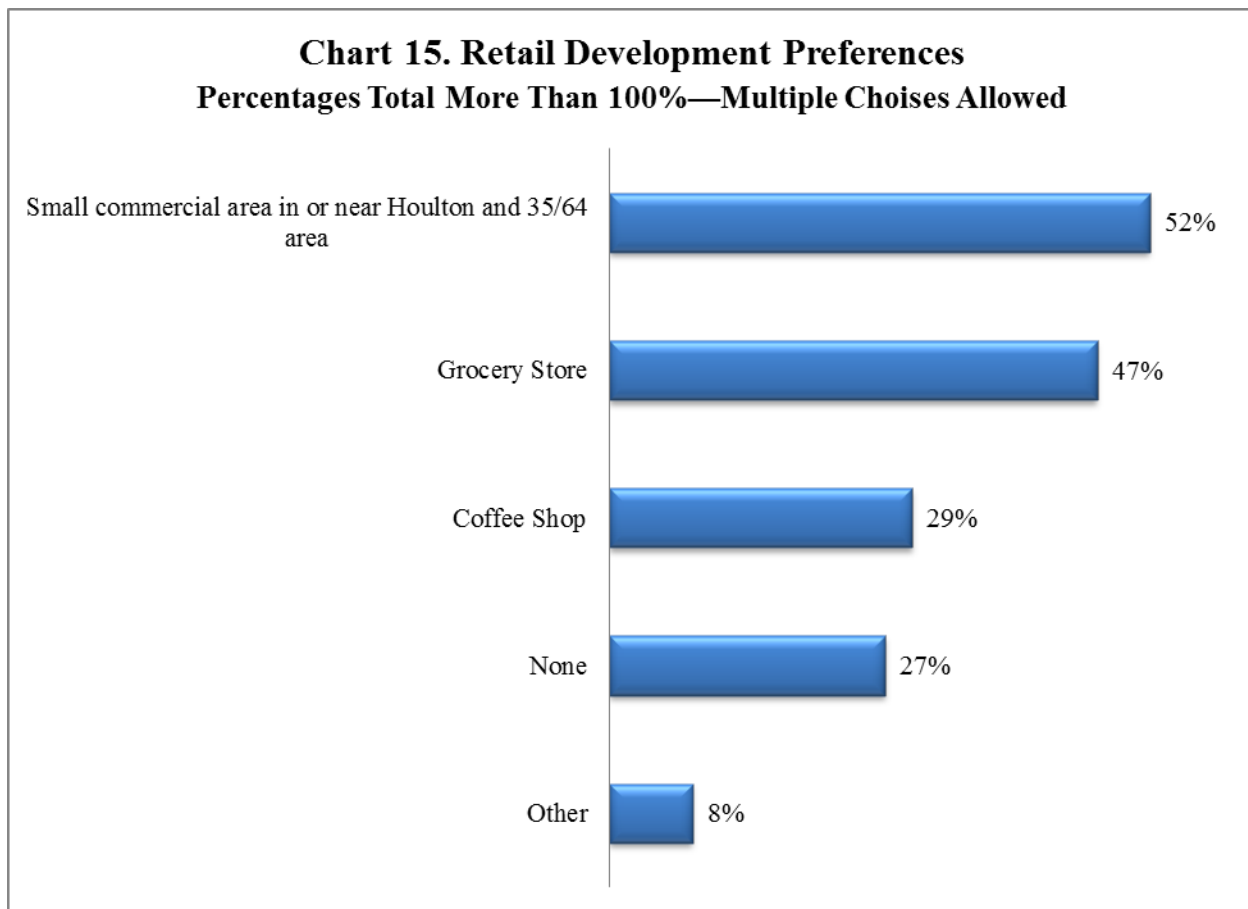
A large majority (84%) of respondents said that commercial and retail development should be restricted to designated areas. Slightly more than half (54%) said a limited amount of new commercial development should be allowed near the St. Croix Crossing and along the Highway 35/64 corridor.



Demographic comparisons. There were no noteworthy differences among the demographic groups with respect to commercial and retail business development in the Town.

Asked specifically about retail development, Chart 15 indicates about half of respondents favored a small commercial area in or near Houlton (52%) or a grocery store (47%). A coffee shop was chosen by only 29% of respondents. Among the responses in the “other” category, the most frequent were a gas station/convenience store and a restaurant.

At the same time, 27% of respondents said they would not favor any commercial development in the Town.

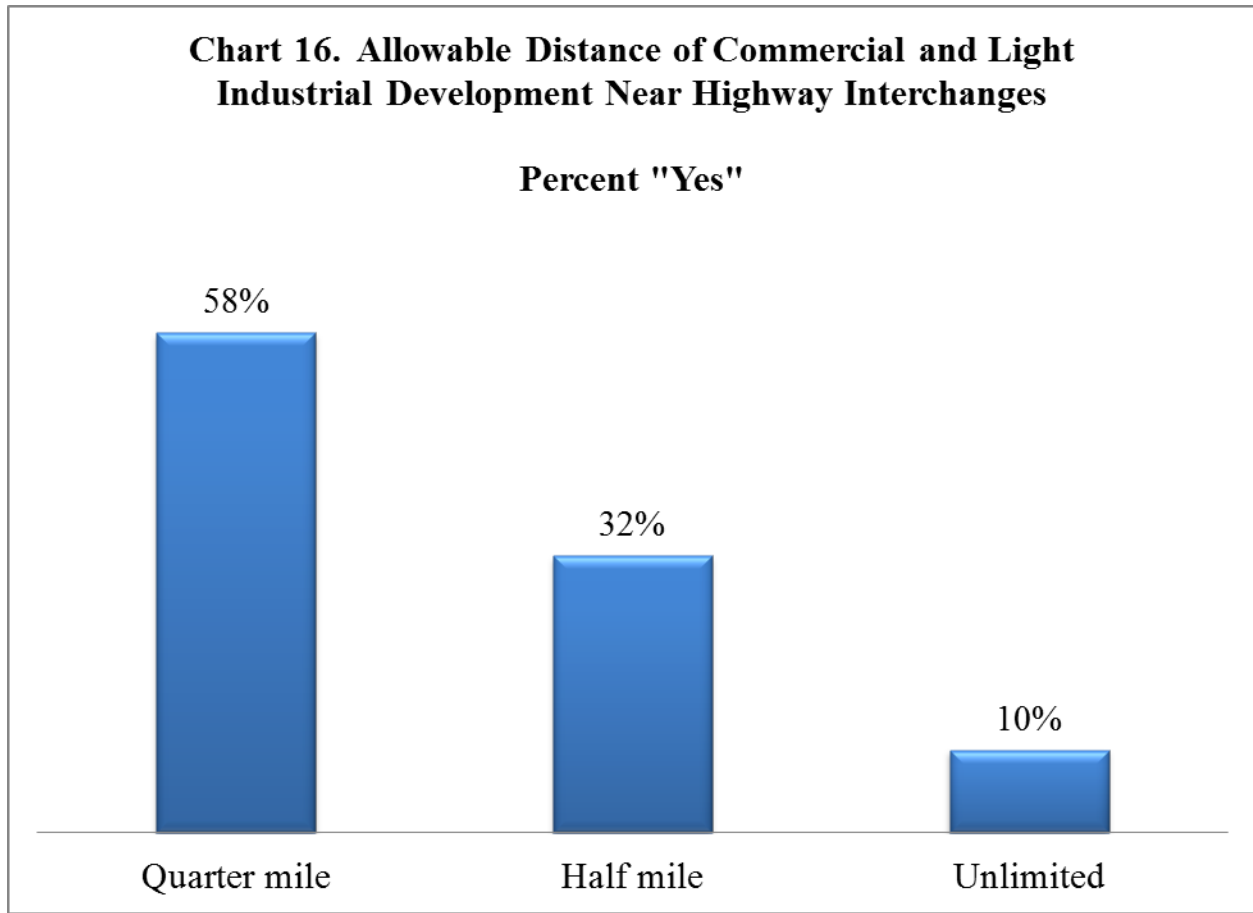


Demographic comparisons. A majority of men (56%) said they would like to see a small commercial area in or near Houlton and the Highway 35/64 area compared to 47% of women. A majority of respondents under age 45 (57%) favor a grocery store compared to 47% of older respondents. Support for a coffee shop was also stronger among younger respondents (40%) compared to 27% among older respondents.

A grocery store was more strongly favored by respondents from ZIP code 54082 (53%) and 54016 (48%) compared to respondents from 54017 (40%) and 54025 (32%). Fifty-five percent of Houlton respondents favored a grocery store compared to 46% of non-Houlton respondents.

Houlton respondents were less supportive of a small commercial area near Houlton and the Highway 35/64 area than were respondents from outside Houlton. While 55% of non-Houlton respondents said yes, only 42% of Houlton respondents said yes.

As shown in Chart 16, over half of respondents said any commercial and light industrial development near highway interchanges should extend no more than a quarter-mile from the exchange. A third of respondents said the development could extend for a half mile, while 10% said there should be no limit.

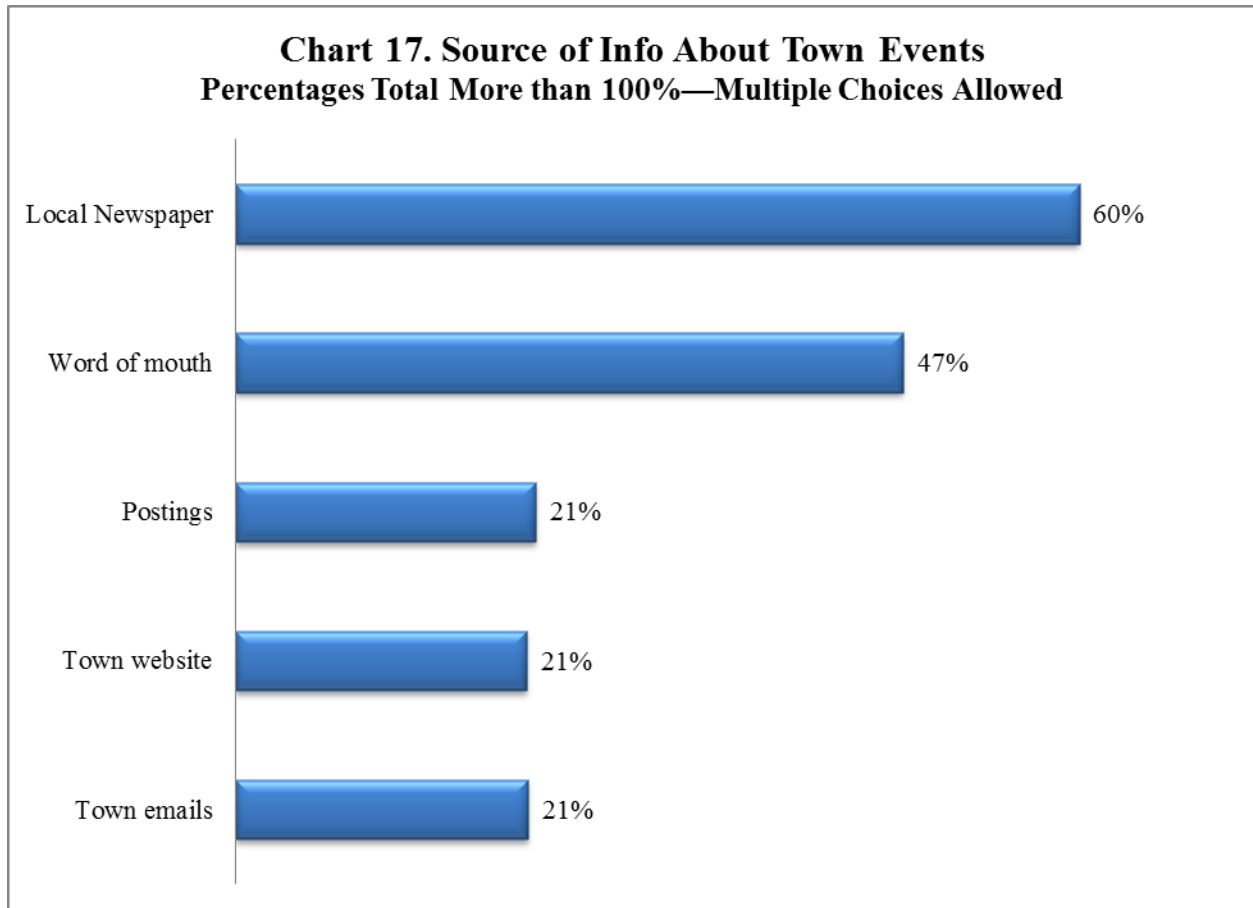


Demographic comparisons. There were no noteworthy differences among the demographic groups with respect to development near interchanges.

Community

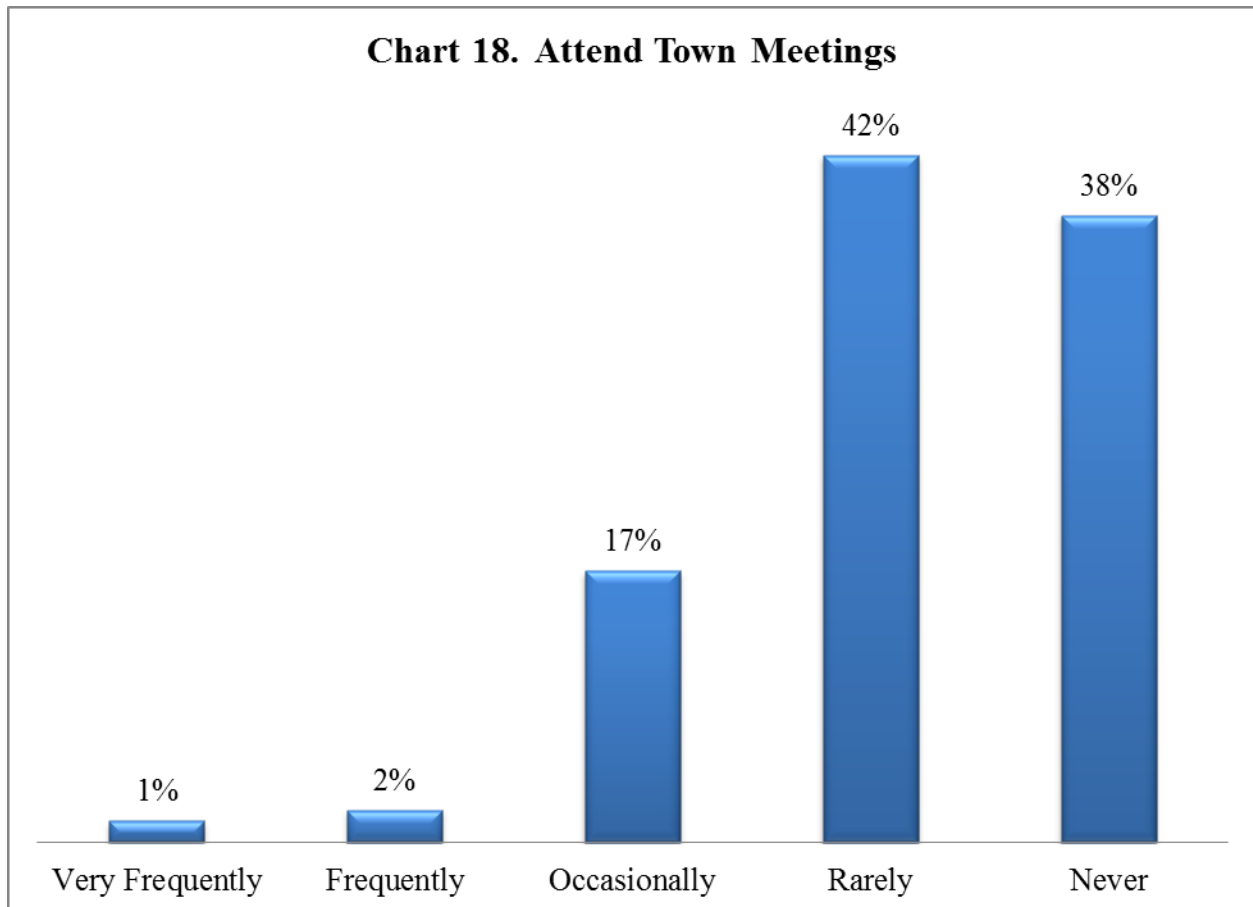
When asked about their sources of information about Town of St. Joseph events, Chart 17 shows that the most frequent source is local newspapers (60%). About half of respondents said they receive information by word of mouth. Town emails, Town website, and postings were much less frequently used with 21% each.

Half of respondents said they use two or more sources of information about Town events.



Demographic comparisons. A majority (64%) of respondents age 45 and above included local newspapers among their information sources compared to 46% of younger respondents.

As shown in Chart 18, eight in ten respondents said they rarely (42%) attend or never (38%) attend Town Meetings.

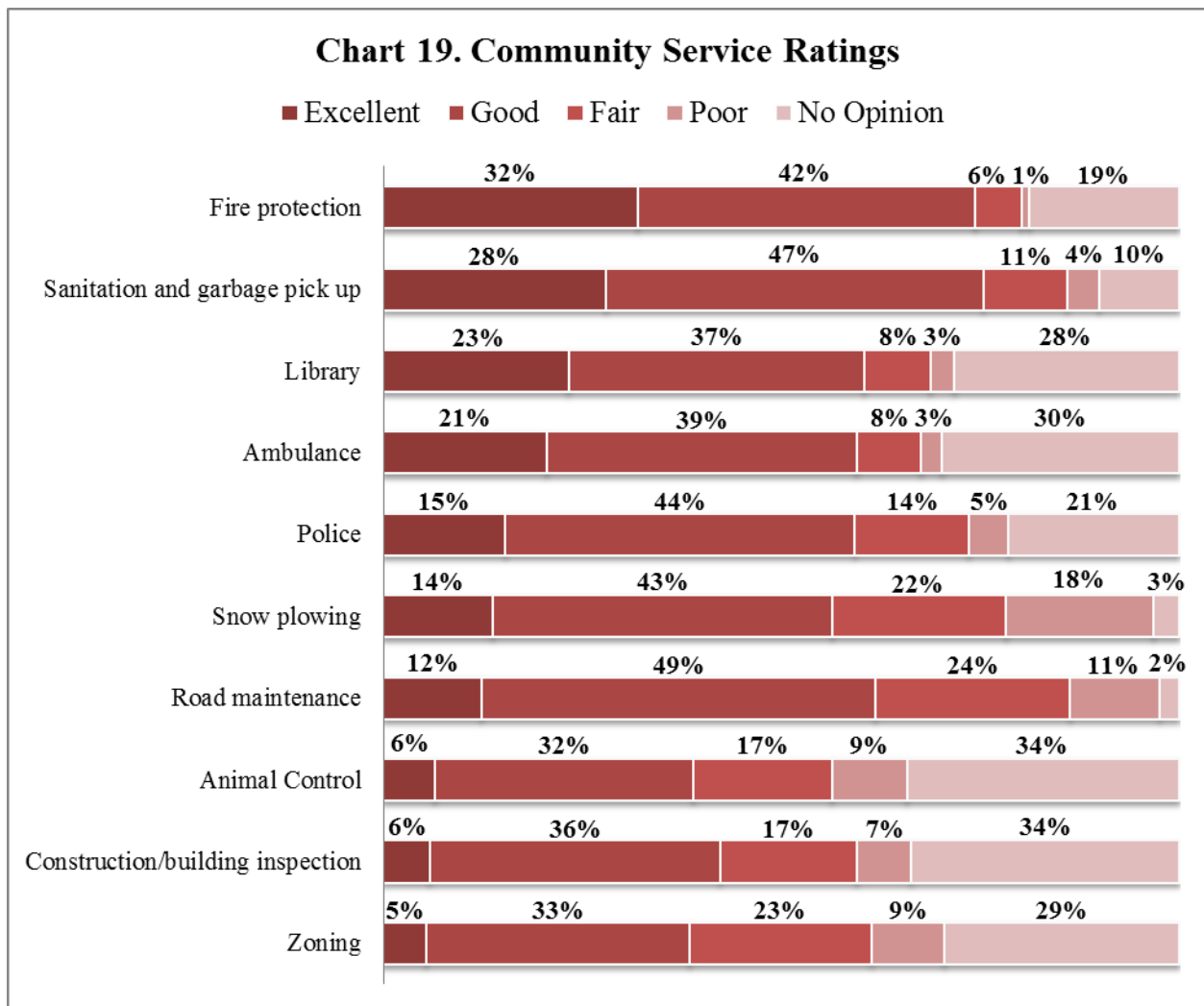


Demographic comparisons. A majority (54%) of younger respondents said they never attend Town meetings compared to 35% of respondents age 45 and above. Renters, seasonal residents, and non-residents were also more likely to say they never attend a Town meeting.

Respondents were asked to rate the quality of 10 community services on a four-point scale ranging from excellent to poor plus a no opinion option. The results are shown in Chart 19. Overall, respondents gave favorable ratings to all the listed services. Among those with an opinion, majorities of respondents were much more likely to rate services as good or excellent compared to fair or poor.

The percentage of respondents without an opinion was relatively large for six of the ten services, ranging from 19% (fire) to 34% (animal control). It is likely that respondents without an opinion had not needed to use these services and thus had no basis for an opinion.

Fire protection was the top-rated service: 32% excellent and 42% good. Next highest was sanitation and garbage pickup with 28% excellent and 47% good.

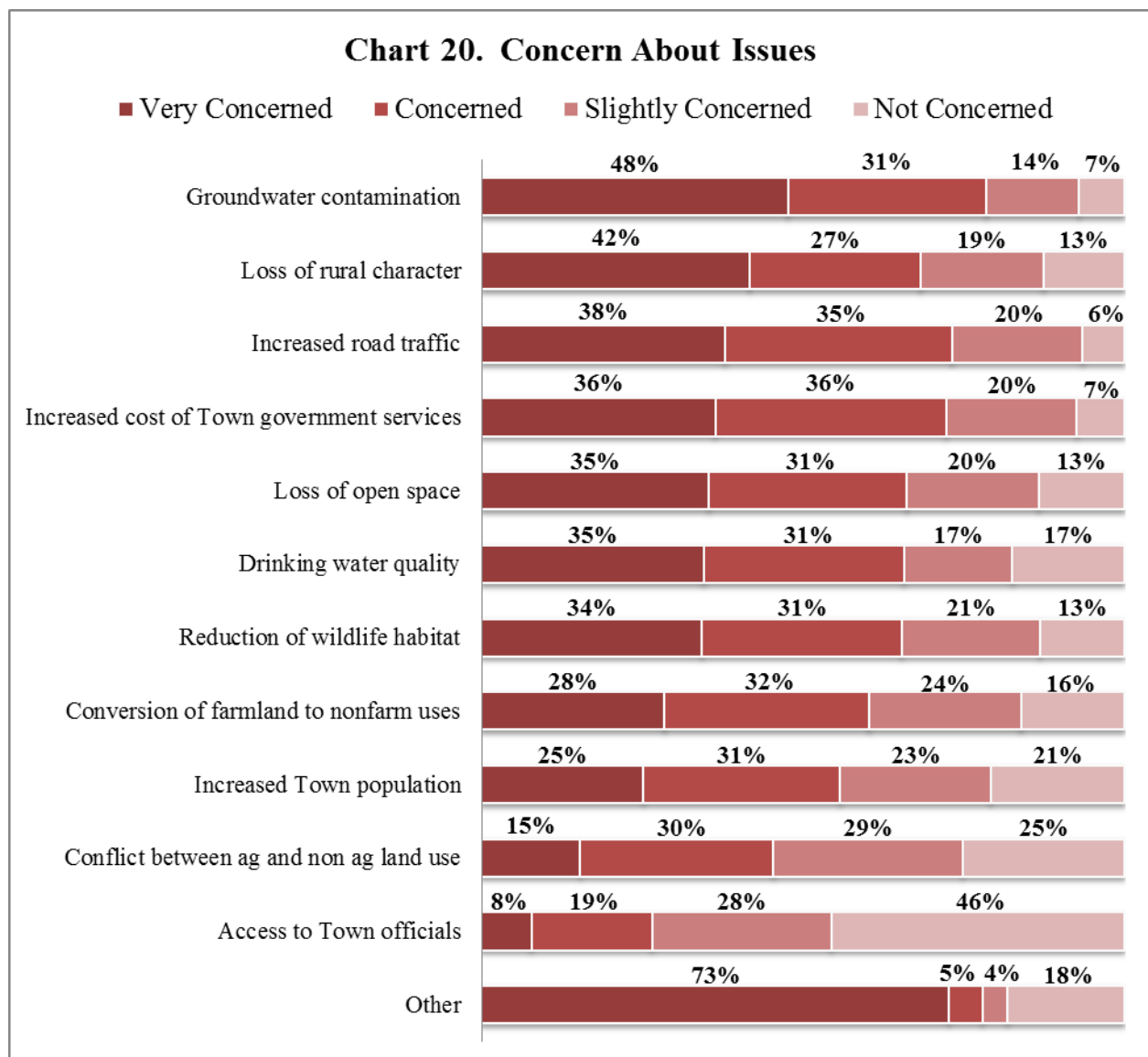


Demographic comparisons. With the exception of zoning and construction/building inspection, seasonal residents and non-resident landowners were less likely to have an opinion about the services listed in the survey. Respondents from the 54017 ZIP code were less satisfied with their snowplowing (41% good or excellent) compared to respondents from the other three ZIP codes (average 57% good or excellent).

Respondents were next asked their level of concern about 11 issues in St. Joseph on a four-point scale of very concerned to not concerned. As shown in Chart 20, at least half of the respondents said they are concerned or very concerned about nine of the 11 issues listed. The top concern is groundwater contamination, with more than eight in ten respondents saying they are concerned or very concerned. Majorities between 65% and 73% said they are concerned or very concerned about loss of rural character, increased road traffic, increased cost of Town government services, loss of open space, and reduction of wildlife habitat.

On the other end of the spectrum, three-fourths of respondents said they are slightly concerned or not concerned about access to Town officials.

Among the written responses in the “other” category, the most frequent were internet access and taxes. Among all the handwritten issues, 73% of respondents said they are very concerned. Not surprisingly, 73% said they were very concerned about the other issues.



Demographic comparisons. About a third of respondents under age 45 said they are concerned or very concerned about conflict between agricultural and non-agricultural land uses compared to about half of older respondents.

61% of farmland owners were concerned or very concerned about conflict between agricultural and non-agricultural land uses, while the average among the other groups was about 45%.

Non-resident landowners were less likely to be *very* concerned about groundwater contamination (29%) compared to an average of 46% of the other residential groups.

The survey contained two open-ended questions for respondents to indicate what they like *most* about living in St. Joseph and what they like *least* about living in St. Joseph.

With respect to what they like *most* about St. Joseph, 733 respondents provided written comments. Nearly all comments related to a single common theme centered on the rural character of the Town of St. Joseph. Over 90% of the individual comments contained words and phrases associated with this theme, including rural, quiet/quietness, space/open space, country, peace/peaceful, nature/natural and private/privacy. The frequency distribution of the most frequent words and phrases is shown in Table 2. A single comment sometimes contained more than one word or phrase related to the common theme.

Table 2 also shows that 16% of the comments contained the words close or proximity. These words were often used in the context of nearness to the amenities of larger places such as Stillwater, Hudson, and the Twin Cities.

The following quotes are examples of these this theme:

“Rural, quiet, out in the country”

“Convenience of the country, but close to the city”

“The peace and quiet of a rural setting.”

“The mix of open spaces and larger lot sizes”

“We love the quiet country setting away from the pressures associated with overpopulation”

Table 2. What respondents <u>most</u> like about living in the Town of St. Joseph – Common Descriptors		
Word	Count	%
Rural	232	32%
Quiet/Quietness	204	28%
Space/Open Space	137	19%
Close/Proximity	120	16%
Country	114	16%
Peace/Peaceful	71	10%
Nature/Natural	76	10%
Private/Privacy	60	8%

When asked what they like *least* about living in St. Joseph, 622 respondents provided comments. The SRC split comments that included more than one topic, resulting in 726 separate comments and 23 topical categories plus a miscellaneous category. Table 3 summarizes results.

The most frequently mentioned topic was dissatisfaction with lack of broadband internet access. This category also included a smaller number of comments about poor wireless telephone coverage, and lack of cable television service. In total, there were 100 comments in this group, which was 14% of the total.

The following quotes typify this concern.

“No high speed internet! (It inhibits ability to work from home-unacceptable in 2013!)”

“No broadband internet. Must use satellite and it has issues when weather is bad along with limits in usage”

Dissatisfaction with local taxes comprised 10% of the comments. The following quotes are representative of this topic.

“Our taxes are too expensive”

“High property taxes compared to other communities”

Complaints about the condition or maintenance of the roads comprised 8% of the comments. There were two other topics related to roads: traffic levels (7%) and snow removal (4%).

About 8% of the respondents said they didn’t like the distance to retail stores, amenities, and their place of employment. This is in contrast to the 16% of respondents who said one of the things they liked about living in St. Joseph was that it is close to places they want to go (See Table 2). A complete listing of comments is contained in Appendix B.

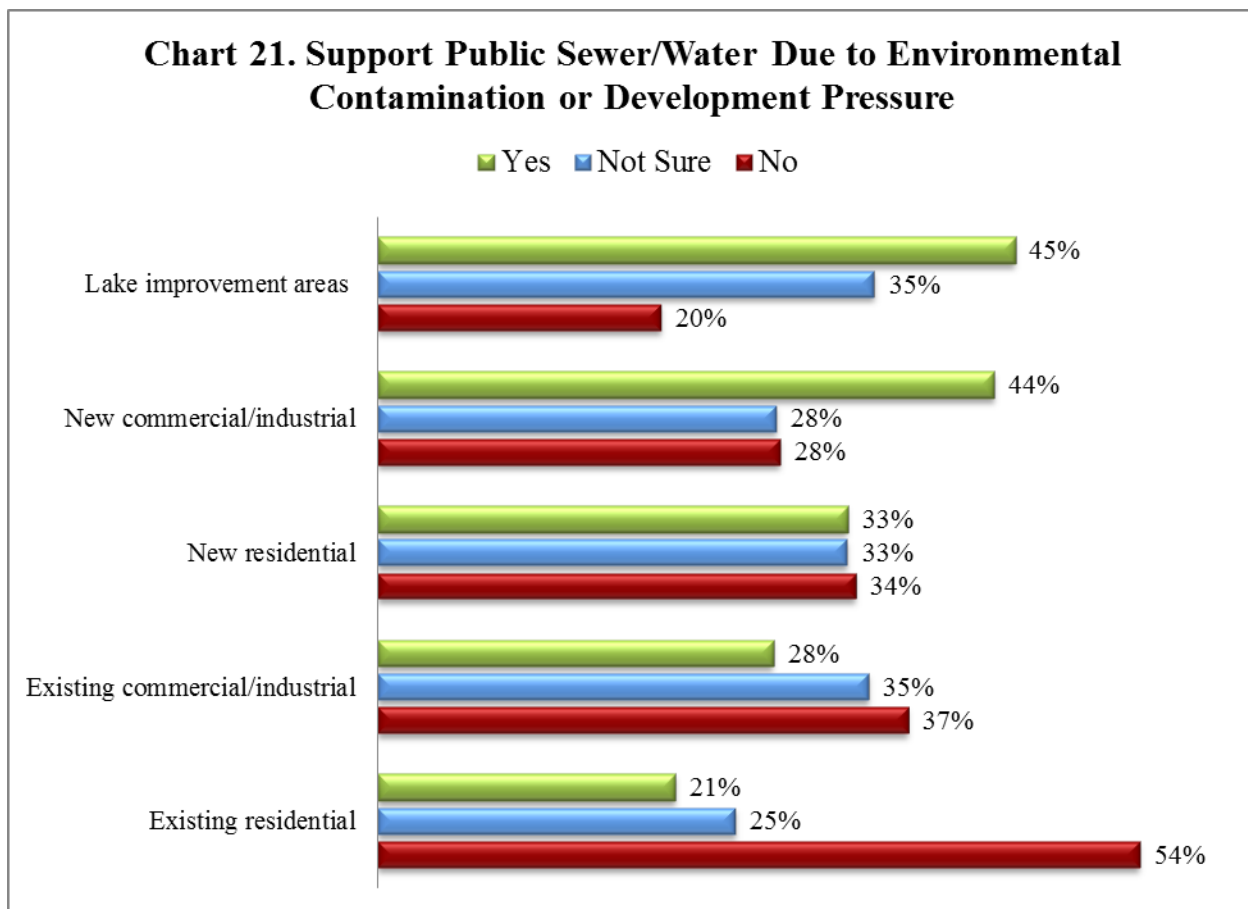
Table 3. What respondents <u>least</u> like about living in the Town of St. Joseph.		
Topic	Count	%
Internet, TV, Wireless	100	14%
Taxes	70	10%
Roads – maintenance, condition	68	9%
Accessibility and Distance	56	8%
Traffic	51	7%
Development	44	6%
Stillwater Bridge	36	5%
Town Board	36	5%
Like it here	34	5%
Winter Roads, Snow Removal	28	4%
Additional Businesses	28	4%
Noise	26	4%
Trails	22	3%
Public Safety, Law Enforcement	19	3%
Appearance and Aesthetics	16	2%
Regulations	14	2%
New residents	11	2%
Animals	10	1%
Recreation	10	1%
Undesirable Businesses	9	1%
Neighbors	6	1%
Natural Resources	5	1%
Utilities	4	1%
Miscellaneous	24	3%
Total	727	100%

The questionnaire listed five areas or property types and respondents were asked if they would support public sewer and water service in those areas due to environmental contamination or due to pressure from development. The results are shown in Chart 21. Answer choices were yes (top bar), not sure (middle bar), or no (bottom bar).

Among the five situations, there were none in which a majority of respondents said yes. The largest support went to lake improvement areas (45%) and *new* commercial/industrial areas (44%). However, respondents were more likely to say no (37%) to public sewer and water in *existing* commercial/industrial areas.

A majority of respondents (54%) opposed public sewer and water in *existing* residential areas.

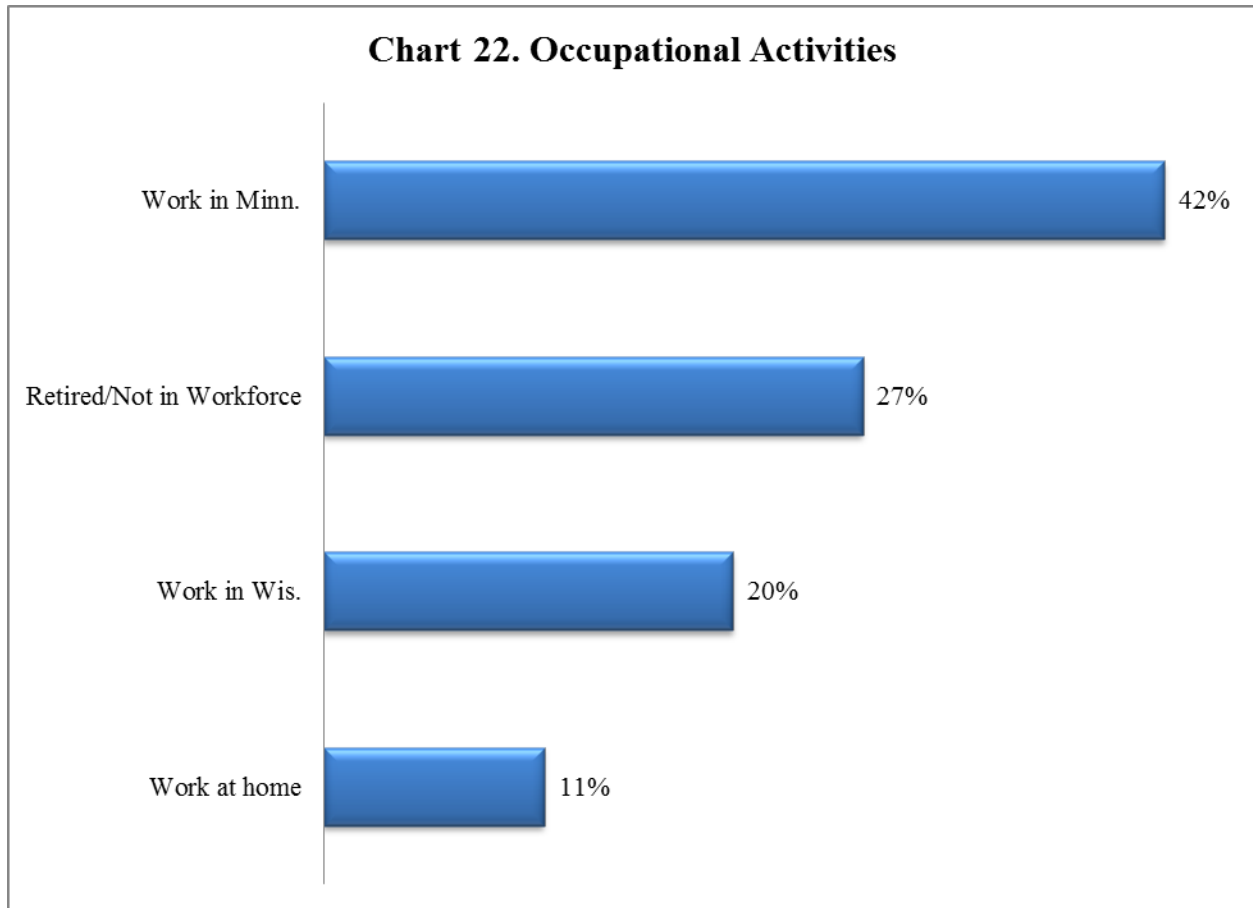
However, a substantial minority said they are not sure (25% to 35%) in each of the situations. The relatively high percentage of respondents who said they are not sure is a likely indication that this segment of the Town population would want to know more details about the particular circumstances before developing an opinion.



Demographic comparisons. Respondents from Houlton were slightly more likely to support public sewer and water due to environmental contamination in existing residential areas. Thirty-four percent of Houlton respondents said yes compared to 18% of non-Houlton respondents.

Occupational Activities

The survey asked respondents for the number of people in the household according to the location of their current occupation. The SRC calculated the number of people in each age group and found that the respondent households included 1,670 people. Chart 22 indicates that the largest proportion of St. Joseph residents are employed in Minnesota (42%). Twenty percent work in Wisconsin and 11% are home-based. Twenty-seven percent are retired or not in the workforce.



Additional Comments

Near the end of the survey, respondents were asked if they had any other comments about planning for the future of the Town of St. Joseph, and 268 respondents entered comments. The SRC grouped the comments into topical categories as shown in Table 4. Some comments included more than one topic and were split into their matching categories, resulting in a total of 320 comments.

A third of the comments were about development and growth. The following quotes are examples of comments about this topic.

“I do not want to live in Woodbury. I moved to this side of the river for space and rural living.”

“Let commercial development expand in Hudson and Stillwater.”

Table 4. Other comments about planning for the future of St. Joseph		
Topic	Count	%
Development and growth	106	34%
Conservation and environment	43	14%
Government	42	13%
Roads	30	10%
Internet access	26	8%
Business	24	8%
Taxes	21	7%
Public Safety	4	1%
Miscellaneous	16	5%
Total	320	100%

Conservation and environment (14%) and government (13%) made up the next most frequent group of comments.

The following quote is an example from the comments about conservation and environmental issues.

“Preservation of groundwater is of utmost importance and must be maintained as a benchmark policy for generations to survive/thrive. It should not be taken for granted just because it seems to be plentiful now.”

The following quotes are examples of comments about government.

“Clean up the board meetings. It’s embarrassing to see how the elected town officials act.”

“There must be fair and equitable treatment for all residents. Communication and education with residents should be improved.”

The complete list of responses is included in Appendix B.

Conclusions

Respondents said they like St. Joseph because of the rural character but are particularly concerned or very concerned about the loss of rural character and loss of open space. They place importance on factors associated with maintaining the country atmosphere they value, including groundwater quality, maintaining environmental quality, preservation of open space, and preservation of productive farmland. A majority said it is important or very important to plan for growth.

Respondents expressed a cautious view about additional business and economic development in the Town. They want any commercial/retail development restricted to designated areas.

The largest percentage of respondents generally do not support tax increases to address issues. However, there often was a substantial proportion of respondents who said they are not sure about tax increases, which suggests their opinion depends on the particular circumstances.

Although a majority of responding households participate in some form of outdoor recreational activity, a majority of respondents rated recreational facilities or parks as somewhat important or not important rather than important or very important. Again, the majority do not support tax increases for expenditures on recreation.

Solid majorities believe that Town services are generally good or excellent, though many lack first-hand experience and, hence, an opinion about the quality of many Town services.

Broadband internet access is a concern for many respondents.

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 do not return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. For example, one of the questions in the survey asked about the importance of broadband access in St. Joseph. If those who did not return their survey believe broadband is not an important issue, the estimates included in this report will overstate the importance placed on broadband access.

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. The SRC received 707 responses from the first mailing and 229 responses from the second mailing.

The SRC found 11 of 146 variables (7.5%) with statistically significant differences between the mean responses from the first mailing and the second mailing.

Table A1 – Statistically Significant Differences Between Responses of First and Second Mailings			
Variable	Statistical Significance	Mean First Mailing	Mean Second Mailing
Q1a. Planning for growth—importance	.015	2.17	2.27
Q1b. Planning for growth—tax increase	.010	2.67	2.72
Q8a. Commercial/retail district—importance	.020	3.18	3.37
Q14. Senior housing	.046	.36	.29
Q31b. Cross-country ski trails—tax increase	.038	2.52	2.63
Q35. Light industrial/business park	.012	.41	.32
Q35. Agricultural businesses	.050	.61	.56
Q42. Town emails	.001	.23	.13
Q43. Attend Town meetings—frequency	.011	4.10	4.26
Q49. Ambulance	.040	2.76	3.01
Q50. Police	.039	2.68	2.90

- Q1a. Importance of planning for growth. Mail 1: 38% Very important. Mail 2: 28% Very important.
- Q1b. Tax increase for planning for growth. Mail 1: 53% No. Mail 2: 63% No
- Q8 Commercial/Retail district—importance. Mail 1: 42% Not important. Mail 2: 49% Not important.
- Q14. Senior housing. Mail 1: 36% Yes. Mail 2: 29% Yes.
- Q31b. Tax increase for cross-country ski trails: Mail 1: 65% No. Mail 2: 71% No.
- Q35. Light industrial/business park. Mail 1: 41% Yes. Mail 2: 32% Yes.

- Q35. Agricultural businesses: Mail 1: 61% Yes. Mail 2: 56 % Yes.
- Q42. Town emails. Mail 1: 23% Yes. Mail 2: 13% Yes.
- Q43. Attend Town meetings. Mail 1: 36% Never. Mail 2: 44% Never.
- Q49. Ambulance. Mail 1: 28% No opinion. Mail 2: 36% No opinion.
- Q50. Police. Mail 1: 20% No opinion. Mail 2: 28% No opinion.

Based on the small proportion of variables with statistically significant differences and the small differences in the results among those 11 variables, the Survey Research Center (SRC) concludes that there is little evidence that non-response bias is a concern for this sample.

Appendix B. “Other” Responses and Open-Ended Comments

Q14. Which of the following types of housing would you like to see encouraged in St. Joseph? Other (86 Responses)

- No Development (14x)
- Farm land (3x)
- Hobby farms (2x)
- Let's keep the town rural (2x)
- No Section 8 Housing (2x)
- Twin Homes/Patio levels for seniors (2x)
- Cooperatives
- Detached town homes
- Disabled younger people housing
- Enlarge lots only, no postage-stamp housing developments
- Expand the tax base
- High rises with a river view
- High use on river-basically stop encouraging and discouraging development-stay out of it and let market demands of a capitalistic society work-not government telling us what to do.
- Housing does not need to be encouraged
- I would like to see a moratorium on any additional half-way or rehab houses in addition to limit amounts of rental properties.
- Limited housing of all kinds
- Multi-use: senior housing, single mothers, people with disabilities, cutting edge. Build community not housing.
- Not interested in seeing rapid increase in housing, but any must be well-planned.
- One level duplexes (deluxe)
- Remove eye sore, old buildings in a timely fashion
- Small business/ too much focus on housing, not enough focus on how they are paid for.
- Universal design requirement (handicapped accessible, elderly access, etc.) Self heating homes, apartments, etc.: similar to those in Colorado, Canada, Norway, Finland)
- We moved to a township like this to avoid housing other than single family
- We need to provide a wide variety of housing options
- What the market calls for, no government subsidized housing

Low-Income Housing (13 Responses)

- Mobile home parks (4x)
- Affordable housing (2x)
- Affordable housing, no one can afford to live here anymore, by the ways, condos are a form of land ownership, not a housing style
- Low income housing (e.g. subsidized apartments) (2x)
- Keep trailer park would have nowhere to go
- No low income federal housing

- Some habitat for humanity development
- Tent city

Lot size (15 Responses)

- 3 acre lot minimum for single family homes (3x)
- 2+ acres
- 3 acres minimum
- 3+ acre lots
- 5+ acres minimum per house not cluster housing! Straight streets
- 5+ acres per lot not cluster houses
- Increase minimum lot size for single family and other housing.
- Keep acreage lots. Don't turn into Stillwater.
- Maintain acreage requirements, maybe even increasing it to 10 acres like Afton.
- Minimum of 1.5 to 2 acre lots
- Retain the 3 acre minimum
- Single family homes on 10+ acre
- Single family homes on 5+ acres

Cluster Housing (5 Responses)

- Cluster density with more open space that cannot be developed
- Cluster homes is pressured, shared green space
- Cluster housing preservation of space
- No clusters
- No more overcrowded

Preserving Open Space (8 Responses)

- Conservation development to protect open spaces
- Dense developments of multi-uses, so as to preserve more open space. Not 3 acre lots with a house in the middle lining every road.
- It is important to have little development to preserve open space.
- More farms, less people
- No more housing, keep it open and rural
- Once open land is gone it's gone! Look at Woodbury. We are not a suburb of Stillwater; we never were and never will be. We have a small town atmosphere with easy and close access to Stillwater, Hudson, and the cities, how perfect is that? It is getting more and rarer!
- There are so many empty lots; no new ones need to be made. Keep the feel of a rural community.
- Using open space design

Q20. Which parks and public lands have members of your family used in the past 12 months? Other (15 Responses)

- Bass Lake/Mallalieu
- Bike routes
- Boat landing has become swimming beach. Open space on Settlers Glen.
- Connecting paths/trails could encourage more overall usage.
- Don't use any

- Hard to get on St. Croix River
- Hudson soccer fields
- Lacrosse field @ Houlton school
- Lake Elmo Park Reserve
- My nice back 40
- Pillsbury State Forrest, Afton State Park, Wild River State Park, Lake Elmo Park Reserve, others that allow horseback riding
- Settler's Glen Walking Trail
- We just moved here 3 months ago
- We need safe walking/running paths along roadways in St. Joe Township
- William O'Brien State Park, Interstate State Park, Afton State Park

Q21. Within the past 12 months which of the following recreational activities or facilities have members of your household participated in or used either in St. Joseph or elsewhere?

Other (58 Responses)

- Snowshoeing (9x)
- Snowmobiling (7x)
- Camping (4x)
- Golf (4x)
- 4-wheeling (2x)
- Biking (2x)
- Dog park (2x)
- Frisbee golf (2x)
- ATV trails, snowmobile tracks.
- Backpacking, camping
- Boat launch
- Car shows
- Dog sledding, skiing, trail running, canoeing, snowshoeing
- Flying R/C Aircrafts
- Football
- Golf, bowling.
- I support recreation areas for children.
- I would like a tennis court
- Jogging on roads. Would prefer trails!
- Kayaking
- Lacrosse
- Large community swimming pool
- Motorcycling, 3 wheeling, snowmobiling, shooting
- Need racquetball court
- Need public horseback riding trails in St. Joseph
- OHV recreation
- Outdoor adventure sports
- Running, road killing.
- Shooting; dirt bike or ATV

- Single track mountain bike- snow shoe trails
- Skiing, tubing, hockey
- Softball and lacrosse fields
- Tractor Drivers
- Volleyball court

Q33. Please indicate the importance of adding each of the following parks or recreational facilities in St. Joseph and your willingness to pay more Town taxes for each. Other (30 Responses)

- We have plenty already (3x)
- Camping (RV or Tent) area (2x)
- Dog park (2x)
- Horseback trails (2x)
- Ice rink (2x)
- Racquet ball (2x)
- Snowmobile trail (2x)
- Snowmobile and ATV Trails (2x)
- Comprehensive trail network
- DNR/regulating officials
- Dog food
- Dog sledding, skiing
- Four-wheeler, snowmobile and dirt bike trails, gun range
- Hockey Arena
- Horse bike riding trails-can be used for cross country ski trails in winter
- Hunting/trapping
- More horse and snowmobile trails
- Off road bike trail
- Snow shoeing trails
- Swimming pool
- We don't need bicyclists that the cities have. Law breaking rats.

Q35. What types of “business development” should the St. Joseph Town Board support? Other (63 Responses)

- None (3x)
- Grocery products retail (2x)
- Grocery Store (2x)
- Ag production-organic. Business developments shouldn't be actively encouraged
- All that makes sense.
- Any business that offsets property taxes.
- St. Joe Township should keep their business out of Houlton, they haven't spent a dime here so why should we support the township.
- At this point who could say we need business development such as small business shops etc. that continually go out of business

- Business activity is good exposure and educators for young people to see and aspire to, it promotes productive individuals for a lifetime.
- Business owners should finance their endeavors, not tax dollars governing bodies should regulated on behalf of the citizens through votes
- Business that will support the local economy, provide jobs and pay taxes
- Clinics
- Commercial industry with strong positive environmental history
- Commercial is going to happen....not much to stop it!
- Done smartly and proportion. No light industrial.
- Family-owned, St. Joseph town resident businesses
- Food and shops
- Gas station, convenience store of quality
- Grocery and a centrally located convenience store on County Road E
- Grocery/drug store - minimum footprint. No strip malls!
- Home businesses that support the greater good. The exception fees and application process is exceptionally high and difficult. Would like the township to support those who want to make a difference.
- Hospice, home health care
- I don't believe an industry get free taxes for many years and then they leave like in Somerset and Hudson.
- I like the township the way it is - No commercial development needed
- I want St. Joseph to remain a rural community.
- Ice rink
- Keep business development in Houlton area - not outlying township
- Keep Houlton/St. Joseph rural at all costs. Zero development please.
- Keep our town small, private, and safe
- Keep rural-larger lots
- Leave as is, it's fine as is
- Let development happen. Must face reality.
- Let people do what they will
- Light commercial along 35/64. No bars, strip joints, tobacco shops
- Local trade/Products (Farmers markets, etc.).
- Medical, engineering
- More police, more light pollution, more road upkeep (trucks), more crime, more noise. Look at North Oaks=beautiful. Look at Blaine=not beautiful. Be like North Oaks
- More trailer parks and affordable housing
- No attorneys working out of their homes
- No, Somerset has enough
- None, don't need commerce in St. Joe
- None-moved here because of the rural business setting
- Off road racing facilities
- Places to get good food
- Planned designated areas with a theme

- Profit/greed should not be allowed to permanently destroy the qualities we love about this community!
- Racquet Ball/indoor pool
- Restaurants
- Single homes
- Solar energy, geothermal energy.
- Some businesses related to loop trail would be nice, also a small grocery store with real food, not auto products and junk food
- St. Joe's doesn't need much business development
- Support business. Don't give tax breaks to businesses. All social organizations should participate in the taxes.
- Support farms
- Telco, high tech, or other that would bring high-speed internet.
- They should support mobile home Park in Houlton WI
- Unless help tax role! And should not be tax on Hudson libraries
- We like the rural atmosphere of St. Joe

Q40. Which of the following retail development would you like to see in the future in St. Joseph? Other (103 Responses)

- Gas station (9x)
- Restaurant (8x)
- Gas station, restaurant (3x)
- Grocery and gas- Kwik Trip (2x)
- Small restaurant (2x)
- A business park so that some of our residents could both live and work here.
- A clinic like Somerset, WI
- Animal shelter
- Auto parts/services
- Bed and breakfast inn; tasteful gift/novelty/welcome to Wisconsin shop
- Better gas station
- Centrally located "C" Store along County Road E
- Convenience store, gas station, coffee shop
- Convenience with a variety of groceries
- Convenience/gas
- Decent restaurant
- Department Stores
- Dining
- Don't need any of the above
- Drug store
- Dry cleaners
- Dry cleaning, restaurants
- Family oriented restaurant
- Fast food
- Fine dining

- Fuel
- Fuel, grocery, coffee in the Houlton area makes the most sense.
- Gardening - crafts consignment
- Gas station, liquor store
- Gas station, motel, and water park
- Gas station/convenience store.
- Gas station/dining
- Gas stations and small retail store malls.
- Gas stations, fast food.
- High taxes in MN may allow St. Croix to attract light commercial development
- Houlton is a "pass through" township, why would a retail store open? Stillwater and Hudson has it all!
- Ice cream shop/small restaurant
- In Houlton only
- In the current commercial size
- Indoor pool, racquet ball
- Industrial Park with mixed manufacturing and office space, increased revenues with very little to no expense to the city other than snow removal.
- Just let it happen. Stop steering from backseat!
- Kwik trip at the County Rd E exit
- Laundry - specialty shops
- Let entrepreneurs determine what is best
- Light commercial. Up to 3 larger commercial manufacturing
- Low impact development, sustainable blogs, walkable commercial development small/shared parking, BMP for storm water, LED lighting
- Ma and Pa small business, restaurants, quilting.
- Market dependent
- Maybe Walgreens Pharmacy Store, restaurants and food stores, because it is bad we don't have food shops, auto gas station.
- Medical, dental, Chiropractor, Veterinary, kennels
- Mini mall
- More low-income housing
- More restaurants.
- Nice gas station, local restaurant, local trade.
- No more taverns or liquor establishments
- Not in support of auto dealerships
- Not sure I would use any? depends what
- Not too close to Houlton Elementary
- Orchards
- Restaurants, clothing stores, sporting goods, gift shops
- Retail development destroys rural character
- Retail store
- Retail-all types commercial

- Road access with new bridge connects St. Joe to many mainline retail sources already in place.
- Shops of any kind
- Small community retail development designed for the aesthetics of the community (example-Liberty Village, Len's in Stillwater). Small name feel.
- Small convenience store/gas station
- Small grocery store-maybe a coop? Gas station.
- Small mall, restaurants, library community center
- Small version of a Wal-Mart or Target
- Some offices and light industrial would help the retail-a business park
- Sporting good/bait store
- Start small and see what's needed after bridge is open.
- Strip mall
- Upscale-non-chain restaurant
- Very seldom go to Stillwater/do all shopping/banking/etc. in Hudson
- We already have this (Houlton)
- We could see tremendous growth within a few miles of the border. Be ready. Plan.
- We have enough in Hudson, don't need more
- We have more than we need in Hudson, Stillwater- more than enough vacant buildings there too. And they are only minutes away, even faster with the new bridge.
- We have so much retail already all around us-Stillwater and Hudson specifically. If we wanted to live around busy retail, we would not be living here. We chose this because it is rural, not "Woodbury"
- Whole foods, Byerly's, Panera
- Winery

Q44. What do you like MOST living in St. Joseph? (733 Responses)

- Rural atmosphere (10x)
- Living in the country (9x)
- Privacy (8x)
- Quiet (8x)
- Open space (7x)
- Peace and quiet (7x)
- Rural (6x)
- Rural setting (6x)
- Space (5x)
- Peaceful (4x)
- Rural character (4x)
- Rural living (4x)
- Rural nature (4x)
- Location (3x)
- Rural environment (3x)
- Rural feel (3x)
- Small town atmosphere (3x)

- Close to Twin Cities (2x)
- Quiet country living (2x)
- Space and nature (2x)
- 3 acre minimum lot size (2x)
- 3+ acre lots that give each residence space between their neighbors.
- 3 acre limits - quiet
- 3 acre lot sizes. Wildlife in my neighborhood.
- 3 acre lots. Quiet. Lack of commercial business. Location to Hudson, Stillwater and Twin Cities.
- 3 acre min.
- 3 acre min. lot size. Commercial area located near Houlton along by 64/35 only.
- 3 acre minimum
- 3 acres minimum lots. I love my 3 wooded acres.
- Access to retail and Minneapolis/St. Paul resources.
- Accessibility to everything
- Ag/res environment
- All
- Away from crowds
- Away from development. Open to space!
- Away from major population
- Away from Minneapolis/St. Paul, yet close enough for work and sports
- Balance between ag, residential and nature
- Bass Lake
- Beautiful and scenic. Peaceful wide open spaces.
- Beautiful area
- Beautiful area with lots of space and wildlife
- Beautiful area. Rolling hills, trees, vistas.
- Beautiful environment. Nice neighbors. Having Willow River State Park and Homestead Parklands in our town.
- Beautiful land and vistas. Quality of most residential properties.
- Beautiful land, friendly people
- Beautiful landscape - trees, hills, views
- Beautiful open spaces, from land and animal/wildlife
- Beautiful scenery
- Beautiful wide open spaces with no pollution from businesses, or close neighbors
- Beautiful, quiet, rural
- Beauty of landscape. Peace and tranquility, size of town, close enough to Stillwater and Twin Cities.
- Beauty of rural setting. Living near Homestead Park/Perch Lake.
- Beauty of the area and the peace and quiet
- Beauty of the area, good neighbors
- Beauty of the area.
- Being a life-long resident

- Being away from Wal-Mart and Gas-Marts. Clean water and air, green space. Living near beautiful Willow River St. Park, especially cross country ski trails and scenic overlooks.
- Being in a quiet country setting
- Being in the country- the quietness (most of the time) the scenery
- Being in the country, quiet and secluded
- Being left alone by local government
- Being on a rural property!
- Being part of the Hudson School District
- Big housing single family homes any small farms country feeling
- Big yards, good roads, accessibility to Minnesota
- Clean air, good water, open spaces, nature, quiet and peaceful, privacy yet neighborly
- Clean, healthy air
- Close access to the cities
- Close enough to Twin Cities, but yet far enough
- Close proximity to two parks
- Close to cities but not yet as hectic
- Close to doctors and family. It's a quiet area.
- Close to Hudson and Stillwater amenities, yet where we live is relatively quiet, rural and scenic
- Close to shopping areas
- Close to St. Croix River
- Close to Stillwater and Hudson but very rural
- Close to Stillwater and Twin Cities, but feels like I'm in the country where it is peaceful and quiet (I lived in St. Joseph for 17 years before I moved to Stillwater) Open space, 3 acre minimum to build.
- Close to Stillwater/Hudson isolation
- Close to the city yet have the quiet rural feel where I live. Enjoy the space and trees. We need a balance with the growth forthcoming.
- Closeness to Metropolitan areas yet still country.
- Closeness to the St. Croix River, the Twin Cities, and the lack of development
- Closeness to towns and cities
- Community without urban sprawl
- Convenience of the country, but close to the city
- Convenience, easy commute
- Convenient, yet rural
- Country environment
- Country feel
- Country feel and the neighbors around us
- Country feel of this community. Don't spoil it.
- Country feel-open area
- Country life
- Country life with close proximity to Hudson/Stillwater
- Country life: nature, homestead parklands

- Country living and enjoying the great outdoors and the natural beauty with lakes and parks right next door. Plus closeness to cities when you need.
- Country living but close to cities/restaurants. Access to park trails.
- Country living in close proximity to large metropolis
- Country living, friendly people (small town atmosphere)!
- Country living, large lots, quiet
- Country living, nature, quiet
- Country living, quiet
- Country living, the farms and crops
- Country living, yet close to Minneapolis
- Country setting and life style. Open space
- Country setting/open land.
- Country type of living we experience in St. Joes
- Country, outside of city quiet, lots of areas for biking
- Country, rural environment
- Countryside. Housing is limited and require 3+ acres to build so housing is spread out. Gives feeling of country living.
- County lake close to town and city
- Don't live there. Only own a lot in the town.
- Don't. I own a business there.
- Elbow room but growth is inevitable. Close to metro area. Close to Stillwater, MN, close to rural WI.
- Elementary school
- Family history
- Far enough from big city but close enough to go to the cities for entertainment. Just and peaceful.
- Farmland/woods.
- Feeling close enough to Hudson and Stillwater while at the same time enjoying being in a country rural like setting
- Feeling like we live out in the country, but are close to the city. Lots of space.
- Feeling safe and having very caring neighbors
- Feels like the country when I'm home but just down the road is like city living especially in the summer. It's like the best of both worlds.
- Friendly Neighbors
- Friendly people/neighbors
- General change-I94-new bridge coming should help a lot. Nice people.
- Getting away from high density traffic, people natural areas (Willow River SP, Homestead)
- Good country living. Low traffic, less pollution
- Good neighbors, open space, relatively quiet, variety of opportunities
- Good water availability, woods and animals, close to shopping, and good neighborhood
- Great neighbors, private, secure
- Great place to live
- Great school. Quiet community.

- Great Water, trees, wildlife, fresh air, low noise levels
- Green space and rolling hills
- Having been born and raised here I like the location. We have the St. Croix River-multi lakes-open spaces and the school, which my daughter attends.
- Having space between properties/houses. Rural atmosphere.
- Houlton Elementary School. Close to work. Lower taxes.
- Houlton elementary, proximity to Hudson and Stillwater, but still country feel
- Houlton School. Peaceful, small town living.
- I am close to the cities and Hudson and Stillwater and I'm in the villages
- I am not fond of the current township, especially since we do not have cable or Wi-Fi.
- I can walk outside my door at night and hear the sound of silence and see the stars then drive to Hudson or downtown Stillwater in less than 10 minutes
- I do not live in St. Joseph, I only own property there
- I do not see my neighbor's house (the space)
- I don't live there yet. I have land there.
- I foremost enjoy the peace and quiet. I'd like to keep things rural with emphasis on our natural resources. I don't want a lot of commercial development especially "chain" businesses. I wouldn't mind a few "mom and pop" family shops or businesses.
- I like it because it is close to Stillwater because I live in the trailer park up here, and I would hate to see it being sold by the owner. And he soon will sell it, I would hate to leave this beautiful town.
- I like living in the country, yet not too close to town and the twin cities
- I like rural and country living. Close to nature, don't want to lose the Park.
- I like that our town is small and safe. We moved here to have privacy, small school, and to be away from large city crime!
- I like the country setting
- I like the quiet, country setting
- I like the remote feeling and lack of noise. Living in the country near the cities is wonderful.
- I like the rural life
- I like the seclusion of my household and that the cornfields behind it provide more privacy and open space. I also enjoy the small town feel and how many positive comments I hear about the education program.
- I like where I live
- I live in the scenic views and relative safety. The rural lifestyle with fields and trees, etc.
- I own property. Do not live there. Love the small town atmosphere and farm openness.
- In the country but easy access to Hudson, Stillwater, and Twin Cities
- Inconspicuous residential areas and the open country environment. Also, the relative tranquility of the area.
- It has always been my home. Close to urban shopping and entertainment.
- It has been kept rural with large lot size and limited growth so we do not need to pay for sewer, water, more fire, and police protection and additional school. Many towns close by including Hudson, New Richmond, Stillwater, etc. which provides shopping, restaurants, and etc.

- It is a beautiful area with relative quiet, abundant wildlife (birds, especially) and neighborly resolution of most issues
- It is a nice rural community 10 minutes from Hudson, Stillwater, and New Richmond
- It is a quiet place to live. It is mostly rural with access to lakes, rivers, parks and other outdoor activities very near to where I live. I like my neighbors as they do similar outdoor activities such as 4-wheeling, horseback riding, dirt biking, shooting, snowmobiling, fishing, farming, etc. I like the character of this town's centered around nature, wilderness and a rural feel. I like being able to own a large plot of land.
- It is a small quiet community
- It is NOT in Minnesota
- It is peaceful and quiet
- It is quiet and not far from cities
- It is rural, but close to city conveniences
- It is rural, not trying to be a suburb like Woodbury, etc. Any growth that destroys our beautiful community would be very sad. Whatever is done should be well thought-out, agreed to by the people and contained/zoned as appropriate and necessary. The new bridge does not need to change life here. We have and have had a bridge for years (Stillwater) so this in a way is not "new," just improved.
- It is very rural for being so close to Minneapolis and St. Paul. I love that there are minimum and no major commercial businesses.
- It provides truly rural/natural living within close proximity to the Hudson community and conveniences
- It seems like living in the country
- It is rural remote and nature is everywhere. It is relatively quiet with wild life. Neighborhoods have lots of open spaces for nature and wildlife.
- It was very good until we started getting the big shots here and they wanted everything. So we get our taxes raised to please them.
- It's beauty! Easy access to Stillwater and or Hudson
- It's quiet and the scenery is fantastic.
- It's quiet, 3 acre lots, plenty of room between neighbors
- It's quiet, cozy country feel. Out of town but not too far.
- It's quiet, it's rural. We have plenty of space, no city water/sewer. No low income housing, low crime rate.
- It's quiet, rural nature with limited traffic, no billboards
- It's rural and outer small town feel, especially with farmers as neighbors. No or very little restrictions on hunting, ATV, snowmobiling, etc.
- Its rural feeling and still being close to the cities and businesses
- Its rural, non-commercial character
- It's rural; no street lights, no stop lights. It smells like the country
- It's small and quiet and affordable in the trailer park
- It's still kind of like living in the country
- I've lived here all my life. I like the farm and open land and not many people by me.
- Just own property, have not built on it yet
- Lack of intense development, safe
- Lack of noise, air and traffic pollution

- Lakes and nature
- Land and privacy
- Land, people
- Landscape, scenery, wildlife, open space, Homestead Park, cheese factory, proximity to Hudson and Stillwater
- Large amount of farmland and wooded areas
- Large home lots
- Large Homes within reasonable distance to city
- Large lots, access to Willow River and Perch Lake
- Large lots, open space, wildlife, quiet roads for biking and walking
- Large lots, quiet community, natural amenities and wildlife. We love our good fire/rescue department.
- Large lots, rural feel
- Large lots/beautiful area
- Large min acreage lots, natural surroundings, tranquility of the area, safe, minimal neighbors, bureaucratic interference.
- Large relaxed neighborhoods, country feel
- Large, open areas
- Less traffic
- Light traffic
- Like 3 acre lots. State park.
- Limited amount of lights - can see the stars!! Love the country feel- can snowmobile in the open spaces and freedom with property management.
- Limited construction, 3 acres to a home, limited large commercial buildings, and it's quiet
- Limited growth in the area. Small town.
- Little government
- Lived here all my life
- Lived here all of our lives and enjoy the rural living
- Living here for over 50 years
- Living in a countryside
- Living in a rural area where nearest neighbors are not visible. I am free to garden and use my land as I choose- and hang my wash out without breaking a law. I can safely go for a walk whenever I want-day or night. An added bonus: living on part of a family farm, since 1955. Also, access to cultural and retail offerings of Twin Cities.
- Living in a rural area. The open spaces.
- Living in country but not far from the city. Quiet and peaceful.
- Living in the country with acreage, just enough space between houses. I love the state parks close by and we can get to Hudson or Stillwater within 10 minutes.
- Living near the river and Willow River State park. Houlton Elementary is a great school. Great roads for biking and parks for skiing and hiking.
- Living outside of the Twin Cities
- Local lakes and wildlife, rural setting
- Location - close to Hudson, Somerset, New Richmond and Stillwater. Houlton Elementary School!

- Location (country feel but close to everything). Peace and quiet.
- Location and scenery
- Location is close to MN family, but I have acreage without having to be so far away from retail businesses
- Location, proximity to Hudson, Stillwater, rivers, parks and lakes
- Location: close to the cities, you still feel rural. Wildlife, forest and beautiful views.
- Lot size limits
- Lot sizes, relatively quiet
- Lots of land and no people
- Lots of trees and it's pretty nice people
- Lovely contoured land, not crowded
- Low density area. That's why we moved here.
- Low population density and small town feeling... beauty
- Low taxes
- Many larger home lots-none below 3 acres in country
- Mix of open spaces and larger lot sizes
- Mostly quiet rural atmosphere/character
- Mostly quiet. Friendly people.
- My acreage and privacy
- My home, open space
- My husband and I have both lived here all our lives and we have raised our kids here. Stillwater and Hudson have all the commercial businesses we need. We like St. Joe because it's maintained its country appeal.
- My space and privacy. I will move if it changes and I think many others would too. Is this what the community wants? New regime?
- Natural beauty mixed in with houses on large lots
- Natural beauty of the area
- Natural beauty, privacy
- Natural beauty, proximity to city/location
- Natural beauty. High level of education of the people in the community. Proximity to the metro area.
- Natural country/rural feel
- Natural environment, rural lifestyle
- Natural setting
- Nature
- Nature and wildlife habitat
- Nature, peace and quiet, no neighbors
- Nature, people
- Nature, people, peace and quiet
- Nature, people, small businesses
- Near family and farm
- Near the St. Croix River, quiet community
- Nearness to Twin Cities yet rural. Good neighbors that we know.
- Neighbors, access to Hudson, Stillwater, Cities

- Nice area, wild life, quick access to work
- Nice community- large lot size- community located near businesses in both WI and MN.
- Nice neighborhoods quiet and open
- Nice neighbors and good town chairman
- No commercial or industrial spaces. Farm country and nature feeling.
- None
- Non-development, peace and quiet
- Not being too close to neighbors
- Not crowded - rural area
- Not having house on top of one another
- Not resident
- Nothing now. I thought it would be great to be here with family and friends. Not true now.
- Open areas, rural feel, pride in property ownership
- Open country
- Open feeling/space
- Open in undeveloped spaces. Limited traffic, no street lights. Large and small farms are wonderful! This is why we moved here, to get away from city noise.
- Open land, rural environment
- Open space and wooded areas, it doesn't look like Woodbury and I like the peace and quiet and less traffic.
- Open space privacy
- Open space, animals, wild life
- Open space, country living.
- Open space, hunting, privacy
- Open space, nice people, good location to Twin Cities
- Open space, no commercial development
- Open space, no development, quiet
- Open space, no retail, rural feel
- Open space, Privacy, Wildlife
- Open space, small town feeling, no stores or shops
- Open space, the wild life
- Open space, wild life, friendly neighbors/quiet
- Open space, wild life, quiet
- Open space. Please limit development as that is why most live in the area
- Open space/quiet
- Open spaces, beauty, agriculture, people
- Open spaces, mixed farm and homelands, low crime, lots of natural environment
- Open spaces, size of lots
- Open Spaces-not crowded not clogged
- Open Spaces-peaceful
- Openness
- Openness and no crowding of houses-night traffic
- Openness, country feel. Quality neighbors and homes.

- Openness, rural
- Our 3 acre lot. Halfway between Stillwater and Hudson. Now St Croix bridge being built.
- Our access to Minnesota
- Our house and land
- Our rural feel and desirable area
- Our spacious back yard, close to Stillwater/Hudson/Stillwater, convenient store, Hwy 35 plowed and salted quickly in winter
- Own land in St Joseph but don't live here
- Parks and the remoteness and the undeveloped areas
- Pastoral feel of the town. Farm fields/forest/sparse housing. We are close to many communities that have ample retail/industrial capacity. What makes St. Joseph special is the absence of overdevelopment.
- Peace and access to the cities
- Peace and quiet and wildlife
- Peace and quiet of a rural area, nature watching
- Peace and quiet of a rural setting. It is close to town, but far enough away.
- Peace and quiet, and scenic landscape
- Peace and quiet, nature
- Peace and quiet, rural setting, wildlife
- Peace and quiet. No development
- Peace and quiet. Privacy/beautiful area. No light pollution.
- Peace and quiet. Wildlife, amount of land, state park.
- Peace, quiet, and privacy
- Peace, quiet, nice neighborhood, close to nature
- Peaceful and quiet. Very rural feeling.
- Peaceful atmosphere
- Peaceful countryside; residents
- Peaceful location. The wildlife. The nature trails. No industrial development.
- Peaceful quiet setting
- Peaceful setting, private, animals, farms. The whole setting is why we left Minneapolis for here.
- Peaceful, quiet, beautiful
- Peaceful, quiet, beautiful open spaces
- Peaceful, quiet, nature, no cops!
- Peaceful, quiet, respectful neighbors
- Peacefulness and beauty
- Peacefulness and country living-wide open space
- Peacefulness and nature areas
- Peacefulness and space
- Peacefulness and wildlife
- Peacefulness of nature, uncrowded
- People
- People, close to work, peaceful

- Please save our small town community for generations to come! Truly, it is a piece of very unchanged earth; actually heaven on earth compared to all the expanding suburbs of the cities that have become rows of townhouses and businesses. We have the unique opportunity to not do that to St. Joe's.
- Pretty area - quiet!
- Privacy - natural setting/beauty. Proximity to Hudson/Stillwater.
- Privacy and quiet
- Privacy and wildlife
- Privacy I have at my home. We have five acres of woods. Like being near a city but still in the country.
- Privacy that we have
- Privacy we have. I love that there is a 3 acre minimum to build/or lot size.
- Privacy! Rural Setting. Elementary School.
- Privacy, nature, quiet
- Privacy, peace and quiet
- Privacy, quiet, good school K-5.
- Privacy, Rural feel, Close to bigger cities
- Privacy, space, greenery, nature, fresh air, country lifestyle
- Privacy, we are on a 5 acre lot
- Privacy, woods, beauty, quietness, away from the rush of the city
- Privacy. I moved to the country for the peace and quiet and open spaces. I don't have that if I live in the city.
- Privacy. The beauty of natural surroundings, darkness to see stars, quiet.
- Privacy-limited government interference in the life of those who live here
- Privacy-quiet
- Privacy-separation from neighbors. Quiet-peaceful. Small town feeling-sense of community with residents.
- Proximity to Bass Lake
- Proximity to Metro Area
- Proximity to Stillwater, Somerset school
- Quality of life - somewhat rural - it's not farm country anymore (or only very limited)
- Quality of life, low noise, space, low taxes
- Quasi-rural setting
- Quiet and large lot restrictions
- Quiet and pretty area
- Quiet and space!
- Quiet and spacious
- Quiet area, lots of land per household. Serene and private. Small Houlton school for children.
- Quiet but still close to the cities
- Quiet community
- Quiet country atmosphere with easy access to major roads, stores, entertainment
- Quiet country feeling, but still having access to places I need. Also the wildlife I see.

- Quiet country feeling, If that is gone, I will be as well. People like myself moved here 20+ years ago to get away from commercialization. We don't want it in our back yards.
- Quiet country living. No serious crime.
- Quiet country setting and no light pollution so we can see the stars at night. Very little traffic.
- Quiet country setting. It's why we moved here.
- Quiet isolated and landscape
- Quiet natural living space with limited growth but still convenient to work in the Twin Cities. This township gives us the up north feel but still close proximity to the city. Don't ruin it please.
- Quiet nature
- Quiet Neighborhood. Country feel close to town.
- Quiet place to live
- Quiet rural
- Quiet rural setting
- Quiet rural setting
- Quiet surroundings, enough space to enjoy
- Quiet wooded area
- Quiet, beautiful space. Close to necessities but we still have privacy.
- Quiet, beautiful views
- Quiet, big lots, no cluster housing, neighbors are close, but not too close, open space with beautiful trees
- Quiet, convenient access to Stillwater, few neighbors
- Quiet, country living-nature, not crowded
- Quiet, few intrusions.
- Quiet, friendly, secluded, rural. No businesses!
- Quiet, have space and neighbors (who are not too close). Quaint country setting only minutes from Stillwater or Hudson.
- Quiet, large home lots (with land), country-living (not over-developed)
- Quiet, less populated
- Quiet, love the neighborhood (nice size yards). Close to Hudson and Stillwater
- Quiet, low crime
- Quiet, nature
- Quiet, nature and beauty, open spaces, less development, like residential lots of 3 acres or more
- Quiet, nature, not far from large metro area. I don't have to see my neighbors everyday-even though I love my neighbors.
- Quiet, non-commercial area. Large lots, outdoor recreation.
- Quiet, open space
- Quiet, peace-Bass Lake. An oasis close to the Twin Cities.
- Quiet, peaceful living
- Quiet, peaceful, country living, lots of farm fields and wildlife
- Quiet, peaceful, private, non-commercial
- Quiet, peaceful, rural

- Quiet, pristine, great water
- Quiet, rural atmosphere
- Quiet, rural nature, open spaces, privacy
- Quiet, rural scenic landscape
- Quiet, rural, low traffic area
- Quiet, rural, not overly developed yet close to larger towns and Twin Cities. I do not live in St. Joseph, I have my business here.
- Quiet, rural, undeveloped nature area in which to live- very non suburban
- Quiet, rural, waterfront (St. Croix River) living near Hudson, Stillwater and major metro area
- Quiet, rural/semi-rural living, proximity to Mpls/St. Paul
- Quiet, safe, pretty, low density population, not too many poorly designed regulations, mostly nice people. Still see the stars. Low stress.
- Quiet, spread out, very rural. Prefer to see lots of wildlife. I do not want another Woodbury in my area.
- Quiet, unclutter
- Quiet, wide open spaces
- Quiet, wildlife, hiking, biking
- Quiet, woods and water
- Quiet. Birds feed and sing- Community only noisy with motorcycles on the weekends.
- Quiet. Good neighbors.
- Quiet. Space
- Quiet; wildlife
- Quiet-country with access to commercial
- Quietness
- Quiet-open spaces
- Quiet-private
- Quietude, beautiful countryside
- Quite small town feeling
- Relaxed atmosphere that is close to the Twin Cities
- Relaxed country atmosphere
- Remoteness, nice neighbors, playgrounds, my drinking water is not safe
- Residential, wooded, rural feel
- River views
- River, nature, and quiet surroundings
- Rural "wild" land of my property
- Rural character. Large lot size.
- Rural and private, yet close to towns of Hudson and Stillwater
- Rural and quiet
- Rural area
- Rural area but close to city
- Rural area, small town atmosphere! Close to larger area-Hudson, etc.
- Rural area, solitude.
- Rural area, yet close to Hudson, Stillwater, Twin Cities.

- Rural area
- Rural aspect
- Rural atmosphere and good roads
- Rural atmosphere and proximity to Twin Cities
- Rural atmosphere but also close to Hudson/Stillwater proper, space
- Rural atmosphere near large cities and Hudson proper
- Rural atmosphere with proximity of city offerings fairly close - grocery stores
- Rural atmosphere, but located near enough to towns
- Rural atmosphere, knowing your neighbors, not being over-crowded, the volunteer firemen
- Rural atmosphere, open land, easy access to towns
- Rural atmosphere, open spaces
- Rural atmosphere, privacy, freedom to use your property with minimal restrictions
- Rural atmosphere, the fact it is still largely, "undeveloped" and private; yet still conveniently situated between Hudson, Stillwater, New Richmond, and Somerset
- Rural atmosphere, woods, fields, open spaces, and not a lot of people crowding everyone
- Rural atmosphere. Let's keep our character and not become another Woodbury! We are not an outer ring of cities so keep the Met Council out. They have no business here and should have no influence.
- Rural atmosphere. Peace and tranquility, with low amount of traffic.
- Rural beauty and privacy
- Rural but close to anything that I need
- Rural but proximity to Hudson and the Twin Cities
- Rural character- close to lots of things.
- Rural character, access to parks and public waterways, low traffic
- Rural character, relative privacy, quiet
- Rural character. Lakes and rivers, parks.
- Rural character. No business parks.
- Rural character: quiet, open spaces, limited traffic
- Rural community
- Rural community, friendly neighbors. We love being on our rural development. We have the benefit of living in the rural area and beauty of the St. Croix Valley, but yet are close to the Metropolitan area.
- Rural country feel of it. No stop lights or traffic. The spaciousness of it.
- Rural country setting
- Rural environment and 3 acre lot limit. Proximity to Stillwater.
- Rural environment but reasonably close to business establishments
- Rural environment close to metro area
- Rural environment- farm fields, no light pollution, quiet
- Rural environment, no close neighbors
- Rural environment, parks, low traffic, open spaces, Willow River
- Rural environment, small class sizes at the Houlton School. The beauty of the land.
- Rural feel - open areas
- Rural feel and setting

- Rural feel of the area. Active farms/family farms. Perch lake. Close to amenities but far enough to keep crowds away.
- Rural feel, access to good parks, Hudson and Stillwater
- Rural feel, minimal housing development, open Ag land and neighbors
- Rural feel, no close neighbors, quiet-little or no road noise
- Rural feeling without living too far from various stores, etc.
- Rural large lots
- Rural lifestyle with close proximity to urban activities/conveniences
- Rural living near convenient shopping and restaurants
- Rural living near the convenience of Mpls/St. Paul
- Rural living with access to cities, i.e. Stillwater, Hudson, etc.
- Rural living with min. restrictions
- Rural living, open space, farm country, lack of commercial development!
- Rural Living, quiet space
- Rural low key lifestyle
- Rural nature and green space, quiet, dark at night
- Rural nature of the area
- Rural nature with close proximity to Hudson/Stillwater and Twin Cities metro area. Willow River State Park.
- Rural nature, light traffic, close to large metro easy access for highway
- Rural nature, quiet, farming
- Rural quality of life
- Rural quality of life. People not stacked on top of one another. Relative safety.
- Rural quiet space
- Rural quietness
- Rural setting 3 acre plots
- Rural setting and lot size limits for the township
- Rural setting by the St. Croix River
- Rural setting with not a bunch of chain store development. Willow River State Park.
- Rural setting. Good neighbors.
- Rural setting, good school, quiet neighborhood. Close to willow river and perch lake.
- Rural setting, natural beauty, peace and quiet
- Rural setting, open space, outdoor activities
- Rural setting, quiet, wildlife, parks
- Rural setting, small town feel, open areas, no apartments or multi-housing, not a lot of traffic, no stoplights
- Rural setting, wildlife, access to parks
- Rural setting. Quiet.
- Rural setting/privacy
- Rural setting/quiet. Preservation of natural setting. Small elementary school. Homestead Park/Perch Lake.
- Rural undeveloped land
- Rural with land space, houses far apart, no bright road/pkg lights
- Rural with no commercial businesses

- Rural, but close to towns
- Rural, close to city and rivers
- Rural, natural character
- Rural, neutral settings
- Rural, no traffic, low crime rate, safe neighborhoods
- Rural, peaceful
- Rural, private, country living-if I want the city I will drive there. I do not like planned communities or big government.
- Rural, quiet
- Rural, quiet, location to Stillwater and Hudson
- Rural, quiet, nature, large lots, private
- Rural, quiet, out in the country
- Rural, yet nearby shopping and work. For us, it is relatively central to Stillwater, Hudson and New Richmond. We like the quiet neighborhood.
- Rural/country setting. Large mandatory (3 acre) lots.
- Rural/farming/nature
- Rural/small community - Houlton elementary, Willow River State Park, Lot sizes - min. acre requirements
- Rural-if I wanted to live in a city, I would have bought a house in downtown Hudson. It's quiet, and dark at night. No noise/light pollution.
- Ruralness
- Ruralness of it, when I come home from work I feel like I am in the countryside
- Rural-quiet
- Scenery, people, peace and quiet
- Scenic area-privacy
- Scenic views, hills, river, and lakes, trees. Good roads.
- Scenic views, quiet countryside, use of the St. Croix River
- Seclusion that we have, yet we are still very close to the metro area when we want to go into the city. We feel like we can enjoy both the country and the city living here.
- Seclusion, privacy
- Seclusion, rural atmosphere
- Security
- Self-reliance
- Semirural setting and population
- Sense of the rural community
- Separation from Twin Cities metro area. Lower noise. Open space.
- Serenity away from all the "suburbia" b.s. like what's going on in Woodbury, Lake Elmo, and even in Hudson. Love Willow River and parks, trails. It still has a sense of a rural area with all the trees, wildlife and no sub-developments. It's very scenic in St. Joes, and it should stay that way.
- Serenity, quiet, low traffic, farmlands country-low speed roads, friendly neighbors who help each other out. A great town board chair (Dan G)!
- Serenity, the small density population
- Simple country living with 30 minutes to St. Paul

- Since we moved here 40 years ago we have enjoyed the rural nature of the area
- Single family housing. Houlton School.
- Small Community- Close Knit
- Small community feel/Houlton Elementary
- Small community, quiet, that's why we moved here
- Small community. Good school-rural but close to city.
- Small community. Not too busy in town.
- Small quiet community
- Small quiet place to live with an "out of town/country" feel and only minutes from Stillwater-easy access to the cities
- Small town feel
- Small town feel, low crime rate due to limited rental properties
- Small town feel. It is exactly why I moved here!
- Small town feeling
- Small town feeling-looking forward to the old bridge closing and the traffic to slow down-the family farms
- Small town life style
- Snow plowing.
- Solitude
- Solitude. And once the bridge is done we will have it back.
- Somewhat smaller community
- Space and privacy
- Space and quiet, low population
- Space between houses
- Space, enjoying nature, great neighbors that respect the ideals of others, being away from commercialism, traffic and noise
- Space, less populated
- Space, no commercial areas with lights and trash blowing around
- Space, not much automobile traffic
- Space, not over-built
- Space, openness of country
- Space, privacy and new bridge
- Space, privacy, country living
- Space, privacy, feeling you are in "the middle of nowhere"
- Space, scenic
- Space, wildlife, the quiet
- St. Croix River
- Still largely conservative people. Large lots, woods, hills.
- Still like the country feeling
- Still rural community
- Still rural-parks-easy commute
- Surrounded by nature, with lots of open and wild space, and so quiet you can hear the silence. Minimal light pollution makes for available starry new moon nights. Easy access

to all of our favorite outdoor activities: swimming, fishing, canoeing, biking, hiking, snowshoeing.

- Taxes
- That it is mostly rural. It is close to Hudson and Stillwater and the Twin Cities.
- That it is rural. We've had farm acreage, corn, soybeans all around US for 13 years. Want to keep it that way.
- That there are no sloppy businesses cluttering up the environment. St Joseph still has the feeling of living in the country. We still see some wild life around our property.
- The access to nature.
- The "country" feel-the average minimum requirements-the natural aspects-Houlton Elementary School-lack of commercial industrial areas
- The appearance, the beauty, the friendliness
- The area
- The community
- The effort of community
- The fact that there is still some open space this close to the Twin Cities
- The fact the bridge is finally coming. Growth is needed over here!!
- The feeling of being out in the country and being able to drive 15 minutes to either Hudson, Stillwater, or New Richmond for shopping, gas, etc.
- The nature that surrounds us- the openness, the crops
- The school. Small town living.
- The way it is now!
- The way it is, no section 8 housing, no low income housing, no cluster housing, which equals very few problems and very little crime
- The wildlife environment and the peacefulness
- There are few Minnesota liberals living in St. Joseph. My neighbors all own firearms.
- Trees and varied topography. Closeness to metro area.
- Trees. Can't see neighbors in the summer when everyone is indoors, quiet.
- Undeveloped farm type township
- Used to like it for being quiet dark and night. Now that's all gone and here comes the bridge. So now it's convenient being close to the cities, but living rural!
- Very quiet small community. Not busy.
- Very rural
- View of the river
- Village-like atmosphere
- We appreciate the quiet and beauty of the St. Croix Valley, the Willow River, the forests and the farmland
- We are close enough to Twin Cities to have the convenience of town liking, but able to live in a rural setting.
- We do not live there. We own a lot there.
- We don't live in St. Joseph
- We have rental property in Settlers Glen. We are residents of Stillwater Township.
- We haven't quite been here a year. We moved for the quiet country living. Let's keep it special.

- We just love living here
- We like the closeness to all the needed services. Hudson, Stillwater so close we don't need more commercial growth here.
- We like the rural character and wildlife. And we are close enough to shopping. We are more a part of Stillwater than Hudson.
- We lived in St. Joseph for 20+ years. Our favorite was the state park. Even though was so close we took the kids camping, used the hiking trails, and cross country ski trails. Loved the park and Perch Lake bass, waterskiing used them all at St. Croix River
- We love that it is rural, yet close access to Stillwater and Hudson
- We love the quiet country setting away from the pressures associated with overpopulation. We enjoy the wildlife and natural beauty. We appreciate current St. Joe policies, no need to change.
- We maintain a small farm, so we really like having the open space around us
- What I used to love was the friendly neighborhood, wildlife, peace, re-sale value. ALL GONE for us because the construction.
- Wide open spaces, peace and quiet
- Wildlife, accessibility to the cities
- Willow River

Q45. What do you like LEAST living in St. Joseph? (727 Responses)

Internet, TV, Wireless (100 Responses)

- Internet (35x)
- Lack of broadband internet. (17x)
- Poor internet options (13x)
- Internet, cable not available. (7x)
- Also limited options for internet etc. People in some communities get home internet speed for the cost we pay for 3 or 4, if we can get internet at all.
- Cell service also limited
- Horrible internet options, as well as cable options (for the winter months). If you can get high speed internet in Iraq and Afghanistan, we should have it here!
- I love living here. Poor internet is probably our only issue, but we live with it.
- Lack of a reasonably priced, fast internet service
- Lack of availability of broadband and lack of commercial services
- Lack of high speed internet, extremely overdue!
- Limited access to high-speed internet
- Limited broadband areas. People who want to raise taxes.
- Limited technology options-no Wi-Fi, can't watch Wisconsin news or Packers games.
- Limited telecommunication infrastructure
- No access to internet. We are considering moving out and our neighbors are doing the same. This would be a huge loss.
- No broadband internet access and no access to Wisconsin television stations
- No broadband internet, no cable, no natural gas
- No broadband internet. Must use satellite and it has issues when weather is bad along with limits in usage

- No cable or underground lines internet service. I hate the undependable satellite service
- No DSL. Cell phone dead zones.
- No high speed internet! (It inhibits ability to work from home-unacceptable in 2013!)
- No/poor internet options. dangerous roads (for running/biking)
- Not having good high-speed internet.
- Not having local broadband internet. Light pollution from New Richmond and Hudson.
- Not line of sight for satellite but no cable or fiber
- Painfully slow internet service
- Poor cell phone coverage
- Poor cell phone reception
- Poor limited internet service. Our hope is that St. Joseph continues to support the rural, but progressive niche and continues to provide connection amongst the people living here.
- Power is out too much and there is no internet option here, very backwards! Coming from a large metro-populated city.
- Pretty poor cell phone reception
- Pushing broadband access for the few that can't get satellite or hot spot coverage and making everyone else pay for it. So many other better options, why go backwards? Most homes/losing landlines so we should now upgrade lines?
- Township needs better internet options. The street we live on has pipe/conduit in place, but no wire has been pulled.
- We do not have Wi-Fi.

Taxes (70 Responses)

- High taxes (**55x**)
- High school taxes (**2x**)
- Double/triple taxation-fee central
- Growing regulations and high property taxes
- High property taxes compared to other communities
- I pay huge taxes for only a lot!
- Nothing that you do will lower my taxes so just make good sound business decisions
- Our taxes are too expensive
- People who want to raise taxes
- Property taxes
- The constant push to find new revenue sources. Out trying to supply a bunch of services the government (i.e. me as a taxpayer) shouldn't be providing (bike paths, soccer fields, etc.) and focus on those you should (roads, safety, etc.).
- The extreme debt the Town of St. Joseph has and its willingness to go farther into debt
- The fact that it could change no matter what this survey says and taxes are too high!
- The town has too big of an appetite for spending money on unnecessary expansions and "improvements"
- We need to grow and increase the tax base

Roads – maintenance and condition (68 Responses)

- Roads (10x)
- Road maintenance (3x)
- Lousy roads (2x)
- Amateur road repairs (time for professionals to do this work)
- Don't take care of the roads in spring, summer, fall (bike lanes)
- Extremely POOR road maintenance i.e. "Old Highway 35"
- Get rid of, or force the county to reconstruct the most dangerous road intersections to round-about etc. I.e. intersection of E and I/ V and E/ 35/64 and V etc.
- Gravel dirt road that is un-maintained. No plowing, no public maintenance on public gravel roads.
- Gravel roads-unmaintained
- Not upgrading roads for increased traffic. Not maintaining roads to keep cost down for future with dust always increasing. Cannot stand still on contribution and reconstruction.
- Our location bordering Richmond Township receives road maintenance seemingly on a last resort. It took years to finally get the stretch of 140th repaired! We seem to be out of the loop as we are not in Hudson!
- Poor job of trimmings of brush along township roads.
- Poor management, poor roads
- Poor roads on far east side of township
- Quality of road maintenance
- Resurfacing roads with oil and crushed rock. Roadside trash.
- Road conditions - rough roads
- Road conditions are below par, even terrible in some places. We are way behind on improvements
- Road congestion
- Road repair inadequate for taxes paid
- Roads are not constructed or maintained to even minimum standards. Signage is so bad it is embarrassing.
- Roads/controversy within tourism environmental
- Slow response to road repair needs.
- Some roads are in need of repaired widening
- Terrible roads slow ability to get to work
- The last few years-certain people or the board now and know about keeping up the roads.
- The terrible mowing job along our road this summer
- The way they construct roads; the new intersection of 140/83 us a FIASCO!!! Please do something about it. It was built with OUR tax dollars.
- Tree butchering weed whacker disguised as trimming
- Unpaved road we live on - needs to be paved - can be very slippery after rain or when snow melts.
- When roads in the county need fixing, the roads on which town board members live seem to get done first
- You need to clean up the area's roads and ditches have trash

Accessibility and Distance (56 Responses)

- Distance to groceries and other conveniences (3x)
- 7 Miles to get to a grocery store was glad we had no fast food!
- A little too far away from things (grocery store, restaurants, etc.)
- A long way to drive to stores, etc.
- Although being out of town is a plus it is also more difficult when trying to get to and from activities in town
- Commute to Twin Cities. Need a road or highway south to 94 to bypass Hudson. Congestion on highway 35 and downtown.
- Commuting distance to work and gun nuts
- Commuting to everything
- Convenience to stores
- Distance to amenities
- Distance to Hudson and Stillwater
- Distance to job centers
- Distance to shopping- 7+ miles
- Distance to shopping especially large grocery stores
- Distance to travel for any goods or services besides convenience stores
- Distance to work
- Drive to Hudson for pharmacy, groceries, etc.
- Drive to town
- Drive to work
- Driving for everything
- Far away from schools and services
- Far from everything. No place to bike that isn't a busy highway
- For students at Stillwater, no coffee shops close by.
- Have to drive to doctor and grocery store. No senior apartments.
- Have to go out of St. Joseph to buy most everything
- Have to use a car constantly
- Having to drive so far for food
- Hour commute to work
- How far it is from Hudson
- Long travel distance to stores
- No easy way to get to Hudson Middle School and Hudson High School
- Other than Willow, I have to travel for my outdoor pursuits- I would love some biking, running and horse riding trails at my door, not drive to Stillwater.
- That being said, we lack a centrally located C store
- That I have to drive so far to get to a grocery store or a Target
- The access to Minnesota, we need the bridge, but I do not want to see a "Woodbury" type of growth.
- The commute
- The fact that my neighborhood has to go to Somerset schools and I live 4 miles from Houlton Elementary. We had to open enroll and may not be accepted again in middle school.

- The lack of access to decent restaurants or retail stores. It seems that all we have are a couple bars and dentist
- Too far away from town
- Too far from going shopping
- Too far from Hudson
- Too far from Hudson High School
- Too far from shopping and food
- Too isolated from restaurants, shops, too far to get to Hudson
- Travel time/traffic to the cities
- Limited delivery options, such as restaurants
- Lack of community core, always have to go somewhere else to services
- No grocery store within 30 minute drive
- Access to 94- driving through town to get on 94
- Access to convenience stores or light commercial stores is non-existent. Need to drive away to get gas, groceries, etc.
- Access to Hudson and Stillwater
- Access to Minnesota
- Accessing the St. Croix is often difficult. Hudson landings often full and other WI access points not adequate for larger boats.
- Limited access to get to 36 or 94 roads

Traffic (51 Responses)

- Traffic (16x)
- Speeders going up and down our side streets (2x)
- 55mph speed limits. Drop them to 45.
- All the traffic in front of our house!
- Busy highway 35/64
- Driving 25 MPH through the speed traps on North Hudson and Hudson
- Existing river crossing and traffic in downtown Stillwater
- Fast drivers on County Rd E. Can't make turn without almost being hit!
- Growing traffic level
- High speed on co. road V
- Highway 35-64 from Stillwater Bridge East to four lanes - traffic speed limits are most often 10 to 15 miles over speed limit. No police enforcement at all.
- Highway E
- Highway traffic and residential business development
- I'm also frustrated with traffic speed levels going through Burkhardt on County A
- Increase in traffic especially on County Rd I. Snowplowing of roads (County Rd E, I, etc.) poor.
- Increased development
- Increased traffic and light pollution
- Increasing traffic
- Increasing traffic and congestion
- Lot of traffic on A and E

- No sidewalks or place to take kids for a walk, well on Hwy 35 there's a lot of traffic
- Overgrown, traffic. People from Minnesota moving here and do what they want here! Live here myself 56 years.
- Speed limit too high on E and V
- Speeders through Houlton
- Speeding in 25 MPH zones
- The 35/64 traffic
- The 45 mph limit on River Road should be 55
- The backed up traffic from the bridge.
- The increased traffic on county roads A and I!
- The traffic getting to and from the Twin Cities
- Too much traffic on County Rd V
- Traffic noise from County Road E
- Unsafe driving on county roads (need more turn and passing lanes)
- Vehicle traffic on County Road A in Burkhart area. Too much traffic for roads to handle. Speed limit too high.
- With the new bridge, traffic will be closing the river to WI. Exciting and harming to MN. A lot of money and loud pipes.

Development (44 Responses)

- Cluster housing (2x)
- The threat of over development (2x)
- Big building everywhere
- Catch 22. Most farms consider their acreage as their 401 Plan. But I hate to see our farms disappear to development.
- Commercial area in Burckhardt
- Developers and special interest groups that don't live here are taking away the rural life and turning it to a city
- Development
- Fear of overdevelopment. Not much renewable energy sources
- Getting so crowded with people in a hurry. They should live closer to Twin Cities.
- Getting too crowded
- Growth over the past 10 years
- I have a big concern of uncontrolled growth and higher taxes after the bridge is built. Small group of vocal people wanting nothing to change. We need economic growth and development. No high speed development for internet access. Poor paying jobs and no job growth. Must drive to the cities for a job that pays anything.
- Improvements: old Stillwater bridge (lift bridge traffic). It has no industry.
- Lack of direction in development in the community
- Lack of paved walking trails-inconvenience to local stores/restaurants. However, I would prefer for these types of development to progress on a very small scale.
- Lack of street lights
- Land developers
- Limited public services

- Loss of Ag land use
- No town center. Zoning issues.
- Not enough progressive growth
- People are opposed to growth; everyone should have the right to subdivide
- People who move here and then want to limit others from moving here. If they want to stop development THEY should buy the land.
- Persistent threat of commercial and intensive housing projects. This has been unchanged in the 20+ years I have lived here. Seems like town boards and councils could communicate more to citizens.
- Poorly designed development
- Possibility of growth, commercialization
- Residential development by developers. Sell lots one by one and not by letting someone come in and divide up land for developments.
- The encroaching housing, which is poorly planned
- The fact that it will be developed and turned into Woodbury
- The fear of out of control development which could easily occur when the bridge is complete. We witnessed the discretion of Stillwater with uncontrolled growth.
- The increase in housing
- The increasing amount of development
- The lack of planning dealing with water and sewer services. Ambulance service - too long, too far away. Lack of adequate fire protection.
- The possibility of commercial moving in
- The town doesn't seem to want to grow
- Those that are trying/want to have business and business parks. Those that want to add more playgrounds.
- Threat of too much change due to new bridge
- Too many flatlanders
- Too many homes being built in St. Joseph Township
- Too many housing developments
- Trashy reputation. Low standards in development. WE are one of the last communities in the area to be rural-we should value our space, have high standards for any type of development and resist the political aspirations to provide every amenity. Think like Grant, Afton...
- We moved here many years ago and even some changes have occurred. We like it the way it is.

Stillwater Bridge (36 Responses)

- Stillwater bridge and congestion **(20x)**
- Current Stillwater Bridge can't wait for the new one **(3x)**
- Getting across the Stillwater bridge **(2x)**
- Closing on lift bridge
- Concerned about future growth and traffic after the bridge is completed
- Crossing the river on the old lift bridge
- Dealing with bridge closures

- Existing Stillwater Bridge(especially on weekends)
- Having the old bridge
- How long the bridge development has taken
- Old lift bridge
- Very happy about the "new bridge." Finally!
- Waiting for the bridge in the summer
- WI-DoT planning two highways crossing each other (35-64) with no interchange from one to the other without going way out of the way

Town Board (36 Responses)

- The Town Board of St. Joseph is the least thing we like in this community **(10x)**
- Politics **(6x)**
- Any town board member that wants to make this town like the Twin Cities or Woodbury.
- Basic function of town entity, infrastructure and emergency services. This current board and previous have been severely neglecting the infrastructure of maintenance of town roads.
- Cattiness and personal agenda of some of the Town Board members
- Decisive town board that make short sighted decisions
- Elected officials who badmouth others and make up their own rules and regulations. Let's work on our integrity!
- Feuding in township
- History of enormous town politics. We commend current leadership in managing that.
- How the Town Board is self-serving
- I don't follow it closely but some of the town board members don't quite seem up to the task.
- Inability of town board to work together
- Internal services are limited and not very good or fast. Older residents votes seem like they mean more than the younger generation who may in fact be how or why the town grows.
- Negative rigid, narrow and vocal perspective potentially impacting long term planning
- Negativity of town politics. Lack of transparency by the Town about Town actions/business.
- People on committees not representing the majority of the people by spending money on items we don't want or need. Like parks, walking and biking trails, nature and picnic areas, ski trails.
- Provide growth and stupid decisions by an unethical town board of tax clerks
- Responsive township employees
- Restrictive covenants
- Some of the people with personal agendas that try to control others
- Some of the political people
- Squabbling at the town meetings - rarely attend!
- The fact that board members do not listen to the residents that elected them
- The planning commission

- The thought of elected officials turning this peaceful neighborhood into a congested noisy community like Stillwater
- The township government
- Those in charge thinking Houlton is the main focus for the township.
- Town board does not enforce ordinances-messy yards, junk cars, etc.
- Town Board has put the town in debt for 5 months. Spends more money we do not have coming in. Only a small number of people push their agenda on to the rest of the town.
- Town Board politics, a real joke. The board needs to stop talking about cluster housing.
- Town meetings-board members won't let home owners improve their homes/property

Like It Here (34 responses)

- Cannot think of anything (26x)
- I like it the way it is (2x)
- :)
- Happy as can be, nothing to dislike
- I don't have a negative
- I like St. Joseph just the way it is. If I need things, I have no problem driving out to find it.
- Not sure. This is a great place to live and raise kids.
- We like it here

Winter Roads (28 Responses)

- Snow plowing (7x)
- Bad plowing in the winter.
- Bad roads, lack of snow plowing in timely manner.
- Bad snow plowing in 2013.
- BAD winter roads.
- Better snowplowing and trimming ditches.
- Correctly or snow plowing especially in 2012-2013 of hired people at the expense of the rest of us who know less
- Decline in quality of snow plowing service
- Driving in winter-snow removal is terrible
- Driving on country road in snow and ice
- Horrible winter road maintenance
- Last winter-snow plowing- I hope it's better this year
- Last year's snow plowing
- No complaints - sorry - snow removal issues this past year
- Plowing of roads and ice control
- Poor plowing of Secondary roads by private contractors
- Poor snow plowing, poor internet access
- Snow plowed roads from V and E to Houlton are cleared, salted, sanded, much better, than the rest of County Rd E to County Rd I which usually sucks!
- Snow plowing - is done poorly.

- Snow plows companies chosen. The neighbors 3 dogs barking at everything that comes down the road.
- They fired the good snowplowing company
- Very long time between the end of a snowfall and the less traveled roads being plowed

Additional Businesses (28 responses)

- No grocery nearby (9x)
- It would be nice to have some very basic conveniences like a coffee shop, and grocery store. Nothing extreme though. We need to keep the small town atmosphere that makes this area special.
- Lack of businesses
- Lack of commercial development
- Lack of grocery store and gas stations
- Lack of planned development to expand the tax base and prepare for growth. If growth by passes St. Joe and goes to Somerset and New Richmond because of the bridge, we will have missed on enormous opportunity that will not come again.
- Lack of stores/retail
- No close grocery store-gas station
- No commercial areas such as grocery store-poor access with lift bridge
- No community market place
- No good convenience station
- No growth of business developments.
- No small stores to shop for basics but the gas station
- Not having a grocery store
- Not having a small grocery store for those one or two things you need that you know hasn't been sitting on the shelf for a while
- Not having convenience of grocery, gas, and medical. Not feeling the community of a traditional neighborhood with houses closer together.
- Retail shops are limited and entertainment for children such as Skate Park, etc.
- There could be a little more commercial development
- There isn't a nice gas station close to Stillwater Bridge
- We need a grocery store

Noise (26 Responses)

- Our neighborhood has the noise of gunfire from shooting ranges and teachers of hunter's safety. Terrible for dogs and humans who are sound sensitive. We would appreciate limited and posted hours for such noise (2x)
- 8-8 limits on Bass Lake, motorcycle noise at night on highways
- Fireworks are an issue for us every summer. People set off fireworks too late at night; we have to call the police EVERY year to get people to stop!
- Gun club noise, housing developments, kids in ATV's and motor cycles
- I will not like the noise and traffic that the new bridge will cause! There better be sound mitigation!
- Increase in noise level over the last 28 years with traffic and neighbors
- Lack of enforcement of motorcycle noise regulations

- Loud motorcycle traffic
- Motorcycle noise
- Motorcycles, bars
- Noise, pollution
- Noisier than expected
- Noisy dogs
- Noisy golfers
- Noisy roads
- Semi-annual motorcycle rally
- That people (loud people) use the Perch lake boat landing as a beach and party place-night and day, all summer. Also that there is not a recycling bin at the boat landing (where there are 3 garbage bins!)
- The increase in traffic noise
- The noise from the motocross bikes next to my house
- The noise, loud cars, dogs barking a lot
- Too many motorcycles. I have no real complaints
- Truck noise
- We live along County Rd F and noise is a problem in summer. Loud motorcycles and at times cars and motorcycles going way faster than the posted speed limit. Basing that on high engine revving.
- We live on the highway. Hate the noise! Especially the motorcycles.
- Noise (gunshots-motorcycles).

Trails (22 Responses)

- ATV/dirt bike tracks and on roads
- Biking paths, no direct route to 94, road conditions
- Dirt bikes
- Having to worry it's going to get wrecked, few trails other than in park
- I basically love it here. Safe biking trails away from whizzing traffic would be nice.
- I wish we had bike paths and a small store for groceries, so we don't have to go all the way into town
- Lack of designated bike, ski and walking trail connecting to trails in Hudson and Stillwater
- Lack of safe bike trails
- Lack of trails or access on roads for bikes or pedestrians
- Lack of walking biking trail and access. St. Joe should push to build non-motorized trails to Hudson, Stillwater. Other towns have proven these are a big contributor to higher quality of life.
- Limited bike trails
- Need more bike roads - safe - not along road as they currently are
- No ATV trails
- No public horseback riding trails. Number of horses/capita is high and yet no facilities for these citizens. Would support these over people who pay high taxes as well.
- No walking paths, County Roads are not safe for walkers, joggers

- No walking trails
- Not enough bike lanes along highways
- Streets named like 189th St
- Trails for kids to bike and walk on
- We don't want shorts-wearing bicyclists blocking our roads like the critical mass rats of MN.
- We need to develop adequate bike trails!
- Would like to see more walking/biking trails. Doing this on county/township roads can be very dangerous for pedestrians and drivers.

Public Safety and Law Enforcement (19 Responses)

- Hunting close to homes (3x)
- Fire Department (2x)
- Crime-mailbox damage, fear of mail getting stolen, no cable, and internet, house was broken into over 10 years ago, meth use (labs), rural location desired to make it, still a problem?
- I'm very troubled by sex offenders and rental properties in our town
- I've had things stolen twice so feeling unsafe.
- Improve business such as the one at 1215 Rolling Hills Trail, or the old Waldorf Farm with 3 houses and one well on only 3 acres!
- The bar, strip club and trailer park. It invited crime and drugs. GUVS WOP?? Supposed to be a restaurant, not a bar.
- There is no emergency bad weather siren
- Lack of law enforcement
- Apparent acceptance or being a "drug county"
- No law enforcement. Drugs - illegal.
- Lack of enforcement on illegal fireworks and noisy motorcycles
- Poor police service
- The lack of enforcement against unsightly "junk" properties and businesses operating illegally
- Bears! More response and control of animals.
- Lack of animal control. Poor response to issues.

Appearance and Aesthetics (16 responses)

- The burned out house in the town, that needs to go. What a sight that is. (2x)
- Garbage left on roads
- Houlton (town) is a disgrace. Can someone help the people who had a fire that burned their house-could the community help them?
- Houlton is embarrassing. A few of the homes look condemned.
- Houlton-A lot of trash homes, cars, etc.
- Junky areas-too many cars stored at homes and other junk. Burned house in village not demolished after 6 or 7 years, eye sore and devalues property.
- Kerouac buildings, homes with trash in yards
- Lack of zoning- old cars - junk in yards

- Messy yards
- Neighbors who don't take care of their yards!
- Old drive in movie theater, Houlton, WI, (eye sore) needs to be torn down, old run down mobile home park (limits age of units)
- Property is not kept up. Why is it that burned houses are allowed to still be standing along with the junk yard that surrounds it?
- Run down properties that affect our property value. No rescue.
- Some houses and trailer parks look like we live in section 8 housing.
- The lack of upkeep on some properties

Regulations (14 responses)

- Being told how often I need my septic tank pumped
- Burning bans
- Excessive building permit and fees
- Government getting bigger
- Government regulation, such as noise ordinance, restrictive zoning regulations forced cluster development
- Government tries to control too much
- Lack of consistency and reinforcement of zoning policy
- Limits on home based working options and businesses.
- Three acre lots are too much to maintain. The size of the lot should be determined by perk tests.
- Too many ordinances
- Too many regulations and rules in St. Joseph such as: 3 acre lot rule, numerous permits
- Too strict building ordinances
- Waste money on stupid plants. The master minds need to leave us alone.
- We don't like local government that proposes public use of private property. For example, a public hiking path crosses our property. We also don't like using private property restrictions to pressure the "rural atmosphere". 3 acre parcels are good enough to do that.

New Residents (11 responses)

- Out-of-towners making our town more suburban. I fear we will end up like the Twin Cities sources (3x)
- Arrogant attitudes of new residents. Those that move in and push their agendas.
- City people moving in and wanting to bring big city with them
- Getting to be too many people-People coming in and try to push their ideas onto others
- New neighbors with bright lights and barking dogs
- New residents want to make it more like Woodbury.
- The implants that we have here. They want everything that they had in the city and figure everyone should pay for it.
- When people move in from the cities and they want to turn our peaceful setting into shopping malls, housing developments, bike paths etc.
- Woodbury transplants

Animals (10 Responses)

- Feral cats (2x)
- Barking dogs
- Barking dogs day and night
- Dogs without leash
- Neighbor's dog running loose
- Neighbors who allow dogs to run unrestrained through neighborhood
- People who don't keep their dogs controlled so you can't walk or bike without fear that dog will run out at you!!
- Too many deer and deer ticks
- Unleashed dogs

Recreation (10 responses)

- Could use more rec areas but for the most part like living here a lot
- Lack of facilities for kids' activities. Example, sports fields etc.
- Lack of indoor recreational facilities for all ages
- Lack of places that are safe for teenagers to congregate at, lack of resources for teens and children
- Need a community ice rink - outdoor at least
- No athletic club
- No public access to the southernmost part of Bass Lake
- No recreation center, parks, tennis courts
- Not enough activities/rec areas that do not charge a fee
- Road/ditches are dangerous for snowmobiling

Undesirable Businesses (9 responses)

- Cajun Club (2x)
- Cajun Club needs to go bye-bye! No strip club!
- Strip club-not family oriented for raising children.
- The bars
- The Cajun Club is a disgrace
- The Cajun Club needs to go away. Houlton doesn't need a strip club.
- The strip club
- The trailer park in Houlton and the Cajun Club

Neighbors (6 Responses)

- Don't know some of my neighbors. All are so busy.
- Neighbors
- Neighbors that don't respect the nature of their activities, for example excessive dirt bike and ATV use.
- Not much opportunity to get to know neighbors of St. Joe.
- People who do not care about their land.
- The people that live too close to me.

Natural Resources (5 responses)

- The water quality
- Wells and having septic
- Buckthorn invasive plants
- Burning barrels in area- polluting air/bad smell
- Buckthorn

Utilities (4 responses)

- Lack of infrastructure. Water, sewer.
- No city water, no city sewers
- Providing new developments with street lighting and cabling while disregarding older developments access to same.
- No natural gas

Miscellaneous (24 Responses)

- All the bickering that goes on and unethical going on
- Attitude of other residents in community and lack of respect for other's property
- Cost of living/cost of property (I live in trailer park but would like a real house for my family)
- Country bumpkins-folks that are stuck in the 1970s.
- Don't. I own a business there
- Drunks on the road
- Far right leadership and unwillingness to support the library
- Growing number of liberal, progressives or whatever they call themselves now
- I also find it appalling that many residents do not support the Hudson library
- I don't live there yet. I have land there.
- I love living here. Misuse of residential housing for a 1/2 way house!
- Keeping informed of local issues
- Lack of mass transit to Twin Cities
- Lack of progressive thinking by conservative residents and "good old boy culture"
- Lack of support of small businesses. In many cases chasing small businesses out
- Nosey people who come on private property wanting money
- Only one store. Charges too much.
- Restrictive attitudes
- Some country smells
- The good old boy network keeping us stuck in the past
- This survey is being circulated is an encouraging sign
- Too conservative in terms of social issues. Do not have any community.
- Too Republican
- Unavailable storage units
- We are too close to Minnesota liberals

Q67. Please rate your level of concern with respect to the following issues in St. Joseph.

Other (84 Responses)

- Internet access (12x)
- Tax increases (5x)
- Speed limits and signage (4x)
- Town Board (4x)
- Code enforcement/ ordinances (3x)
- Decline in funding for the Hudson Area Library (2x)
- Increase police force and patrols (2x)
- Lack of growth plans (2x)
- Noise (2x)
- People will let the bridge dictate change (2x)
- #66, If you're not in the clan, forget about town offices
- Any citizen that wants to help should have a place. I sent a letter and never even received a reply.
- Average activity by the board that increase taxes
- Cat food
- Could use better outside lighting at the town hall doors. In conclusion so you can see at night not LEDS
- Crime
- Dirt bike and ATV noise
- Don't allow low income housing
- Equal road maintenance for all
- Fireworks permits-need limits on types of fireworks people can set off and hours they can use them. Should have to stop by 10:00pm.
- Get old homes cleaned up
- Golf course wasting well water on fairways
- High capacity wells, depleted aquifers
- Huge agricultural wells and pumping and lowering of water table
- I'm not concerned about any of it
- Increased crime related to development
- Increased population-more crime
- Increased taxes could force us out
- Influence of liberal democrats
- Internet=fiber optic.
- It depends on what areas are developed
- lack of officials meeting promises (internet, maintenance)
- Library services
- Light pollution, does no one look up anymore
- Loss of focus on what services are important to provide
- Loss of rural community
- Mandate growth. Don't fear it.
- Misplaced septic systems
- Need an outdoor hockey rink at town hall and a path to connect to Stillwater

- No horseback riding trails
- Noise from bridge traffic
- Real estate taxes
- Reduce taxes, do more with less like everyone else
- Road construction 140/83!!
- Road maintenance and snow removal are horrible
- Sewer and Water
- Snowplow contract for this season
- Special interest groups wanting change that would destroy our rural character
- Speed and lacks of walking paths in Burkhardt
- St. Joseph or St. Croix County needs an animal shelter
- Tax and school reciprocity
- That they'll tear down the trailer park or increase rent
- The inability to control growth
- Too much government control
- Traffic
- We must stay rural

Q73. Is there anything else you would like the Town to be aware of in planning for the Town's future? (320 Responses)

Development and Growth (106 total)

Maintaining Rural Atmosphere (35X)

- Keep it rural (5x)
- Be the area's parkland and green space, not the area's bedroom or city
- Beware of developers and others who say "limited growth is okay" or "this house will be the last." Stay rural.
- Concern maintaining rural character
- I am very concerned about the impact the new bridge will have on our area. Most of the people moved into St. Joseph did so because of the large tracks of underdeveloped land and natural settings. I think it is important to do everything possible to preserve that.
- I do not want to live in Woodbury. I moved to this side of the river for space and rural living.
- I don't want Houlton to turn into Woodbury or Hudson. Let Somerset and New Richmond deal with all the new houses and businesses. Would like Houlton to stay small town America!
- I look forward to the town's future to stay how it is, mostly rural. I DO NOT want more development of any kind, as it will destroy all of good qualities that I like when I decided to move here. If this town's planners do decide to start developing, then I will move away. If people want more of a suburb feel or city living/convenience, then this is NOT the place to live. There are plenty of suburbs and major cities that accept that. Leave St. Joseph rural! Thank you.

- I'd like to see us try to keep things as rural as possible. Most of us came here because we like it rural and quiet. If we wanted a lot of development we'd be living in Woodbury, Hudson, or Stillwater.
- I'm very grateful for this survey and for the prospect of planning thoughtfully rather than just letting things happen. I hope we can maintain the beauty, quiet and non-congested non-commercial character of the Town-qualities which drew many of us here and which we cherish daily. I know it is a challenge financially, but some townships (Troy e.g. I think) have bought farmers' land to preserve as open space when the farmers would otherwise sell to developers. I would strongly promote St. Joseph doing this.
- It is important to keep the rural feel of the area. It is nice to be able to get away from the "commercial-ness" of so many other local areas.
- Keep it as much the way it is, as small, quiet and rural as possible
- Keep the rural character
- Keep the rural quality of life which has been slipping away over the past 20 years.
- Keep town rural-slow growth
- Leave open spaces/rural free of look. We do not want to overcome another Hudson/Woodbury.
- Let's stay rural, that's why the majority of us live here
- Like to see St. Joseph be largely residential/agriculture and little life industry
- Please be aware that people choose to live here for its wide open spaces and limited traffic and population. Maintaining that should be considered very important to those making decisions.
- Please keep our small town feel! This is an amazing community and it is exactly why I moved here
- Please keep green space that is the beauty of this area
- Please keep our rural character, preserve environment
- Please protect us from a Woodbury-esque future. We chose to live in the country and I am very nervous about possible changes due to the bridge crossing.
- Please try to keep St. Joe from changing too much. It is a peaceful, comfortable place to live. If we need anything, Hudson and Stillwater are close by, along with the noise and traffic. We have lived here for four years and wouldn't change a thing.
- Stop being the doormat for New Richmond! Our rural life and investment has been compromised for every reason that benefits either New Richmond or Stillwater.
- That this is a quiet town that a lot of people like that way! We need to improvement but not like Hudson or Stillwater.
- The appeal of St. Joe is the beautiful natural and rural development. It is peaceful. Please do not commercial development on a population increase which will decrease the quality of life for St. Joe families.
- We choose to live in St Joseph because of the still rural feel and would like to remain that way as much as possible.

- We live here because we love the country
- We moved here in 2011 precisely because the area is extremely rural and undeveloped. Keeping St. Joseph extremely rural and undeveloped should be the town's #1 priority. I realize that is generally an expensive repository for homeowners, as with very little development the only source of funding is individual homeowners' property taxes. However, I am fully willing to take on a higher tax burden to get what I desire, extremely rural and undeveloped.
- Zoning to protect and preserve rural nature of St. Joseph (See Montgomery County Maryland and Portland OR zoning plans) is key to smart growth. All, if not most, issues can be addressed through this critical process.

Development-general (33x)

- 35/64 project is a good thing but the current townspeople's best interest should be kept in mind during decision making.
- A carefully planned development for 35/64 corridor in St Joe. Also allowing conservation development design without increasing density.
A loss of a lot of rural areas, a large increase in traffic and congestion, a need for additional police, the building of new fire stations, the addition of 3 new schools with the need for more, street drainage and sewer service added to existing homes at a huge cost, with talk of having to build water towers to keep up with demand, and this all by 1998 when I moved out and came to St. Joseph. Taxes did not go down; they did the opposite and service such as snow plowing got worse.
- Any new development should consider the environmental impact of house on the water table/quality. Developer should pay for improvements on the roads. There should be 2 access roads for each new development.
- Be reasonable and at least review options for land development
- Be very cautious as you weigh the pros/cons of additional development. Residence locations were chosen for a reason. Changing landscape will drive people away.
- Consider the demographic of the existing respondents, are the people providing the input going to be alive in the next 20 years? The upcoming generations do not have as many resources (\$\$) as the existing residents.
- Do not allow any more land to be developed, at least until all the empty lots are full
- Do we really need more stores and rows of houses on 1/2-1 acre lots or smaller? Isn't St. Joseph surrounded by areas like that already? And what has been done there is done, it is not reversible! We have the unique opportunity to prevent that! Please have all these written comments at the next town meeting! Thank you.
- Don't like green space idea at all, waste, too much good land
- Fear of a push for rapid growth and business development with the new bridge. It is just a new bridge and should be looked at that way.
- Follow existing land use plan. Manage improvements and infrastructure expansion as development occurs

- Get outside perspective. Seems to me that we have an opportunity here-let's open eyes and get different perspectives
- I am afraid of retail, goofy developments like Birch Park, and compressed housing turning St. Joe into another Woodbury!
- I believe there should be restrictions on the number of major developments allowed in the township. We do not need to become a "Woodbury" just because the new bridge is coming. I fear the same could happen here. The last elections some were running on issues such as: we have to promote business and be friendly to them with the new bridge. I say NO! I have lived through a push for growth and business development under the guise it will bring in additional revenues and keep existing taxes low. This is a fallacy. I lived in a Township which is in Minnesota. We had a minimum 3 acre building code, rural atmosphere and services were adequate. The 3 acres were changed to simple lot size if a builder would construct the roads for the lots. Goodbye 3 acre lot size, followed by a massive building boom of residential and businesses, with the following results: A loss of a lot of rural areas, a large increase in traffic and congestion, a need for additional police, the building of new fire stations, the addition of 3 new schools with the need for more, street drainage and sewer service added to existing homes at a huge cost, with talk of having to build water towers to keep up with demand, and this all by 1998 when I moved out and came to St. Joseph. Taxes did not go down; they did the opposite and service such as snow plowing got worse.
- K.I.S.S. - keep it simple stupid. But some growth and development is going to happen-don't shut it ALL down
- Keep development from growing too fast.
- Keep things the way they are. Do not develop this town like a Stillwater or Woodbury. People live in this town for the way it is now. Don't change it.
- Let commercial development expand in Hudson and Stillwater
- Let's develop. It's about time!!
- Make developers pay for the real costs of development
- Making sure people don't build on top of each other. That's how wells get contaminated. Not allow too many new developments so the rural character of the area is spoiled.
- Must look at buildings that will be built with aesthetic eye. NO POLE OR METAL BUILDINGS.
- Need to recognize growth will come with the bridge. Should be prepared for it and should take advantage of it. This town could handle both commercial and industrial areas.
- Not to let big commercial areas come in and destroy flat land
- Please maintain beauty
- Preserve the open space on the western end instead of cluttering it with junk development that we don't need. Find some young people who want to farm and pair them with our farmers who wish to retire. Other areas have set up programs that do just that.
- Question 16: Option B picked, but I would never live there
- Take it slow and listen to all the people, not just special interest groups.

- Think 50 years or 100 years to plan for the next 20 years
- Use the land up in the Holton 35/64 next to the club. Improve that land.
- We feel the biggest issue is to maintain minimum acreage and avoid commercial industry. If there is going to be residential development, the builders should be paying for improvement, NOT the community as a whole.
- Why does it seem that all this "pressure" to develop comes from the politicians and real estate developers? Just say no. People more here because it's rural and inexpensive. If you develop more, it won't be either.
- With the completion of the new bridge, I don't think the town needs to spend a lot of the taxpayers' dollars in anticipation of commercial and residential development. I feel the town has the staff and infrastructure to handle the additional influx, if it occurs, for several years into the future.

Lot Sizes (16x)

- Keep lot size 3+ acres (2x)
- 30 acre minimum lots
- I know I said negative, other than the 3 acres, but min. size and rural setting, there's no real reason to live in St. Joe versus any other community. We live here because land was cheap and we like Stillwater.
- Keep 3 or 5 acres minimum lot size
- Keep at least 3 acre minimum to build, keep our farms
- Keep big residential lots (3+ acres)
- Keep the 3 acre minimum
- Keep the industrial parts in Hudson. Do not even consider the idea of less than 3 acres lot size.
- Larger lots 5 or more acres
- Lot size. 2-2.5 acre min
- Maintain or increase minimum lot size and encourage cluster development on arable land - I would prefer 5 acre minimum of applicable cluster development
- Minimum 3 acre lots
- No small lots, 3 acre min
- Slow, slow, slow. 3 acres minimum.
- There should be a 10 to 20 acre minimum for any future residential growth to preserve the rural life.

Housing Development (11x)

- No low income housing (2x)
- Ensure that existing home values continue to increase
- Keep rural atmosphere, with no low income housing
- Limit housing developments as long as possible
- No apartment houses
- No cluster housing
- No townhomes! No condos!

- No urban sprawl please. Keep our town quiet. Keep out housing projects (apts. too).
- Please don't give into cluster housing. Don't become Woodbury/Hudson, learn from their mistakes.
- Who is suggesting affordable housing? Fire them now.

Town Growth (11x)

- Do not encourage growth of our town. We are fine as we are. That is why most live here.
- Don't make the same mistake Stillwater did. There is such thing as too much growth.
- I think high density population would severely depreciate the quality of our life here.
- I think we need to grow the township, but in a controlled manner in order to manage the tax base. We need to be careful about preserving what we have and make improvements that attract residents with the same concerns.
- I'd rather carefully consider change instead of allowing quick growth. We live in a great place right now.
- Need growth and progress cannot keep the status quo or become complacent. Otherwise the area will not survive in the long term.
- Please stop growing the community and trying to tame and plan out everything! We do not need more rules, laws and someone telling us what to do. We have lived here my entire 50 years and love it as is!
- St. Joe can maintain its beauty and also plan for growth. New Richmond although a different type of community is future focused. If St. Joe stays the same, it will lose to its neighbors.
- Too much growth, too fast. Non-essential, high cost improvements raising taxes. Be mindful of long-term established residents and their needs, who have been paying for and taking care of this township.
- We are very lucky to live here. A lot of external forces are going to be pressuring us to comply and that growth is necessary. Stay strong, push back, and preserve our way of life here. If you are one of those pushing for change, growth and want everyone else to pay for your agenda, get out. We do not want you here.
- You have a fabulous opportunity to become the number one rural residential community in the Twin Cities Area. Enhance that opportunity, embrace future growth and opportunity. Plan wisely for it but don't over regulate it.

Environmental Conservation (43x)

Water Quality and Preservation (19x)

- Clean water
- Consideration to hire an inspector for sewer and water systems or work with the county on this. Encourage self-contained recycling systems-support these.
- Groundwater protection
- I am very concerned about the quality of our water. Everything humanly possible needs to be done to eliminate contamination. Public sewer and water are not the answer!

- If we should be concerned about our well water, I would like to be informed of that.
- Large lots makes public sewer and water very expensive. Correct use of septic for residential, i.e. spacing. Farm runoff should be contained.
- One idea is as farmers sell off to developers, there could be a trail system built that would cost almost zero if the trails were designed to run along existing farm lines. Seems like a reasonable possibility that no one has thought of.
- Maintain good water and air resources
- Preservation of groundwater is of utmost importance and must be maintained as a benchmark policy for generations to survive/thrive. It should not be taken for granted just because it seems to be plentiful now.
- Reduction in Bass Lake water levels because of development in the area (White bear lake, MN)
- Sewer and water will only force small development and becomes almost impossible to stop the spread
- The best water quality in metro area, please make it priority #1 in future planning
- The western end of the town is sitting on fractured bedrock and therefore highly susceptible to ground water contamination. Any commercial/industrial development there would need to be on a public sewer system or we risk ground water contamination. Despite DNR protestations to the contrary, the lagoon system at the trailer court has NOT worked properly due to the bedrock, and additional lagoon systems should not be tolerated. A public sewer/ water system would be quite costly and I do not wish to have my taxes increased to pay for one.
- Town of Holton needs water and sewer
- Waste water treatment plant
- Water quality is of great importance to all. Farmers need to be aware of strict guidelines in dumping chemicals over wide areas of the county.
- We currently have exceptional well water
- Well water due to ground conditions contributes to be a major issue
- Would be somewhat complicated about mandating existing residencies or businesses having to upgrade to public sewer and water, having recently purchased my business property and installing a new one that is about beyond code minimums for my business. In general, I am totally in favor of public potable water and sanitary sewer systems.

Recreation, Parks and Trails (16X)

- After school programs for young adults and juveniles in all areas not just school areas
- Concern with lack of safe bike trails, running trails, hiking, snowshoe
- Dog park
- Easy access to parks and recreation areas. Not much focus on preserving on extending P & E.

- I think a nice paved bike trail running next to Hwy 35 North from North Hudson to new bridge or old bridge. Like they have in Afton or Grant Township in Stillwater. I'm afraid for the bicyclist on Hwy 35 on that strip of pavement.
- I think you need to make sure to put a percent of land aside for park land prior to adding additional housing areas
- I would like to see bike trails around here
- More family focused activities, closer relationship to WR state park, trails connecting WR state park sharrows [?] and designated bike routes. Maybe snowmobile as well and outdoor hockey rinks lighted.
- Need ATV Trails
- Need public horseback riding trails-could be cross purpose as cross country ski trails in winter.
- Outdoor hockey rink at town hall at E and V
- Parks
- Plan a park/bench on Bass Lake and the St. Croix River to help alleviate the overuse of the Perch Lake boat landing and Homestead Parklands
- Please keep quality of land, water, beauty, and animal habitat as good as it is right now.
- Put an ice rink on the flat spot south of parking lot at town hall - we (hockey/skaters) will maintain it!
- Walking paths

Wildlife (5x)

- Concern with pest animals (raccoons, bears...)
- Don't overlook protection of wildlife. It is an integral feature of this area. St. Croix County also will need an animal shelter.
- No rifle hunting south of Hwy 64
- Pick up the dead deer and other large animals
- Reduce deer population and ticks

Renewable Energy (3x)

- Alternatives, shared solar, wind energy development
- Renewable energy generation
- Wind farms should be encouraged.

Government (42 total)

Town Board (17x)

- Clean up the bid process when hiring contractual workers. We need sealed bids. Clean up the board meetings. It's embarrassing to see how the elected town officials act.
- Coordination of services and overall strategic planning with residents

- Developers brought this country to its knees, town boards/city council had visions of grandeur and made stupid and poor decisions. Check across the river. I marked no tax increases partly to help avoid stupid decisions. What is it that we need that we don't have?
- Don't forget the town residents who live in the New Richmond area. Only putting notices in the Hudson paper doesn't reach all of the residents.
- I have received the most info from the newsletter that used to go out. I was not aware of emails-now that I know about it, I will check out the new website.
- I have received the most info from the newsletter that used to go out. I was not aware of emails-now that I know about it, I will check out the new website.
- Keep Dan Gavin on the board. He's one of us and a very gifted communicator.
- Much more cooperation between residents and board members. Board members stop your own agendas.
- Need to somehow improve township participation as it seems to be the same old--same old at meetings, committees and the boards
- Thanks for getting input from all residents. We are concerned that meeting attendees get too much influence on events and direction.
- The Town Board of St. Joe's should be disbanded and St. Croix County should handle the government issues. We have been very disappointed in the actions of the Town Board and feel they don't represent the will or interests of the people that live in St. Joes. Thank you.
- The town people are the only ones who have the say- we pay the taxes. It's the town Board's job to never stop listening to our community! Town Board is there to support the townspeople against the government.
- There must be fair and equitable treatment for all residents. Communication and education with residents should be improved.
- Town board members do not try to help homeowners improve their homes/property. Instead they make it impossible for homeowners to comply with their demands/stipulations, or just shut them down entirely.
- Work to arrive at solutions, regardless of political affiliation. Compromise was never a dirty word, so be open-minded and stay focused on what's best for our town. Elected officials cannot be near-sighted.
- Yes, get rid of Dan Gavin as any type of town anything. He extorts land from people in the name of the town for no future reason.
- Your planning commission is a couple of close minded jerks not willing to listen to residents' concerns or issues and three people who say nothing, but apparently go along with the three bullies on the commission

Finances (8x)

- Government should be limited in size. Watch spending. Remember the tax payer.

- I am sure we can do better even with less money, thoughtful planning with pros and cons worked out.
- Look beyond saving money. You will need to invest in the town now if we are going to see incremental planned growth for housing and commercial development.
- Plan wisely. Spend less on surveys and research and lawyers.
- Spending money that we don't have. Spending money wisely.
- Stay on a fiscally conservative budget
- Town finances are too big and complex for one combined clerk/treasurer. Time to hire a town manager/CPA?
- Stop building things that require maintenance and take care of what you already have.

Regulations (17x)

- Absolutely NO eminent domain
- Be very careful of the true role of government. Ask yourselves every time. Is this a Republic or socialism?
- Concerned about over regulation
- Eco living and non-inhabitable living on old E. East. No sewer, water, electric living in make-shift tents, buildings.
- Lack of enforcement in ordinances- people running businesses out of their houses in residential areas, unsightly yards, blight in Houlton. Why is the ordinances/zoning codes not enforced?
- Leave/stop controlling what people want to do with their property. We don't need a never ending process for holding new laws/rules. Mind your own business, not your neighbors- stop telling us what to do.
- Like to be able to use our property without lots of ordinances and restrictions
- Many of us moved here for the CURRENT quality of life. Expansion typically only serves the government.
- Oversight of rental property in Burkhardt is inadequate.
- Over regulation is a concern. Safety concerns are realistic but common sense should prevail.
- People will tell you when you've gone too far. Listen!
- Please do not make decisions based on what the landowner feels it is the most profitable use of their property. Establish ordinances which allow for some flexibility. A person should not be entitled to developing however they want just because they have lived here or owned property for a long time.
- Stop using your agendas and shoving them down our throats. Many of us have been here long before you. If you don't like it as is, leave.
- Strict code enforcement-doing away with loop holes
- Take care of our roads and signage before building more

- The importance of careful consideration of "the between and balance of needs and perspectives" of the no limits and severely limited approach.
- Zoning enforcement

Roads (30x)

Safety (8x)

- County Road V has become a 65 mph super highway with no law enforcement, no speed limit signage, and unrealistic passing lanes. Keep local residents safe.
- Dangerous roads (high speeds near residential)
- I never feel safe walking on residential roads, nor do I ever allow my children to use them
- Plan for increased traffic with better intersections, shoulders, and marking
- Roads should have at least a 3 ft. to make it safe for bicycle commuters
- Roadway congestion
- Traffic speeds are much too fast and the shoulders are not large/wide enough for safety. I often drive my children to Hudson/Stillwater for safe areas to play.
- We have only a small stretch of Co. Rd. E between Co Rd. V and Houlton in which the speed limit climbs to 55mph. This only saves motorists 8 seconds but puts many of us at risk.

Roads - general (16x)

- Access and road width to continue cycling
- Aggressive city planners design the ability for cars to access neighborhoods efficiently. They weigh bike/bicycle traffic heavily. Do not forget people need to move about efficiently.
- Capital improvement budget for paving ALL unpaved roads
- County Rd. E as main Road
- Don't need to spend money on additional town roads. I am sure developers will open up the land fast enough anyway.
- Find someone who can draw straight streets
- Fix roads like 140 and 85
- If a commercial corridor is developed, please try to control the architecture of the development. Otherwise your new "main street" will look like Hwy 36 in Stillwater (i.e. - party planned and unattractive). A good example of better planning is the main street area of Maple Grove, MN.
- I'm also so unclear on where the crossing will connect to existing roads/require new road construction. How do I learn more about the plans?
- Need to assess and good roads to bridge project
- New paved roads on hilltop ridge

- Outstanding job of reworking Cty Rd V and WI 35 intersection! Will save lives! Thank you!
- Paved path along E to Stillwater
- Sound near new widened 35
- The bridge project is nothing but an expensive face lift for Stillwater
- We should promote noise mitigation during development of the new bridge so it is built to be as quiet as possible. I used to live by the I94 Bridge and it became very noisy after the new construction was done.

Snow Removal (6x)

- A new contractor for snow removal
- Get a reliable snow plowing service
- Need different snow plowing company-last year was terrible
- New snow removal contractor. Our town roads this winter were the worst ever, and the worst of any in the state!
- Our road does not get plowed early in the morning in order for me to get to work on time. How will new developments in the area help or hinder the availability of plows for residential areas?
- Snow plowing in small towns. Improve it.

Internet Access (26 total)

- High speed internet (2x)
- Internet access (4x)
- Broadband (3x)
- #1 priority is for cable for internet especially
- Broadband internet cable at all homes
- Concern with lack of technology (internet, infrastructure)
- Find decent internet coverage. Most families are paying high fees.
- High speed internet access is a must to keep/retain citizens
- If possible to get up to date phone lines in our area. My Wi-Fi is dead.
- Internet is necessary for future
- Internet speeds and providers are very poor
- Lack of action-internet!
- Lift ban on Baldwin Telecom from placing underground cable lines to our homes. My neighbor who is in St. Joe's township has their service, but we are not according to T.S. and Baldwin Service.
- Technology access-cable/WIFI throughout township
- The need/demand for access to high speed/broadband internet

- We have to get wireless internet that is affordable to seniors and low-income. The present wireless offering is NOT affordable and AT&T DSL is horrible for those not near the town hall.
- We need high speed internet access NOW!
- Wi-Fi for everyone!
- Would be nice to get Comcast out here
- You should have applied for a grant for internet like Troy. Do you understand the high school doesn't give out books anymore – they're online! Shame on you for short changing my kids!

Businesses (24x)

- 2 strip joints OK but we have no grocery store?
- Businesses that contaminate water are a concern
- Do not allow additional bars, tobacco shops, strip joints
- Don't let big commercial interest buy your vote and ruin our community. If you have a conflict of interest, be fair.
- Encourage growth. The days of small farms in St. Joe are over economically.
- Feel St. Joseph needs some commercial and retail to attract new people to the area
- High quality business park development, very restrictive use rules and outdoor storage, design and overall look. Increase tax revenues before taking on more public projects.
- I don't support "Big Box" retail or large industrial development. Small business + local business should be encouraged. There is no need to raise taxes as we have a larger tax base. Increasing small business will ease tax pressure from homeowners. Our business should be appropriate for our village.
- I would like the gas station and store to be in Houlton
- If people need more amenities, like gas stations or a McDonalds, they should move somewhere else.
- If you are planning on allowing commercial/industrial businesses to establish in St. Joe and they have the potential to cause contamination, the real question is why would you? Then raise our taxes to clean it up? What is the common sense in this or would it be only self-interest of a few? The township needs to decide.
- Name change for Houlton. Perhaps Stillwater Heights. WI needs a name to bring business into Town of St. Joseph, WI.
- No non-family-friendly businesses. Please zone to limit these.
- No strip malls
- Please don't have small stores/fast food as a first impression when coming into Wisconsin. Will there be a truck weigh station for trucks avoiding the one on 94? We are close enough to shopping. We like the rural feel.
- Progress does not mean development. We do not need fast food or gas stations, industry or commerce. We have that within minutes already.

- Promote sustainable and organic small agriculture
- Stop making it difficult to do business for the business owners in the township
- Support easy access to new bridges, but we don't need a shopping mall or business park near it
- Support existing covenants in existing developments. Do not want to become a commercial hub or allow business in residential neighborhoods.
- Town of St. Joseph should remain small but improve area to include some grocery and retail business but not eliminate the farm area. We don't want too much traffic to the area.
- We DO NOT need any more gas stations/convenience stores or bars. Virtually everyone who works passes plenty of stores, gas stations, etc. in other communities on their way home.
- We don't want a bunch of strip malls and housing developments. Take a page from some of the poor development choices in Lake Elmo, Woodbury, or Hugo, MN; they are cookie cutter-keep St. Joseph amazing.
- We need to have businesses for part time jobs for who have children in school with decent pay

Taxes (21 total)

- Keep taxes low (2x)
- No tax increases (2x)
- Allow growth with targets percent of population per year. As population grows use additional taxes to fund township improvements. Live within tax budget - no new taxes.
- Assessment of property values for taxes should be realistic, i.e. based on actual value of properties versus desires to increase tax base
- Don't lose the focus of the environment and keep taxes down
- Expand tax base in a controlled manner. Don't turn it into another Woodbury.
- Expanding the tax base to attract business and residents should be a priority in a planned way. Taxes did not go down; they did the opposite.
- Higher taxes come with growth, but also commercial business growth can take most of that added taxes
- I feel we pay enough taxes in this town. I want that money managed well.
- I would support reasonable tax increases or a case by case basis
- It is okay to increase taxes to improve services
- Keep our taxes low so we can afford to stay in our house as we retire
- Let's not spend money we don't have, and let's not look at tax increases as the only solution to problems
- Please be aware of the fact that there are retired people on fixed incomes who will have to sell out and move if taxes are increased. I am also concerned about what this survey implies, regarding the growth of our town.

- Taxes are too high in county-realize county and school beyond top control, but high taxes from there two squeeze top ability to raise taxes.
- We feel we pay enough taxes we want our money managed well
- We need to keep property taxes down. Our income was cut in half, 4 years ago and is still very lacking. So many are living with much less income.
- Whether to support a tax increase for services should be decided by the Town Board on a case by case basis, NOT by responses to a survey.
- You raise taxes; you chase people out of area.

Public Safety (4x)

- Having law enforcement more visible
- I do not wish to see a park and ride near Houlton Elementary either. Those encourage crime and riff-raff. Our town is safe and quaint. Please keep it that way.
- Increased police force. I'm also concerned about increased crime especially in Hudson. This crap is slowly spreading into our area, and I don't want the large city scum endangering my property and family. Speeding is already a lost cause, but if the crime continues to rise, we will have a much bigger problem.
- More police protection

Miscellaneous (16x)

- A mailbox at the municipal center would be appreciated
- Clean up dumpy looking Houlton! How long has that burned out house been standing?
- Don't get in anything over your head
- Keep up the good work!
- Leave the garbage collection alone. If Waste Management fell off the face of the earth, I would be very happy.
- Make the township calming and desirable place to live
- Night lights and parking lights should have shields on them (should not shine up in the sky)
- No - don't waste time and money
- Please consider making strict restrictions on illustrated signs. For example, the brightly lit sign on at Family of Christ Church by the Town Hall. On dark nights, that sign illuminates the tree line to the East of the town hall. We don't need more light pollution around here. (I don't live in the area by the sign, but I drive by it.) Other types of illuminated signs do not cause so much light pollution. Keep that in mind for future businesses that develop in our town.
- Shuttle or cab service when bridge is complete
- Tell the farmer to quit using the propane cannon all night long. Sounds like a shotgun being shot outside my home.

- The town should encourage more "green" practices i.e. limit chemical weed killer and fertilizers. I get sick when my neighbors spray their lawns and I hate walking near home that (my nose says) has used chemicals.
- Town needs to make it easier to get rid of items like bikes, TV and items not taken by the garbage pick-up. Have more collection dates thru the year.
- We don't live in Houlton, so we cannot answer these questions correctly. We simply own land in Houlton.
- We want the DMV to recognize St. Joseph as the town that we live in. The Post Office does. We are not Houlton and we don't pay taxes to Houlton.
- You are going to destroy it, just watch

Q81. If you are a non-resident of St. Joseph, what is the ZIP code of your primary residence? (82 Responses)

- | | |
|--------------|---------|
| • 54016 (9x) | • 55099 |
| • 55082 (7x) | • 55101 |
| • 55042 (5x) | • 55107 |
| • 54017 (4x) | • 55108 |
| • 55001 (3x) | • 55110 |
| • 55116 (3x) | • 55118 |
| • 55125 (3x) | • 55119 |
| • 54022 (2x) | • 55123 |
| • 55016 (2x) | • 55127 |
| • 55102 (2x) | • 55347 |
| • 55104 (2x) | • 55374 |
| • 33945 | • 55391 |
| • 34134 | • 55406 |
| • 34135 | • 55419 |
| • 54025 | • 55424 |
| • 54028 | • 55431 |
| • 54082 | • 55731 |
| • 54722 | • 80439 |
| • 54859 | • 84065 |
| • 55003 | • 85718 |
| • 55032 | • 85756 |
| • 55033 | • 89144 |
| • 55043 | • 92122 |
| • 55044 | • 94043 |
| • 55047 | • 99654 |
| • 55076 | |

Appendix C. Quantitative Summary of Responses by Question

Town of St. Joseph Planning Survey–2013

Issues and Opportunities

The population in the Town has increased over 10% in the period between 2000 and 2010. Housing has increased similarly. Listed below are several issues that the Town will face in the next 10 years. For each issue please rate the importance of each issue to you and whether you would support a tax increase to address this issue.

Please mark ● a number under “Importance” and a number under “Support a Tax Increase” for each issue listed	The overall <u>importance</u> of this issue.					Support a Tax Increase		
	1 = Very important	2 = Important	3 = Somewhat important	4 = Not important	5 = No opinion	1 = Yes	2 = Not sure/No Opinion	3 = No
<u>Issue</u>	<u>Importance</u>					<u>Support Tax Increase</u>		
	1	2	3	4	5	1	2	3
1. Planning for growth	36%	31%	22%	9%	3%	12%	32%	56%
2. Groundwater quality	63%	20%	8%	4%	4%	33%	27%	40%
3. Wildlife habitat/ Quality of environment	36%	32%	20%	9%	3%	22%	30%	48%
4. Town roads to access St Croix Crossing bridge corridor	26%	32%	22%	15%	5%	25%	28%	47%
5. Rural residential development	12%	24%	32%	27%	5%	6%	25%	70%
6. Preservation of productive farmland	30%	27%	25%	13%	5%	12%	30%	58%
7. Preservation of open space	35%	29%	21%	12%	4%	22%	29%	49%
8. Commercial/Retail district	9%	15%	26%	44%	6%	6%	18%	76%
9. Light industrial/Business park	9%	12%	27%	45%	7%	5%	19%	76%
10. Public recreational spaces, parklands, and trails	22%	31%	27%	16%	4%	28%	29%	42%
11. Broadband Internet access	40%	21%	17%	15%	7%	26%	21%	53%
12. Noise control mitigation	20%	23%	31%	21%	5%	14%	27%	59%
13. Park & Ride	7%	14%	31%	37%	11%	7%	24%	69%

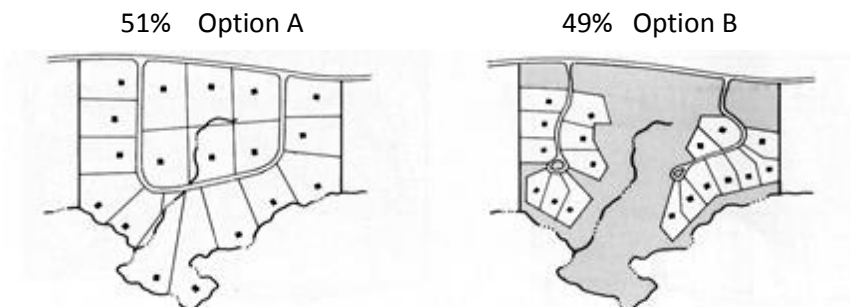
Housing

14. Which of the following types of housing would you like to see encouraged in St. Joseph? Mark (●) all that apply

90%	Single family homes	9%	Duplexes	4%	Apartments (3+units)
9%	Condominiums	17%	Town Homes	35%	Senior housing (designed for needs of older persons)
6%	Other(s), specify (See Appendix B)				

15. Is additional affordable housing needed in St. Joseph? (Affordable housing is defined as annual housing costs totaling no more than 30% of annual income.)	Yes	Not Sure	No
	13%	32%	55%

16. For St. Joseph, would you prefer housing built in a traditional design (Option A) with larger individual lots and no shared open space or open space design (Option B) with smaller individual lots and shared open space? Both options contain the same number of housing lots. Please fill the circle for either Option A or Option B below to indicate your preference.



Transportation

17. After the St. Croix Crossing bridge and connecting roads have been completed, will the Town’s overall road system meet the needs of citizens?	Yes	Not Sure	No
	43%	48%	10%
18. Should the Town develop additional Town roads for accessibility from point to point within the Town?	13%	39%	48%
19. Would you be willing to pay additional taxes for the development of new roads or reconstruction of existing roads?	17%	26%	57%

Recreational Facilities

20. Which parks and public lands have members of your family used in the past 12 months? Mark (•) all that apply

54%	St. Croix River	57%	Willow River State Park	20%	Town Hall Park/Ball fields/Walking path
13%	Apple River	23%	Homestead Parklands	17%	Houlton school
35%	Willow River	39%	Perch Lake	17%	None
26%	Bass Lake	1%	Other(s), specify (See Appendix B)		

21. Within the past 12 months which of the following recreational activities or facilities have members of your household participated in or used either in St. Joseph or elsewhere. Mark (•) all that apply

Activity or Facility	St. Joseph	Elsewhere	Activity or Facility	St. Joseph	Elsewhere
Boating	31%	47%	Baseball field	7%	13%
Fishing	36%	42%	Soccer field	2%	11%
Swimming	29%	35%	Basketball/Tennis court	2%	11%
Paved biking or walking trails	33%	38%	Children’s playground	17%	20%
Unpaved biking or walking trails	2%	31%	Outdoor ice skating rink	1%	11%
Horseback riding	22%	8%	Cross Country skiing	11%	10%
Nature observation areas	18%	26%	None	11%	7%
Hunting/Trapping	31%	24%	Other(s),specify (See Appendix B)	3%	5%

22. Does St. Joseph provide adequate outdoor recreation facilities?

Yes	Not Sure	No
55%	27%	18%

Please indicate the importance of adding each of the following parks or recreational facilities in St. Joseph and your willingness to pay more Town taxes for each.

Please mark • a number under “Importance” and a number under “Support a Tax Increase” for each park or recreational facility listed	The overall <u>importance</u> of additional parks/facilities of this type. 1 = Very important 2 = Important 3 = Somewhat important 4 = Not important 5 = No opinion					Support a Tax increase 1 = Yes 2 = Not sure/No opinion 3 = No		
<u>Park or Recreational Facility</u>	<u>Importance</u>					<u>Support a Tax Increase</u>		
	1	2	3	4	5	1	2	3
23. Paved bike/walking trails	21%	20%	22%	31%	7%	27%	21%	52%
24. Unpaved bike/walking trails	15%	18%	26%	33%	9%	20%	23%	57%
25. St. Croix River access	16%	18%	22%	37%	7%	14%	23%	64%
26. Nature areas	16%	25%	27%	26%	5%	17%	27%	56%
27. Picnic areas	6%	14%	32%	39%	8%	8%	24%	68%
28. Children’s playground equipment	8%	14%	31%	38%	10%	12%	23%	65%
29. Baseball/Soccer/Multi-use fields	6%	13%	30%	42%	10%	11%	23%	66%
30. Basketball/Tennis courts	5%	9%	24%	50%	11%	8%	20%	73%
31. Cross-country ski trails	8%	15%	25%	43%	10%	12%	21%	67%
32. None	14%	6%	9%	32%	39%	3%	14%	84%
33. Other(s), specify (See Appendix B)	19%	7%	6%	27%	40%	12%	12%	77%

34. In conjunction with the St. Croix River Crossing bridge, there will be a bicycle/walking trail referred to as the “Loop Trail.” Are you aware of this part of the project?

Yes	No
56%	44%

Economic Development

35. What types of “business development” should the St. Joseph Town Board support? Mark (•) all that apply

39%	Commercial (retail/professional)	60%	Ag production (raising crops and livestock)
48%	Cottage industries/home based businesses	27%	Agricultural businesses (farm equipment, food processing)
39%	Light industrial/business park (e.g., light assembly, electronics, plastics)	25%	Business development should not be encouraged
4%	Other(s), specify (See Appendix B)		

36. Should retail/commercial development be restricted to designated areas in St. Joseph?	Yes	Not Sure	No						
	84%	10%	6%						
37. Will additional commercial businesses be needed in St. Joseph to meet the needs of local residents after the St. Croix Crossing bridge is complete?	28%	34%	38%						
38. Should a limited amount of new commercial development be permitted in the area of the St. Croix Crossing bridge access and along the new Highway 35/64 corridor?	54%	21%	25%						
39. Some people say that we must preserve the qualities that make our community special by severely limiting growth in St. Joseph. Others say that growth is necessary for our economy and future development of the Town. Please indicate your point of view using a scale of 1 (no limits) to 10 (severely limit). Mark (•) <u>one</u> only.									
No limits on growth			Severely limit growth						
1	2	3	4	5	6	7	8	9	10
5%	4%	8%	7%	14%	9%	13%	14%	7%	18%
40. Which of the following retail development would you like to see in the future in St. Joseph? Mark (•) all that apply									
52%	A small commercial area in or near the Houlton and the Highway 35/64 area								
47%	Grocery store								
29%	Coffee shop								
27%	None								
8%	Other(s), specify (See Appendix B)								
41. The areas near highway interchanges could include some light industrial and commercial areas. How far should they extend? Mark (•) <u>one</u> only									
58%	One-quarter (¼) mile								
31%	One-half (½) mile								
10%	Unlimited along transportation routes such as County Road E								

Community

42. How do you learn about Town events? Mark (•) all that apply					
21%	Postings (Town Hall windows, Houlton School, or Burkhardt Cenex Convenience Store/Co-op)				
21%	Town website www.townofstjoseph.com				
21%	Town emails (Note: You must subscribe on the “ <u>new</u> ” town website to receive these)				
47%	Word of mouth				
60%	Local newspapers (Hudson, Stillwater, New Richmond)				
43. How often do you attend Town meetings?	Very Frequently	Frequently	Occasionally	Rarely	Never
	1%	2%	17%	42%	38%

44. What do you like MOST about living in St. Joseph?

See Appendix B

45. What do you like LEAST about living in St. Joseph?

See Appendix B

Please rate the quality of the following community services supplied or contracted by the Town of St. Joseph.

	Excellent	Good	Fair	Poor	No Opinion
46. Road maintenance	12%	49%	24%	11%	2%
47. Snow plowing	14%	43%	22%	18%	3%
48. Fire protection	32%	42%	6%	1%	19%
49. Ambulance	21%	39%	8%	3%	30%
50. Police	15%	44%	14%	5%	21%
51. Sanitation and garbage pickup	28%	47%	11%	4%	10%
52. Library (Hudson Area Library)	23%	37%	8%	3%	28%
53. Zoning	5%	33%	23%	9%	29%
54. Construction/Building inspection	6%	36%	17%	7%	34%
55. Animal control	6%	32%	17%	9%	34%

Please rate your level of concern with respect to the following issues in St. Joseph.

	Very Concerned	Concerned	Slightly Concerned	Not Concerned
56. Drinking water quality	35%	31%	17%	17%
57. Increased Town population	25%	31%	23%	21%
58. Conflict between ag and non-ag land uses	15%	30%	29%	25%
59. Loss of open or scenic space	35%	31%	20%	13%
60. Loss of rural character	42%	27%	19%	13%
61. Reduction of wildlife habitat	34%	31%	21%	13%
62. Conversion of farmland to non-farm uses	28%	32%	24%	16%
63. Increased road traffic	38%	35%	20%	6%
64. Groundwater contamination	48%	31%	14%	7%
65. Increased cost of Town government services	36%	36%	20%	7%
66. Access to Town officials	8%	19%	28%	46%
67. Other, specify (See Appendix B)	73%	5%	4%	18%

Would you support public sewer and/or public water due to environmental contamination or due to pressure from development?

	Yes	Not Sure	No
68. Existing residential	21%	25%	54%
69. Existing commercial/industrial	28%	35%	37%
70. New residential	33%	33%	34%
71. New commercial/industrial	44%	28%	28%
72. Lake improvement areas (where water quality may become a problem)	45%	35%	20%

73. Is there anything else you would like to the Town to be aware of in planning for the Town's future?

See Appendix B

OCCUPATIONAL ACTIVITIES

74. If you are a St. Joseph resident, how many people in your household work in the following:	Work at home	Outside Home In Wis.	Outside Home In Minn.	Retired or Not in Workforce	Other
	Avg. = 0.21 persons	Avg. = 0.38 persons	Avg. = 0.75 persons	Avg. = 0.48 persons	Avg. = 0.05 persons

DEMOGRAPHICS (for statistical use only)

75. Gender	Male	Female	76. Age	18–24	25–34	35–44	45–54	55–64	65+
	58%	42%		0%	5%	13%	26%	29%	27%

77. Residential Status	Resident Homeowner < 3 acres	Resident Homeowner 3-4 acres	Resident Homeowner 5-19 acres	Resident Farmland 20+ acres	Renter	Seasonal Homeowner	Non-resident property owner
	23%	34%	27%	6%	2%	2%	7%

	0	1	2	3	4	5+
--	---	---	---	---	---	----

78. Number of adults (age 18+) in household

79. Number of children (under age 18) in household

80. ZIP code of your St. Joseph property	54016	54017	54025	54082
	53%	6%	7%	34%

81. If you are a non-resident of St. Joseph, what is the ZIP code of your primary residence? (See Appendix B)

	Yes	No
82. Do you live in the "village" of Houlton?	19%	81%
83. Do you live in the "village" of Burkhardt?	2%	98%

84. How many years have you lived in St. Joseph?							
	Less than 5 yrs.	5 to 9 yrs.	10 to 24 yrs.	25+ yrs.	Non-Resident		
	11%	12%	35%	35%	7%		
85. Highest level of education	Less than high school	High school diploma	Some college/tech	Tech college graduate	Bachelor's degree	Grad or professional deg	
	0%	11%	17%	11%	34%	27%	
86. Household income range	Less than \$25,000	\$25,000 – \$34,999	\$35,000 – \$49,999	\$50,000 – \$74,999	\$75,000 – \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999
	3%	4%	8%	15%	17%	28%	11%
							3%