



Town of Woodmohr
Comprehensive Planning Public Opinion
Survey Report, 2008

Shelly Hadley
David Trechter

Survey Research Center Report 2008/29
December 2008

This survey effort was developed as part of the Town of Woodmohr comprehensive planning project funded, in part, by a State of Wisconsin Comprehensive Planning Grant awarded in 2008. The survey and this report was completed by the UW-River Falls Survey Research Center under a contract with West Central Wisconsin Regional Planning Commission with the approval of the Town of Woodmohr.

Staff and students working for the Survey Research Center at UW-River Falls were instrumental in the completion of this study. We would like to thank Denise Parks, Jim Janke, Ramona Gunter, Jolanda Stammler, Mandy Speerstra, Bethany Barnett, Megan Glenn, Megan Keune, Hannah Stuttgen, Grady Stehr, Aaron Peterson, Ted Cannady, Michelle Landherr, and Ashley Julka. We gratefully acknowledge their hard work and dedication. In addition, we would like to thank Jay Tappen, Eric Anderson, and Chris Straight of the West Central Wisconsin Regional Planning Commission and Jerry Johnson, Town Chairman for their input and assistance throughout this process. Finally, we thank the residents and property owners of the Town of Woodmohr who took the time to complete the questionnaire.

Table of Contents

Executive Summary - 2 -

Survey Purpose - 4 -

Survey Methods - 4 -

Profile of Respondents - 5 -

Quality of Life - 7 -

Community Facilities and Services - 9 -

Natural Resources - 11 -

Housing/Development - 12 -

Transportation - 14 -

Agriculture and Land Use - 15 -

Specific Issues - 19 -

Economic Development - 20 -

Additional Comments - 21 -

Conclusions - 22 -

Appendix A – Non-Response Bias Test - 24 -

Appendix B – Written Comments - 25 -

Appendix C – Quantitative Summary of Responses by Question - 29 -

Executive Summary

From late-October to late-November 2008, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys to 406 Town of Woodmohr residences. The SRC received 235 completed surveys, which is a strong 58 percent response rate. With 235 responses, the estimates contained in this report are expected to be accurate to within plus or minus 4 percent. Statistical tests do not indicate that “non-response bias” is a problem with this sample.

Ninety percent of respondents rate the overall quality of life in the Town of Woodmohr as very good or good. The top reason for choosing to live in the Town is the small town atmosphere/rural lifestyle followed by being near family and friends and the natural beauty/surroundings of the area.

Nearly all of the Town facilities and services listed on the survey are rated as very good or good by a majority of respondents. Public facilities (78%) and fire protection (77%) have the highest very good/good ratings. The lowest very good/good ratings are for police protection (49%) and park and recreation facilities (37%).

A majority of residents are not opposed to cell phone towers based on their visual impact on the landscape. Similarly, relatively few are concerned about the visual impact of electricity-generating windmills or about the noise they create. Less than one-half of respondents see the need for off-road trails for motorized or non-motorized use.

When asked if the Town should attempt to obtain grants to support various types of recreational opportunities, only one garnered majority support, snowmobile/ATV trails at 51%.

Respondents indicate that they place a high level of importance on the protection of the Town’s natural resources. In fact, nearly two-thirds of respondents believe that the Town should use regulations to protect natural resources; a slight majority (51%), however, disagree that Town tax revenues should be used to protect the natural resources listed on the survey.

When asked about housing in the Town, 82% of respondents believe that external appearances of residences in their neighborhood are important. Forty-six percent do not believe that residential growth is desirable in the Town; 39% believe it is. Over 70% of respondents do not see the need for more mobile home parks, freestanding mobile homes, housing subdivisions, or duplexes; over one-half of respondents (52%) see a need for more single-family housing in the Town.

Almost all respondents (95%) believe that the overall road network in the Town meets the needs of its citizens. A similar percentage (92%) finds the overall condition of roads and streets in the Town to be acceptable for present needs.

Respondents want to see productive farmland used in agriculture and are less enthusiastic about seeing it converted to residential uses. Slight majorities believe that landowners should be allowed to develop their land any way they want. This is a fairly unusual outcome. Other surveys of this type that the SRC has done around the state have consistently shown that majorities of respondents do not believe landowners should be able to develop their land any way they want.

Sixty-two percent of respondents believe that landowners should be able to subdivide their land consistent with minimum lot size regulations into housing lots.

Nearly 7 in 10 respondents believe that fees should be imposed on new private development to pay for the added costs of public services such as roads, highways, emergency services, etc. Nearly two-thirds of respondents believe that the Town should allow the purchase of development rights to preserve farmland, maintain open space or protect important environmental areas. Support for allowing developers to purchase development rights from one Town property and transferring them to another is relatively low; 23% agree with this policy option.

Eighty-one percent of respondents agree that the Town should maintain a community-driven comprehensive plan and follow it as a guide for future decisions regarding change in the Town. An almost identical result occurs when respondents were asked if the Town should pursue a boundary agreement with the City of Bloomer to protect the Town's base and boundaries from annexations and conflicting land uses; 81% of respondents are supportive of such a pursuit.

Eighty percent of respondents are either very concerned or somewhat concerned about well water contamination. Both the loss of productive farmland and rural residential development have two-thirds or more respondents very concerned or somewhat concerned. Six in ten respondents are very concerned or somewhat concerned with extraterritorial subdivision review by the City of Bloomer.

The top three 'appropriate' types of Town businesses, according to respondents, are agriculture related: ag production, direct sales of farm products, and ag services. The lowest 'appropriateness' ratings went to corporate/large scale farms (over 500 animal units) and junk salvage yards.

Survey Purpose

The purpose of this survey was to understand public opinions about a range of important land use issues facing the Town of Woodmohr. Survey results will provide input into the comprehensive land use plan that the Town of Woodmohr is developing.

Survey Methods

From late-October to late-November 2008, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys to 406 Town of Woodmohr residences. The SRC received 235 completed surveys, which is a 58 percent response rate. With 235 responses, the estimates contained in this report are expected to be accurate to within plus or minus 4 percent.

Surveys have 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, Question 3i of the survey asked respondents to rate the public school system on a scale from “very good” (= 1) to “very poor” (= 5). If only people who were very satisfied with the public school system responded to the survey, the overall rating in the report would overstate the level of satisfaction of the overall population and the survey would have non-response bias.

The SRC tested 103 variables included in the questionnaire and found only six instances in which responses from the first mailing and those from the second were statistically different. In most instances, the differences do not change the interpretation of results. **Based upon a standard statistical analysis that is described in Appendix A, the Survey Research Center (SRC) concludes that there is little evidence that non-response bias is a concern for the Town of Woodmohr survey.**

In addition to the numeric responses, respondents provided additional written comments that were compiled by the SRC from the surveys. **Appendix B to this report contains the complete compilation of comments.**

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

Profile of Respondents

Table 1 summarizes the demographic profile of respondents to the Town of Woodmohr Comprehensive Planning Public Opinion survey. Where comparable data were available from the 2000 Census, they were included to indicate the degree to which the sample represents the underlying adult population in the Town.

Table 1: Demographic Profile of Respondents								
Gender	Count	Male	Female					
Sample	216	72%	28%					
Census (18+)	643	51%	49%					
Age	Count	18-24	25-34	35-44	45-54	55-64	65+	
Sample	211	0%	11%	15%	29%	24%	20%	
Census (18+)	643	9%	11%	28%	23%	12%	17%	
Employment Status	Count	Full-Time	Part-Time	Self	Unemp	Retired	Other	
Sample	225	41%	24%	5%	1%	25%	3%	
Census (pop 16+)	672	64% ¹		11%	3%	13% ²		
Residential Status	Count	Farmland Owner	Rural Resident	Non-Resident Landowner	Renter			
Sample	224	30%	60%	9%	0%			
Number in Household	Count	0	1	2	3	4	5+	
Adults (sample)	220		14%	71%	13%	2%	0%	
Children (sample)	217	68%	10%	16%	4%	1%	0%	
Households with children <18 (Census)	322	61%	39%					
Highest Level of Education	Count	Less than high school	High school diploma	Some college/tech	Tech college graduate	Bachelor's Degree	Graduate or Prof. Degree	
Sample	225	7%	30%	20%	20%	15%	8%	
Census (pop 25+)	579	19%	49%	16%	8%	5%	3%	
Household Income Range	Count	Less than \$15,000	\$15 - \$24,999	\$25 - \$49,999	\$50 - \$74,999	\$75 - \$99,999	\$100,000 or More	
Sample	207	7%	10%	24%	25%	20%	14%	
Census (households)	322	9%	17%	27%	31%	8%	8%	
Length of Residency	Count	Less than 1 year	1 – 5 years	5.1 – 10 years	10.1 – 15 years	15.1 – 20 years	20.1 to 30 years	Over 30 years
Sample	202	1%	13%	13%	9%	11%	14%	38%

¹ Census employment data does not differentiate between full-time and part-time workers.

² Households with retirement income.

Sample Bias Concerns. The sample has considerably lower proportions of females, renters, and younger people than 2000 Census figures. Statistical tests show that males and females have statistically significant differences of opinion in about 10 percent of the questions included in the survey. Examples included: females were more likely to support more off-road trails for non-motorized use (e.g., such as hiking, walking, horses) and were more likely to see the need for additional biking and walking lanes along public roadways.

Another difference from the expected demographic profile is with respect to age. There are substantially fewer people under 45 years of age in this sample than the Census likely due to the mail list used which was composed of property owners. Approximately 6% of the variables tested showed a significant difference between the opinions of those younger than 45 and those older than that. Differences include recreational trail support and housing needs. No pattern was shown in the variables containing age-related differences.

In addition, only one renter (self-reported) filled out the survey (less than 1% of the sample). The 2000 Census reports 9% renter occupied housing units. The sample also has higher levels of formal education and higher annual incomes than indicated in the 2000 Census data. Comparison of income data to the Census is problematic due to the age of the data and the growth of incomes since the 2000 Census.

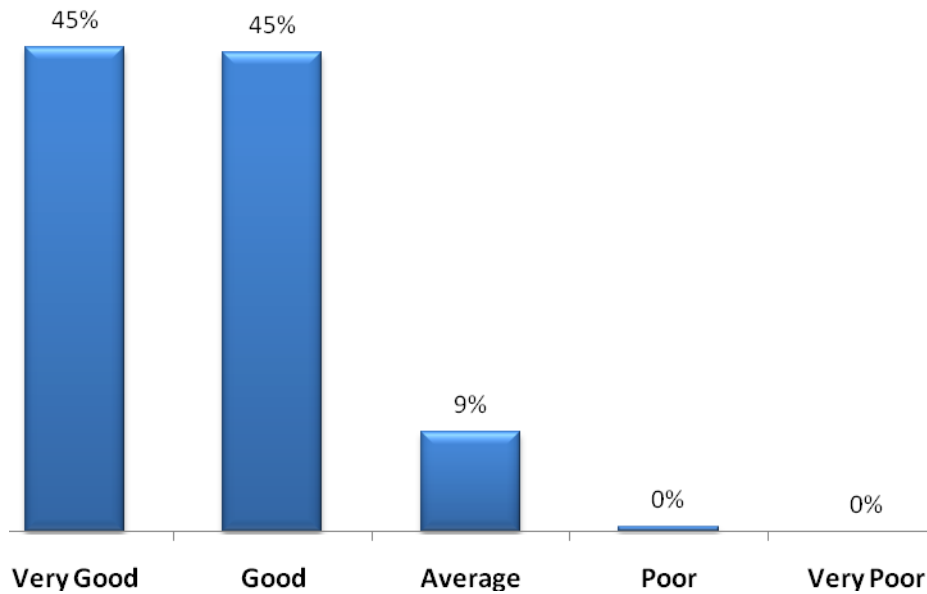
We will note differences of opinion of different demographic groups throughout the report.

Quality of Life

Quality of Life. When respondents were asked to rate the overall quality of life in the Town, 90% rated it very good or good (**Chart 1**). Poor ratings were virtually non-existent and no respondent said that the quality of life was 'very poor'.

As was the case with the top reasons for living in the Town, quality of life results are very similar to those in the 2008 Chippewa County survey. The 90% who rated the quality of life in the top two categories in the Town and County are fairly high relative to other jurisdictions in the state.

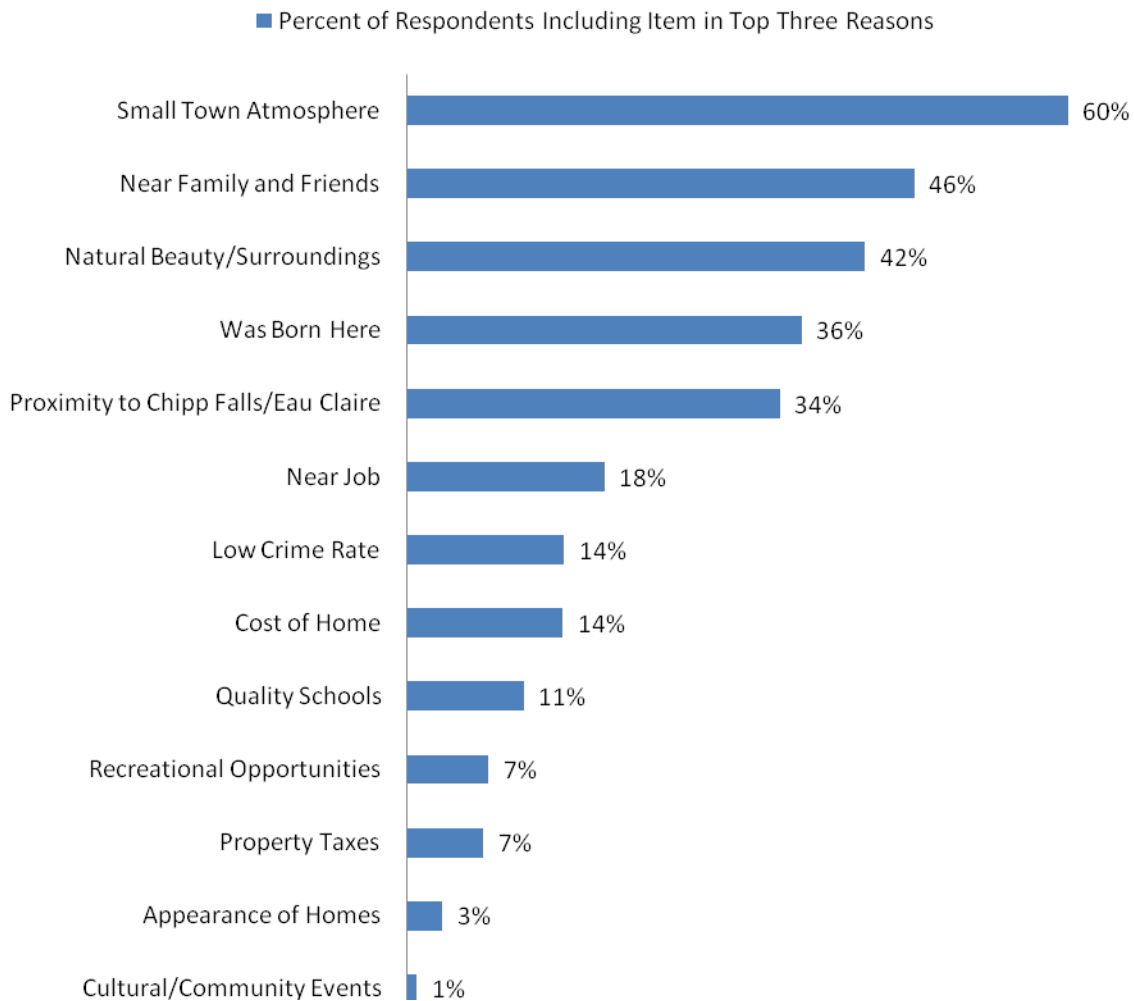
Chart 1: Quality of Life



Respondents were asked to identify the three most important reasons they have chosen to live in the Town. The results are summarized in Chart 2. The top reason was the small town atmosphere/rural lifestyle. Being near family and friends and the natural beauty/surroundings of the area were second and third.³ Being born in the Town and being close to Chippewa Falls/Eau Claire followed closely. The least frequently chosen reasons for living in the Town were the appearance of homes and cultural/community events.

³ With just a reverse in the order of top two reasons, similar results were found in a comprehensive plan public opinion survey conducted for Chippewa County Towns in the fall of 2008. The top reason for living in the County was being near family and friends and the second most important reason was the small town atmosphere. Shelly Hadley and David Trechter, "Chippewa County Comprehensive Plan Public Opinion Survey," Survey Research Center Report, November 2008.

Chart 2: Top Reasons for Living in the Town of Woodmohr

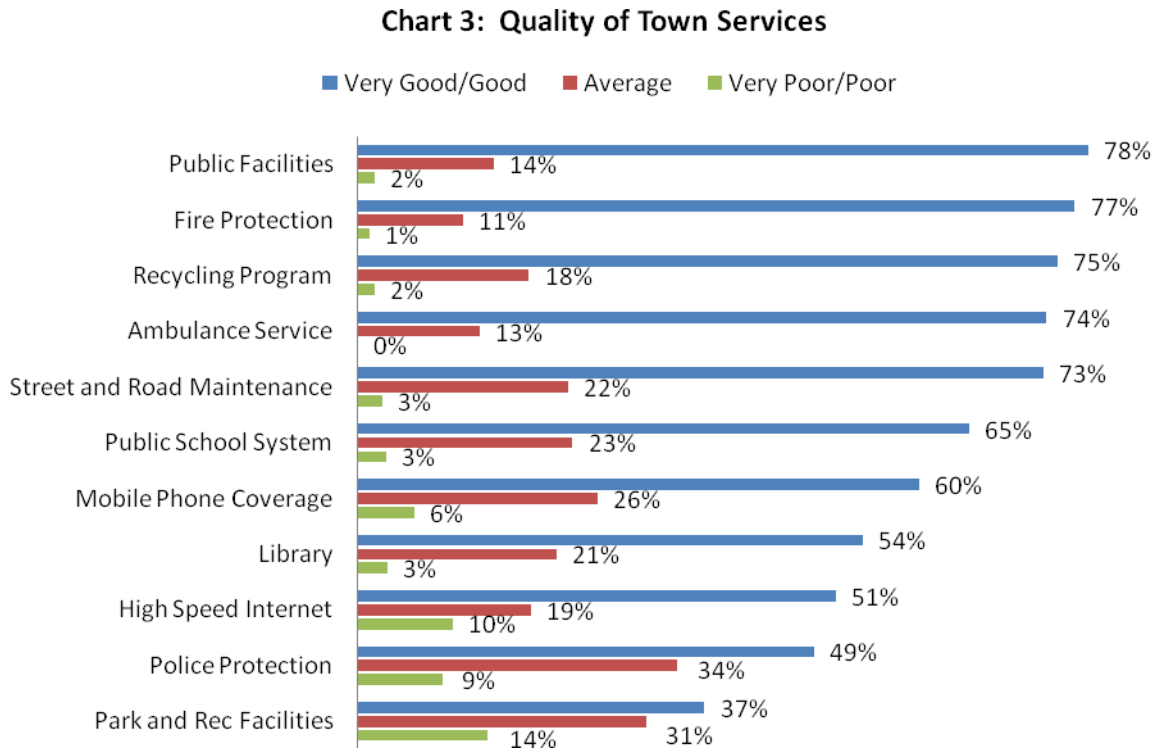


In nearly all cases, the top three reasons for living in the Town of Woodmohr were consistent for all demographic groups (e.g. men and women, young and old, etc.): small town atmosphere/rural lifestyle, being near family and friends, and natural beauty/surroundings.

- Longer-term residents and respondents without children in their home report that being born in Woodmohr was a top reason for choosing to live in the Town.
- For non-employed respondents and those with no children in the home, the closeness of Chippewa Falls/Eau Claire is one of the most important reasons they live in the Town.

Community Facilities and Services

Quality of Town Services. In Chart 3 the ratings respondents give to Town services are grouped into “very good or good” (top bar), “average” (middle bar), and “poor or very poor” (bottom bar).



Nine of the eleven Town services listed are rated by a majority of respondents as “good” or “very good.” Nearly one-half of respondents deem police protection as good or very good. Park and recreation has the lowest very good/good rating (37%) and the highest poor/very poor ratings (14%).

Opinions about Town services vary by demographic group:

- Respondents without children in their household are more likely to have no opinion regarding high-speed internet quality or the library.
- Lower income respondents (<\$50,000 household income range) are more likely to have no opinion about high-speed internet service.
- Males are more likely to rate the quality of public facilities higher.
- Respondents with more formal education rate fire protection and police protection lower than those with less.
- Longer-term residents (over 10 years) rate ambulance service, fire protection, police protection, public facilities, public school system, and street and road maintenance higher than those who have been a Town resident for 10 years or less.

Impact of Cell Phone Towers and Windmills. Respondents were asked if they oppose the construction of mobile (cell) phone towers because of their visual impact on the landscape. As Table 2 highlights, a majority of residents are not opposed to the towers based on their visual impact.

- Lower income respondents are more likely to have no opinion regarding the visual impact on the landscape of cell phone towers.
- Respondents without children in their household and respondents 45 and over are more likely to oppose the construction of cell phone towers because of the visual impact on the landscape.

Similarly, relatively few are concerned about the visual impact of electricity-generating windmills or about the noise they create.

Table 2: Cell Phone Towers, Windmills, and Off-Road Trails						
	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
I oppose the construction of mobile (cell) phone towers because of their visual impact on the landscape.	231	12%	16%	45%	13%	14%
I am not concerned about the visual impact of electricity-generating windmills.	232	31%	46%	9%	7%	6%
I oppose the construction of electricity-generating windmills because of the noise they create.	231	2%	10%	49%	24%	15%
Off-road trails for <u>motorized</u> vehicles are needed in the Town.	233	15%	22%	25%	22%	15%
Off-road trails for only <u>non-motorized use</u> (e.g., hiking, walking, horses) are needed in the Town.	233	14%	27%	31%	15%	13%

Off-road Trails. Residents were asked if two types of off-road trails are needed in the Town. Slightly more respondents are supportive of non-motorized use trails than motorized trails, but in both cases, supporters and opponents are fairly evenly divided.

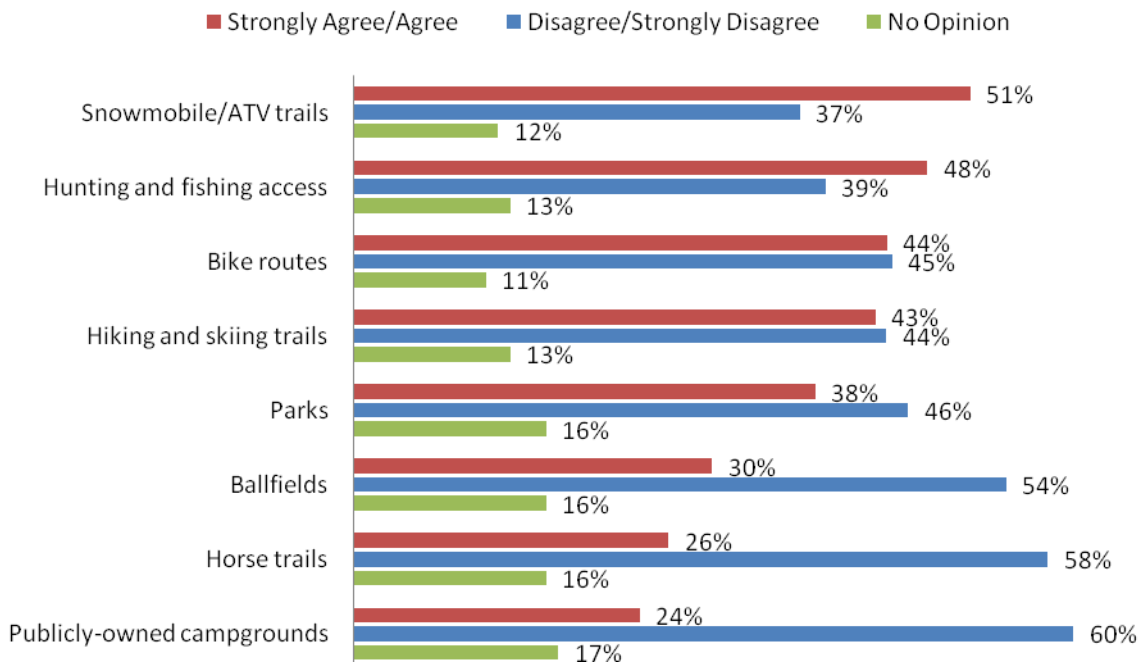
- Younger respondents (<45) and respondents with children are more likely to see the need for more off-road trails for motorized vehicles.
- Females are more likely to support more off-road trails for non-motorized use.

Recreational Opportunities. Residents were asked if the Town should attempt to obtain grants to support various recreational opportunities. As Chart 4 highlights, slightly over one-half support trying to obtain grants for snowmobile/ATV trails followed closely by hunting and fishing access (strongly agree/agree = top bar). This result is somewhat contradictory to the results described earlier (see ‘off-road trails’ paragraph above) where slightly more respondents were supportive of non-motorized use trails than motorized trails.

There is majority opposition to attempting to obtain grants to support horse trails, ballfields, and privately-owned campgrounds. The lowest support was shown for trying to obtain grants for publicly-owned campgrounds; less than one-quarter are supportive (disagree/strongly disagree = middle bar). “No opinion” responses are found in the bottom bar.

- Non-farm residents are more likely to agree that the Town should attempt to obtain grants to support hiking and skiing trails.
- Respondents with children are more likely to support the Town trying to get grants for bicycle routes, hiking and skiing trails, and snowmobile/ATV trails.
- Respondents with more formal education are more likely to support the Town’s effort to obtain grants for bicycle routes.
- Younger respondents are more likely to support grants for hiking and skiing trails and snowmobile/ATV trails.
- Shorter-term residents are more interested in the Town obtaining grants for bike routes, horse trails, hiking and skiing trails, and snowmobile/ATV trails.

Chart 4: Grants to Support Recreational Opportunities

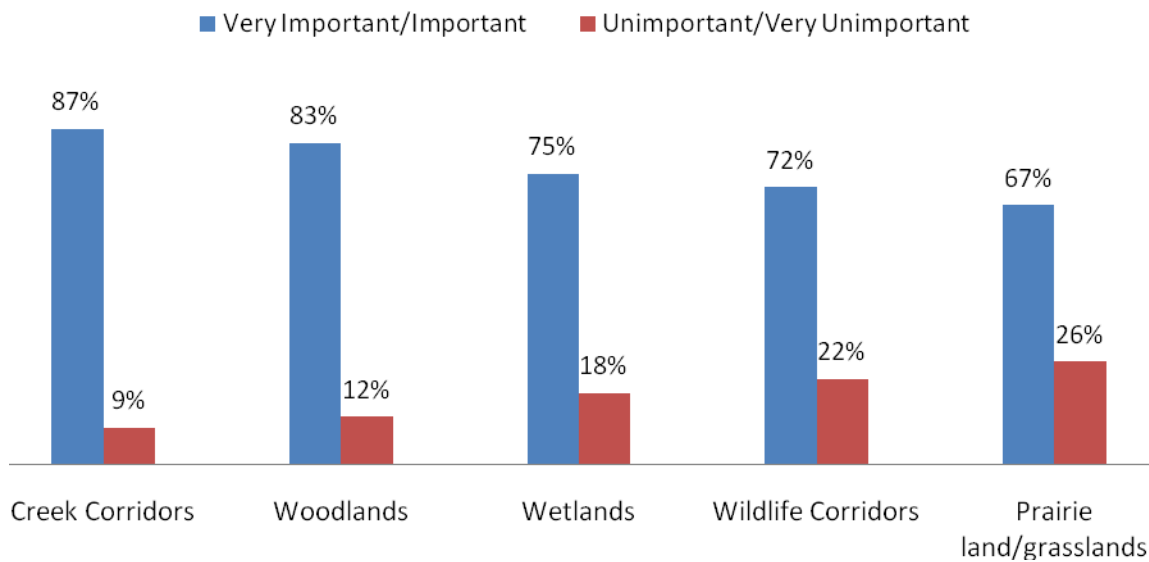


Natural Resources

Natural Resource Protection. Chart 5 shows that when asked how important it is for the Town of Woodmohr to protect various resources, over two-thirds of respondents said that it is very important or important to protect all the resources listed (very important/important = left column). Creek corridors received the highest ‘importance’ value and prairie land/grasslands the least.

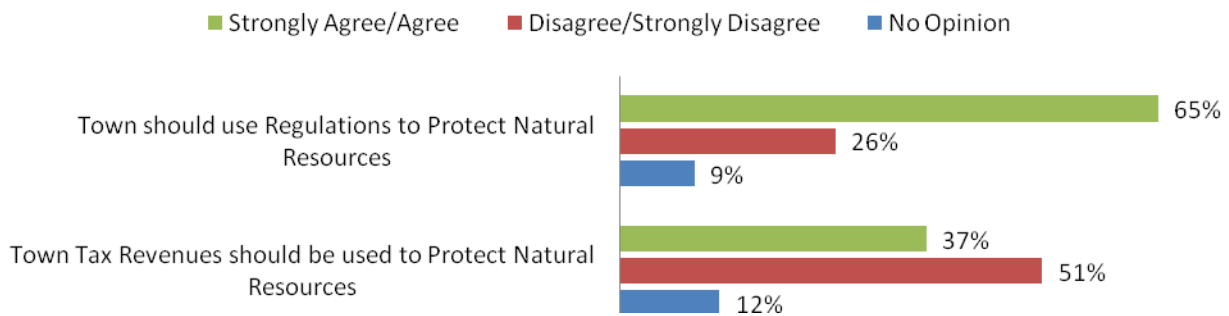
- Higher income respondents are more likely to believe it is important to protect creek corridors, prairie land/grasslands, and woodlands.
- Employed respondents are more likely to believe it is important to protect creek corridors.

Chart 5: Importance of Protecting Natural Resources



Follow-up questions asked residents how they believe the Town should protect the natural resources included in Chart 5. Nearly two-thirds of respondents believe that the Town should use regulations to protect natural resources; over one-quarter disagree. A slight majority disagrees with using Town tax revenues to protect the natural resources listed; over one-third agree with this use of tax revenues. (Chart 6).

Chart 6: Protection of Town of Woodmohr Natural Resources



Housing/Development

Housing Supply. Of the housing types discussed in the survey, the highest percentage of respondents agree there is a need for more single-family housing (52%). Over 70% of respondents do not see the need for more mobile home parks, freestanding mobile homes, housing subdivisions, or duplexes (Table 3). As was the case with this survey, of the housing types discussed in the Chippewa County survey, the highest percentage of respondents, but still a minority, agreed that more single-family housing is needed in the County (42%). Opposition to additional mobile homes is higher for this survey (85%) than in the County (66%).

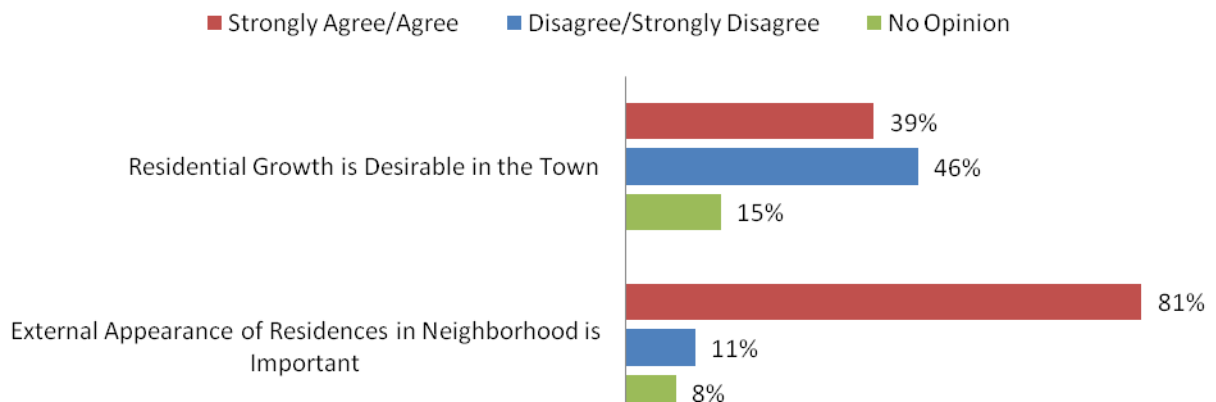
Table 3: Types of Housing Needed in the Town of Woodmohr						
	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Single family housing	226	7%	45%	22%	11%	15%
Affordable housing	224	8%	27%	31%	17%	17%
Senior housing	223	4%	28%	28%	18%	21%
Luxury homes	225	4%	16%	33%	24%	22%
Housing subdivisions	224	2%	12%	38%	37%	12%
Duplexes	224	1%	12%	48%	24%	16%
Freestanding mobile homes	225	1%	7%	34%	47%	12%
Mobile home parks	227	0%	6%	29%	56%	8%

By demographic group:

- Respondents 45 and older are more likely to see the need for more single-family housing.
- Higher income respondents are less likely to see the need for additional freestanding mobile homes and mobile home parks.

External Appearance of Residences and Residential Growth. About half of the respondents (46%) do not agree that residential growth is desirable in the Town (disagree/strongly disagree = middle bar), in contrast, slightly less (39%) agree (**Chart 7**). By a margin of 81% (agree or strongly agree) to 11% (disagree or strongly disagree) respondents feel that the external appearance of residences in their neighborhood is important to them.

Chart 7: Residential Growth and External Appearance of Residences

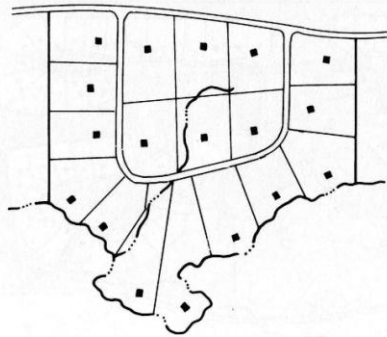


Residential Housing Design. Residents were asked if housing developments should reflect a traditional design with larger lots (Figure 1 - Option A) or a cluster design that permanently preserves open space (Option B). Overwhelmingly, respondents chose the cluster design that preserves open space. No statistically significant differences were shown by demographic groups for this question. 2008 Chippewa County results were nearly identical with 30% preferring larger lots and 70% preferring smaller lots with preserved open space.

Figure 1: Preferences for Housing Development Design

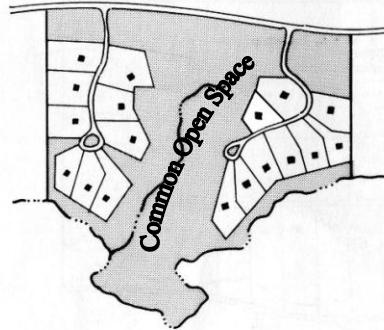
OPTION A

27%



OPTION B

73%



Transportation

The data in Table 4 indicate that almost all of the survey respondents (95%) believe that the overall road network in the Town meets the needs of its citizens. A similar percentage (92%) finds the overall condition of roads and streets in the Town to be acceptable for present needs.

- Employed respondents are more likely to agree that the overall road network meets the needs of its citizens and the overall condition of roads and streets in the Town are acceptable.

A slight majority of respondents disagrees that additional biking lanes and walking lanes along public roadways in the Town are needed; nearly 4 in 10 believe that additional lanes are needed.

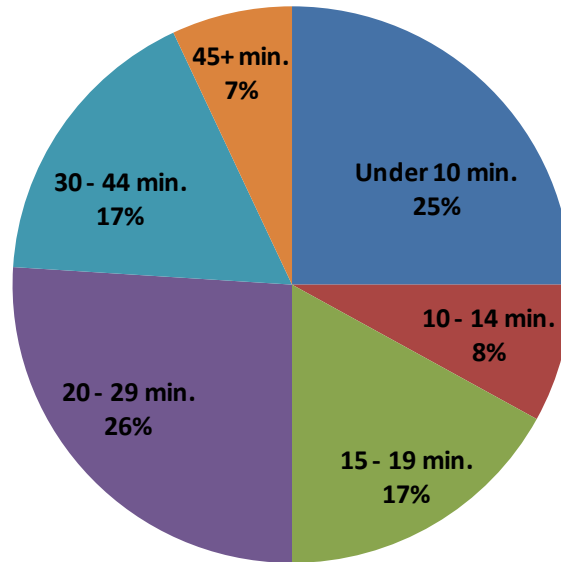
Table 4: Transportation Issues in the Town of Woodmohr

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
The overall road network (roads, streets, and highways) in the Town meets the needs of its citizens.	228	25%	70%	1%	2%	2%
The overall condition of roads and streets in the Town is acceptable for present needs.	228	23%	69%	4%	1%	2%
Additional biking lanes and walking lanes are needed along public roadways in the Town.	229	13%	26%	38%	14%	9%

- Females are more likely to see a need for additional biking lanes and walking lanes along public roadways in the Town.
- Respondents that have been residents of the Town for 10 years or less are more likely to see a need for additional biking lanes and walking lanes.

Commute Time. Survey respondents were asked how many minutes (one way) it takes for the member of the household who drives the furthest to commute to work each day.⁴ As Chart 8 suggests, one-half of respondents have a one-way commute of less than 20 minutes to get to work which is nearly identical to 2000 Census data.⁵

Chart 8: Commute to Work in Minutes (one-way)



Agriculture and Land Use

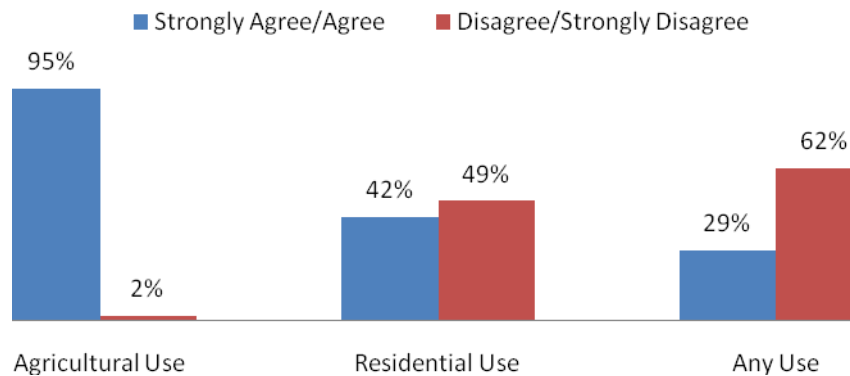
Productive Farmland. Chart 9 shows that nearly all respondents support allowing productive farmland to continue being used in agriculture (strongly agree/agree = left column). Nearly one-half of respondents oppose using productive farmland for residential purposes (disagree/strongly disagree = right column). There are no statistically significant differences by demographic group to this question.

Nearly identical results occurred in the Fall 2008 County survey. Ninety-five percent of respondents felt that productive farmland should continue being used in agriculture. A difference occurs when looking at residential usage. Forty-two percent of Woodmohr respondents believe that productive farmland should be allowed to be used for residential purposes, in the County survey only 35% agreed to this usage.

⁴ 23% of survey respondents chose the 'Not Applicable' option when asked about commute minutes. For analysis purposes, the 'NA' responses were removed. The percentages shown in Chart 9 are based on 169 responses.

⁵ According to the 2000 Census, the mean travel time to work in minutes for the Town of Woodmohr (workers 16 years and over) was 19.3 minutes. Source: U.S. Census Bureau.

Chart 9: Productive Farmland Should Be Allowed to be Used for:



A majority of Woodmohr respondents believes that landowners should be allowed to develop their land any way they want; 42% disagree. A majority, however, also believes that there should be restrictions on how much farmland landowners should be allowed to develop. Sixty-two percent of respondents believe that landowners should be able to subdivide their land consistent with minimum lot size regulations into housing lots. Six in 10 respondents do not believe that conflicts between farms and neighbors are common in the Town and an even larger majority (76%) feel that agricultural uses should not be restricted because residences are nearby (Table 5).

	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Landowners should be allowed to develop their land any way they want.	228	25%	28%	31%	11%	6%
There should be restrictions on how much of their farm landowners should be allowed to develop.	225	12%	41%	24%	19%	4%
Landowners should be able to subdivide their land consistent with minimum lot size regulations into housing lots.	227	11%	51%	26%	6%	7%
Conflicts between farms and neighbors (dust, noise, and odors) are common in the Town.	229	7%	20%	52%	8%	14%
Agricultural uses should not be restricted because of proximity to residences.	229	31%	45%	15%	5%	4%

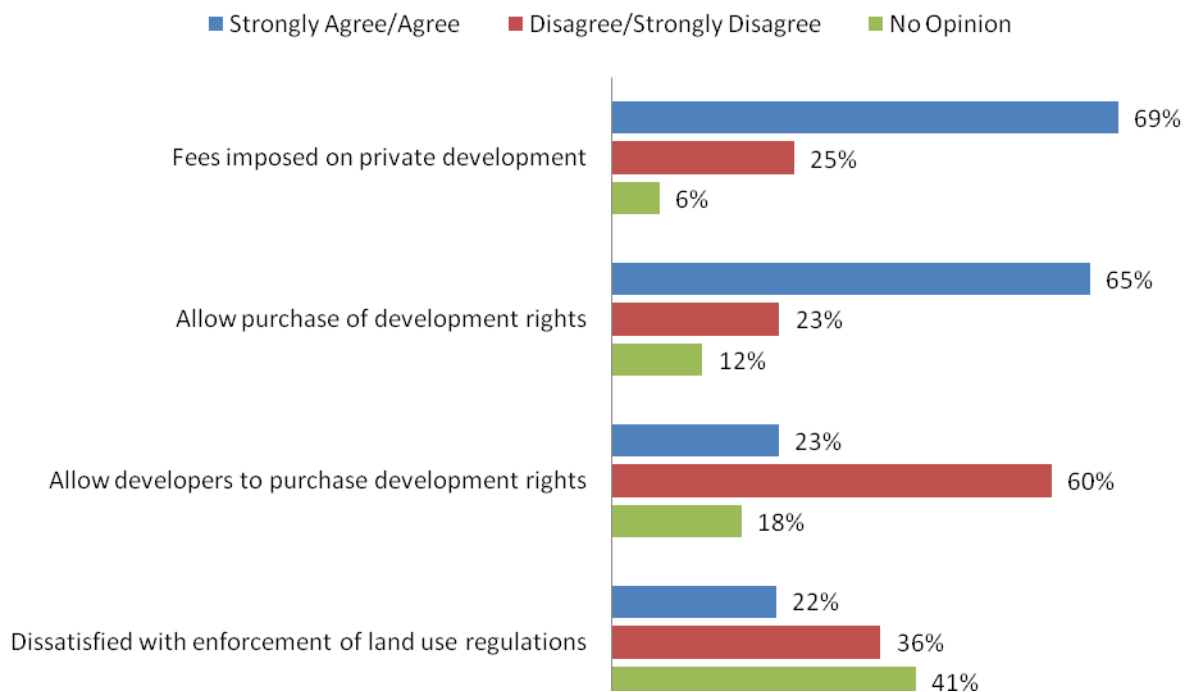
- Females are more likely to believe that conflicts between farms and neighbors are common in the Town.
- Farmland owners and longer-term residents are more likely to agree that agricultural uses should not be restricted because of proximity to residences.

Development Rights and Land Use Regulations. Background information was provided to survey respondents describing programs that allow landowners to sell and/or transfer the development rights to their land. Respondents were given a set of statements that dealt with development rights and land use regulations and were asked to agree or disagree with each statement.

Chart 10 indicates that:

- 69% of respondents believe that fees should be imposed on new private development to pay for the added costs of public services (agree/strongly agree = top bar).
- Nearly two-thirds of respondents (65%) believe that the Town should allow the purchase of development rights to preserve farmland, maintain open space or protect important environmental areas.
- Six in ten respondents oppose allowing developers to purchase development rights from one Town property worthy of preserving and transferring them to another Town property suited to accommodate increased development (disagree/strongly disagree = middle bar).
- Forty-one percent of respondents have no opinion regarding the enforcement of existing land use regulations in the Town (no opinion = bottom bar).

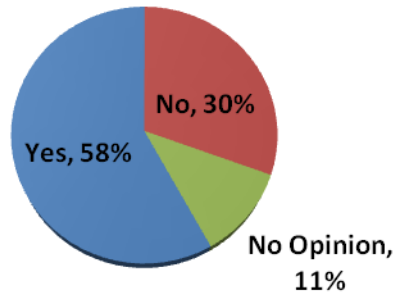
Chart 10: Development Rights and Land Use Regulations



- Non-farm residents are more likely to believe that fees should be imposed on new private development to pay for the added costs of public services.
- Respondents without children in their households are more likely to be dissatisfied with the enforcement of existing land use regulations in the Town.

Minimum Lot Size. Chart 11 indicates that more than one-half of the respondents are supportive of a uniform, 2-acre minimum residential lot size in the Town; nearly one-third do not support this uniformity.

Chart 11: Current 2-Acre Minimum Residential Lot Size Should Be Uniform Throughout the Town



Those that do not support minimum lot size were asked to respond to additional questions regarding where they believe lots smaller than 2 acres should be allowed (**Table 6**). Nearly 80% of respondents (that do not support minimum lot sizes) believe that lots smaller than 2 acres should be allowed if clustering such lots would allow the preservation of large tracts of farmland or open space. A similar percentage (78%) would support smaller lot sizes adjacent to higher density local communities.

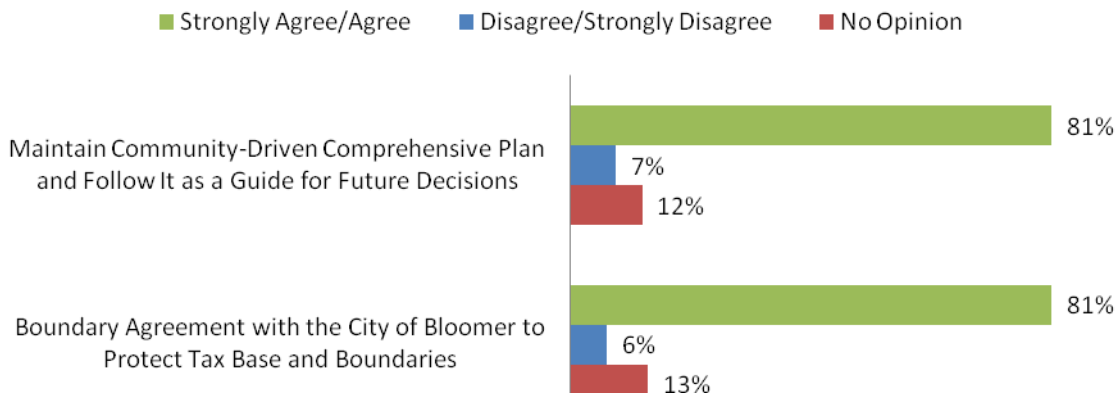
Although allowing smaller lot sizes in environmentally sensitive areas has the support of 56% of respondents, a substantial proportion (34%) do not support this allowance. This last result is a confusing one. According to earlier results (see Chart 5, pg. 12), over two-thirds of respondents said that it is very important or important to protect all the natural resources listed on the survey. The 56% that support allowing more lots into environmentally sensitive areas is inconsistent with earlier results. We are suggesting that respondents may have seen the first part (deviation from the 2-acre minimum lot size) and not the second part (allow smaller lots).

Table 6: Minimum Residential Lot Size						
<i>(For respondents that <u>do not believe</u> there should be a uniform, 2-acre minimum residential lot size in the Town)</i>						
Lots smaller than 2 acres should be allowed:						
	Count	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
If clustering such lots will allow preserving large tracts of farmland or open space.	75	23%	56%	8%	4%	9%
Adjacent to higher density local communities (e.g., City of Bloomer).	78	22%	56%	9%	3%	10%
To preserve wildlife corridors (a strip of habitat whose primary wildlife function is to connect at least two significant habitat area.	74	20%	51%	14%	4%	11%
In environmentally sensitive areas (near creeks and wetlands, steepness of terrain, etc.)	77	14%	42%	22%	12%	10%
If small-scale sewage treatment systems are available.	77	12%	49%	17%	4%	18%

- Respondents with more formal education are more likely to agree that lots smaller than 2 acres should be allowed adjacent to higher density local communities.
- Females are more likely to have ‘no opinion’ regarding if lot sizes smaller than 2 acres should be allowed adjacent to higher density local communities or if they should be allowed if small-scale sewage treatment systems are available.

Boundary Agreement and Comprehensive Planning. Respondents were asked if the Town should maintain a community-driven comprehensive plan and follow it as a guide for future decisions regarding change in the Town. As Chart 12 highlights, more than 8 in 10 respondents agree with such a plan (strongly agree/agree = top bar). An almost identical result occurs when respondents were asked if the Town should pursue a boundary agreement with the City of Bloomer to protect the Town’s base and boundaries from annexations and conflicting land uses. More than 8 in 10 respondents were supportive of such a boundary agreement.

Chart 12: Community-Driven Comprehensive Plan and Boundary Agreement



Specific Issues

Respondents were asked to comment on select issues facing the Town of Woodmohr. Table 7 highlights the responses. Eighty percent of respondents are either very concerned or somewhat concerned about well water contamination. Both the loss of productive farmland and rural residential development have two-thirds or more respondents very concerned or somewhat concerned. Six in ten respondents are very concerned or somewhat concerned with extraterritorial subdivision review 1½ miles into the Town by the City of Bloomer.

Table 7: Select Issues in the Town of Woodmohr						
How concerned are you about the following issues in the Town of Woodmohr?	Count	Very Concerned	Somewhat Concerned	Slightly Concerned	Not Concerned At All	No Opinion
Well water contamination	222	49%	31%	13%	5%	2%
Loss of productive farmland	221	42%	29%	14%	13%	2%
Rural residential development	218	34%	32%	17%	15%	1%
Extraterritorial subdivision review 1½ miles into the Town by the City of Bloomer	220	35%	25%	13%	12%	15%

- Respondents without children in their household are more likely to be very concerned or somewhat concerned about extraterritorial subdivision review by the City of Bloomer.
- Non-employed respondents are more likely to be very concerned or somewhat concerned about well water contamination.

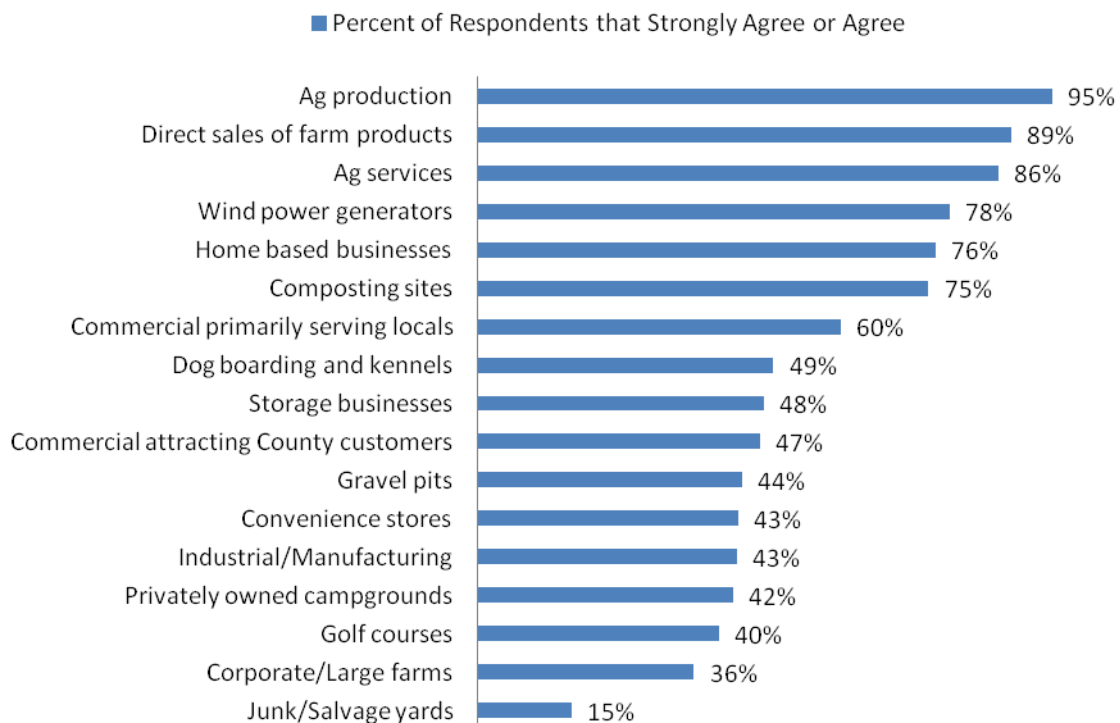
The concern shown for two of the issues mentioned in Table 7: rural residential development and extraterritorial subdivision review was also found in the previously discussed section on the desirability of residential growth (page 13, Chart 7).

- Sixty percent of respondents who do not agree that residential growth is desirable in the Town are also ‘very concerned’ about extraterritorial subdivision review 1½ miles into the Town by the City of Bloomer.
- Two-thirds of respondents who do not agree that residential growth is desirable in the Town are also ‘very concerned’ about rural residential development.

Economic Development

Respondents were asked which types of economic/business development are appropriate in the Town of Woodmohr. Chart 13 indicates that the three most ‘appropriate’ types of Town businesses, according to respondents, are all agricultural: agricultural production, direct sales of farm products, and agricultural services. In addition, a majority of respondents believe that wind power generators, home based businesses, composting sites, and commercial businesses primarily serving locals are also appropriate types of economic/business development in the Town.

Chart 13: Appropriate Types of Economic/Business Development in the Town of Woodmohr



Approximately half of the business types listed show support in the 40% ranges. Results show that the lowest 'appropriateness' ratings went to corporate/large scale farms (over 500 animal units) and junk salvage yards. 'Other' types of economic development provided by respondents can be found in Appendix B.

- Younger respondents, employed respondents, and those with children in the home are more likely to agree that corporate/large farms are appropriate types of economic/business development in the Town.
- Employed respondents are more likely to agree that home based businesses are appropriate.

Additional Comments

When respondents were asked if there was anything else they would like to say about land use and comprehensive planning in the Town of Woodmohr, nearly one-fifth provided comments that the SRC grouped into categories. Approximately 40% of comments pertained to specific land use issues ranging from gravel pits to lot sizes. Others wrote of general land use concerns, Town government, and miscellaneous topics. Appendix B contains the complete compilation of comments. Comments include:

"I believe farmland should be preserved but landowners should also be able to have control of their own property...they paid for it and pay taxes. Every situation that arises should be looked at based on merit and not decided on hard and fast rules...with all prejudices and "personal" aspects set aside. Good luck on that one!"

"I paid for my property and I feel I have a right to use it any way I please as long as I don't hurt the land."

Conclusions

The most important reasons respondents choose to live in the Town of Woodmohr, according to survey results, are the small town atmosphere/rural lifestyle, being near family and friends, and the natural beauty/surroundings of the area.

The overall quality of life in the Town is rated as very good or good by nine in ten respondents; one respondent rated the quality of life as poor; none rated it very poor. Residents also are generally satisfied with the quality of Town facilities and services. In particular, public facilities and fire protection have the highest very good/good ratings.

In general, residents are not opposed to the construction of mobile (cell) phone towers or electricity-generating windmills due to their visual impact on the landscape, nor are they opposed to windmill noise.

In all but one instance, less than a majority of respondents support the Town trying to obtain grants for various recreational opportunities. The exception is the fifty-one percent of respondents who support trying to obtain grants for snowmobile/ATV trail grants. However, when asked in a separate section of the survey, less than one-half of respondents see the need for off-road trails for motorized or non-motorized use.

Over two-thirds of respondents said that it is very important or important to protect all the natural resources listed on the survey; in addition, nearly two-thirds believe that the Town should use regulations to do so. Slightly more than one-third of respondents (37%) believe that Town tax revenues should be used to protect the natural resources listed; a slight majority (51%) disagrees with this use of tax revenues.

With respect to housing, a majority agreed that more of only one type, single-family housing, is needed in the Town. Six in ten respondents are very concerned or somewhat concerned about extraterritorial subdivision review by the City of Bloomer.

Ninety-five percent of respondents feel that the overall road network meets Town citizens' needs and 92% feel that the overall condition of roads and streets is acceptable for present needs. More than half of respondents do not believe that additional biking and walking lanes are needed along public roadways in the Town.

When respondents were asked how concerned they are about select issues facing the Town, both the loss of productive farmland and the issue of rural residential development have more than one-third of respondents very concerned. Town residents want to see productive agricultural land used in agriculture and are much less supportive of converting it to residential uses. However, a majority believes that landowners should be allowed to develop their land any way they want and a majority also believes landowners should be able to subdivide their land consistent with minimum lot size regulations into housing lots.

Nearly two-thirds of respondents believe that the Town should allow the purchase of development rights to preserve farmland, maintain open space or protect important environmental areas. Support is generally low (23%) for allowing developers to purchase development rights from one Town property worthy of preserving and transferring them to another Town property suited to accommodate increased development.

More than eight in ten respondents believe that the Town should maintain a community-driven comprehensive plan and follow it as a guide for future decisions regarding change in the Town. Eighty-one percent are also supportive of the Town pursuing a boundary agreement with the City of Bloomer to protect the Town's base and boundaries from annexations and conflicting land uses.

Development of agricultural-related businesses are seen by most respondents as appropriate for the Town of Woodmohr. Majorities are also supportive of wind power generators, home based businesses, composting sites, and commercial businesses that primarily serve local residents.

Appendix A – Non-Response Bias Test

Surveys have 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, Question 3i of the survey asked respondents to rate the public school system on a scale from “very good” (= 1) to “very poor” (= 5). If only people who were very satisfied with the public school system responded to the survey, the overall rating in the report would overstate the level of satisfaction of the overall population and the survey would have non-response bias.

The standard way to test for non-response bias is to compare the responses of those who return the first mailing of a questionnaire to those who return the second mailing. Those who return the second questionnaire are, in effect, a sample of non-respondents (to the first mailing), and we assume that they are representative of that group. In this survey, 176 people responded to the first mailing and 59 responded to the second mailing.

Table A1 – Statistically Significant Differences Between Responses of First and Second Mailings			
Variable	Mean First Mailing	Mean Second Mailing	Statistical Significance
Q4b Not Concerned w/Visual Impact of Windmills	1.99	2.44	.008
Q13 Overall road network meets needs	1.76	2.09	.002
Q14 Overall condition of roads is acceptable	1.83	2.12	.008
Q16 Minutes for furthest commute	3.92	4.59	.041
Q32g Econ/business dev/dog boarding & kennels	2.78	3.16	.038
Q32q Econ/business dev/wind power generators	2.07	2.43	.041

Six variables were found with statistically significant differences between the mean responses of these two groups of respondents (**Table A1**) out of 103 tested. While these items are statistically different, the differences are quite small and generally would not affect the overall interpretation of the results. An instance in which the difference would modify the interpretation of results is highlighted in bold text in the Table. We noted that the respondents to the second mailing were more likely to have a longer commute in minutes (one way) with a mean of 4.59 than Mail 1 respondents (mean = 3.92) on a scale of “1 = Under 10 min” to “6 = 45+ minutes”. **The Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample.**

Appendix B – Town of Woodmohr Comprehensive Planning Public Opinion Survey Written Comments

Q1 From the following list, please identify which of the following items, a-n, are the most important reasons you and your family choose to live in the Town of Woodmohr.

‘Other’ responses (15 Comments)

- Agriculture
- At one time low crime rate, but now crime increases thefts.
- Business
- Circumstances- emergency relations.
- Close to schools
- Family Property
- Farm located here
- Farming
- Land owner
- Live in country with small acres.
- Location
- Location of farm
- Nice farming community.
- Owned property for many years
- Where I found a farm I liked

Q7f How important is it for the Town of Woodmohr to protect the following?

‘Other’ responses (16 Comments)

- Farmland (5x)
- Ag Land
- Any/all
- Feral cats/Doves no hunting
- Ground water
- Less chemicals from farmers. Very bad after effects to family member after farmers spray.
- People’s drinking water
- Should have supported cleaning up/dredging Lake Como as there are several homeowners on lake or creek corridors with residents approval (once voted upon by town residents).
- The right to farm, allow the farmer the right to farm the way he sees best for his operation.
- The rights of the property owner
- Unless you own it, it's none of your business
- Water table

Q31 How concerned are you about the following issues in the Town of Woodmohr?

‘Other’ responses (14 Comments)

- ATV's on roads
- Businesses buying land up for factories
- Cash croppers
- Clean farming vs. dirty farming
- Condition of roads

- Gravel and Sand Mines
- Junky neighbors, piles of junk, cars
- Large Farms
- Police protections
- Private rights on your land
- Restrictions
- Sprawl
- Too much control of County township
- Too much nitrates in the land. No more turkey farms.

Q32 The following types of economic/business development are appropriate in the Town of Woodmohr. 'Other' responses (3 Comments)

- First use suitable sites for wind power.
- Law enforcement protection and availability
- Mines

Q33 Do you have additional comments about land use & comprehensive planning in the Town of Woodmohr? (47comments)

All comments are included as written with the exception of personal names, which have been deleted. It is felt that over-editing might reduce the feeling of some comments and not adequately communicate the writer's message.

Land Use and Development– Specific (18 responses)

- Composting should be limited to operating farms because part of dairy farming, no commercial compost sites.
- Due diligence on landowners rights in regard to items like gravel, sand, etc. type mines vs. impact on township infrastructure (roads, wells). Urban expansion will continue, need to be ""controlled"". Lot sizes.
- Farmers can put smells on the land but a residential cannot divide their land just because it raises the tax base. Farmers can do whatever fits the farmer.
- Gravel Pits are destroying more ag land through new housing and what is left is lower value land. Woodmohr should be compensated for this.
- I don't think (...) should have the right to dig all the land for gravel. The land where they are digging looks awful. Are they digging up there own land or their brothers.
- I strongly favor steering development toward rocky or hilly "40s" with 20 or less lots.
- I would actually like to see the Town of Woodmohr become an aggressive community in using/creating wind power generators. I would like to see opportunity for landowners to use their land for this purpose. Maybe grants can be formed to help fund the development.
- I would like to see a 5 acre minimum for residential building sites.
- If they want to put a gravel pit on excellent farmland that's ok, but good god don't build a couple of houses on farmland that's a no-no, which looks better.
- Industrial/manufacturing should be in designated areas. No junk yards. No large corporate farms.
- Land sales should not be allowed in increments of less than 10 acres.
- Land use - Stop the dumping of garbage from farms in the ditches (concrete chunks, rock, trees, plastics, tires & metals).
- More gravel pits
- No turkey barns
- There are too many gravel pits in Woodmohr.

- There should be consequences for not following DNR regulations when dumping things like waste from rendering plants. Also, the people that live within 2 miles of any such action should be asked or surveyed before it is just okayed by board members. Elected officials should care more about safety issues of its residents.
- Township should develop their own industrial park. Gravel pits--owner should compensate township for road repairs. Farmer and their immediate family should not have any restrictions (lot size) on building their homes on their farmland.
- We need to develop industry as much as possible to keep jobs in the area.

Land Use and Development-- General (12 responses)

- A landowner, farm, or resident should not be told what they can do with the land they own.
- Agricultural land is for agriculture, possibly some residential. But commercial/industrial is not Ag! If it is zoned ag, industry, etc, should not be allowed.
- Allow landowners to decide what is best for their land!
- Allow landowners to use their land as they see economically fit!
- I believe farmland should be preserved but landowners should also be able to have control of their own property...they paid for it and pay taxes. Every situation that arises should be looked at based on merit and not decided on hard and fast rules...with all prejudices and "personal" aspects set aside. Good luck on that one!
- I paid for my property and I feel I have a right to use it any way I please as long as I don't hurt the land.
- I think long-term farmers should be able to develop their land so they can have a good retirement. Something is going to have to be done to these business owners that are inflating land rent to satisfy their hobby of driving combines.
- I think when we pay the taxes on our place we should be able to do what we want with it as long as it is kept up and mowed and it looks good.
- Keep the town of Woodmohr agricultural, not let "developers" use prime land for housing- We still need to keep our food supply!!!
- Land use and planning should be for the best interest of every resident and not for a select few.
- This used to be a free nation--not anymore! When you can't do what you want on your own land--it's not free anymore!!
- Zoned ag, industry, etc, should not be allowed.

Town Government/Land Use Committee (4 responses)

- Have all elected officials in the township be elected including the land use members.
- I know of no one who lives in Woodmohr so smart that they know what will happen to agriculture or industry or home business or if they will even have a job in next six months much less the next five years. Keep the regulations simple. Make them big picture. Make it easy to fix them because you the law makers will never know enough to make perfect laws
- I strongly believe that the head of the land use committee should be an elected position.
- I think land use committee would be better if they (town board) would get rid of (.....).

Nothing (3 responses)

- Leave it the way it is. No change.
- No
- None

Housing/Appearance (1 response)

- Don't like mobile home parks. Keep yards clean.

Comprehensive Plan (1 response)

- The town's present land use plan should be supplemented with ordinances giving the plan teeth to accomplish its goals.

Miscellaneous (8 responses)

- Alternative energy needs to become more prevalent in the future.
- It's difficult to comment on issues when I have no familiarity with. Let's stay rural and pro-people, not pro business/industry.
- Its hard to answer some of these questions as there are exceptions to every rule/policy/ordinance.
- Need info on grants for blacktop driveways.
- Socialist movement. Off road trail should be bought and paid for by people using them! I do not care to pay for things that are listed in section 9, Grants, or tax credits!! Section 17 already the city of Bloomer restricted me for agriculture use on my farm. Already states have chopped out Comprehensive Planning!
- Use town roads as ATV route like Eagle Point.
- We do not have enough knowledge of #23 and #24 to make an informed decision - there were a few other questions that we also felt that more information was needed - need more education on these matters, I guess.
- Wind power is a must to free us from foreign oil. A step in the right direction.

Q36 Employment Status

'Other' responses (7 Comments)

- Also part time employed
- Disability
- Full time and self
- Home maker, raise special needs child
- Seasonal
- Semi-retired
- Working full time will be fired

Q37 Which of the following best describes your residential status in the Town of Woodmohr?

'Other' responses (3 Comments)

- Hobby farm, no crops
- Rent to another 20 acres
- Rural resident hobby farm – don't farm any acreage

Appendix C – Quantitative Summary of Responses by Question

TOWN OF WOODMOHR COMMUNITY PLANNING SURVEY

PLEASE RETURN BY XXXXXXXXXXXXX, 2008

QUALITY OF LIFE

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

<u>The most important?</u> = _____			<u>The second most important?</u> = _____			<u>The third most important?</u> = _____		
1 st	2 nd	3 rd		1 st	2 nd	3 rd		
1%	2%	0%	a. Appearance of homes	2%	3%	2%	h. Property taxes	
8%	4%	3%	b. Cost of home	6%	12%	16%	i. Proximity to Chippewa Falls/Eau Claire	
0%	0%	0%	c. Cultural/Community events	1%	6%	4%	j. Quality schools	
4%	6%	5%	d. Low crime rate	0%	4%	3%	k. Recreational opportunities	
13%	11%	18%	e. Natural beauty/Surroundings	18%	23%	19%	l. Small town atmosphere/Rural lifestyle	
17%	17%	12%	f. Near family and friends	17%	8%	10%	m. Was born here	
8%	4%	6%	g. Near job (employment opport)	3%	1%	1%	n. Other: See Appendix B	
				Very Good	Good	Average	Poor	Very Poor
				45%	45%	9%	0%	0%

2. How would you rate the overall quality of life in the Town of Woodmohr?

COMMUNITY FACILITIES AND SERVICES These questions ask your opinion about community facilities and services in the Town of Woodmohr.

3. Rate the quality of the following services in the Town of Woodmohr:	Very Good	Good	Average	Poor	Very Poor	No Opinion	
a. Ambulance service	32%	41%	13%	0%	0%	13%	
b. Fire protection	34%	42%	11%	1%	0%	11%	
c. High speed internet	20%	31%	19%	8%	2%	20%	
d. Library	17%	37%	21%	3%	0%	22%	
e. Mobile (cell) phone coverage	21%	39%	26%	4%	2%	8%	
f. Park and recreation facilities	11%	26%	31%	10%	4%	18%	
g. Police protection	13%	36%	34%	8%	1%	8%	
h. Public facilities (e.g., Town Hall)	29%	49%	14%	2%	0%	6%	
i. Public school system	23%	43%	23%	3%	0%	9%	
j. Recycling programs	27%	48%	18%	2%	0%	5%	
k. Street and road maintenance	26%	47%	22%	2%	0%	2%	
			Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
4a. I oppose the construction of mobile (cell) phone towers because of their visual impact on the landscape.			12%	16%	45%	13%	14%
4b. I am not concerned about the visual impact of electricity-generating windmills.			31%	46%	9%	7%	6%
4c. I oppose the construction of electricity-generating windmills because of the noise they create.			2%	10%	49%	24%	15%
5a. Off-road trails for <u>motorized</u> vehicles are needed in the Town.			15%	22%	25%	22%	15%
5b. Off-road trails for only <u>non-motorized use</u> (e.g., hiking, walking, horses) are needed in the Town.			14%	27%	31%	15%	13%

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
6. The Town of Woodmohr should attempt to obtain grants to support the following recreational opportunities:					
a. Ballfields, active recreation areas	5%	24%	43%	11%	16%
b. Bicycle routes	12%	32%	33%	12%	11%
c. Hiking and skiing trails	10%	33%	32%	12%	13%
d. Horse trails	5%	21%	42%	16%	16%
e. Hunting/fishing access	11%	36%	28%	11%	13%
f. Parks	6%	32%	36%	10%	16%
g. Publicly-owned campgrounds	3%	21%	44%	15%	17%
h. Snowmobile/ATV trails	20%	31%	26%	11%	12%

NATURAL RESOURCES We would like your opinion about the importance of protecting natural resources in the Town and surrounding area.

	Very Important	Important	Unimportant	Very Unimportant	No Opinion
7. How important is it for the Town of Woodmohr to protect the following?					
a. creek corridors	39%	48%	8%	1%	4%
b. wetlands	34%	41%	16%	3%	7%
c. wildlife corridors (a strip of land that connects at least two significant wildlife habitat areas).	32%	40%	18%	3%	7%
d. prairie land/grasslands	26%	41%	22%	4%	7%
e. woodlands	37%	46%	10%	3%	5%
f. other: See Appendix B	40%	9%	12%	5%	35%
	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
8a. The Town should use regulations to protect the preceding list of resources (7a to 7f).	17%	48%	17%	9%	9%
8b. Town tax revenues should be used to protect the preceding list of resources (7a to 7f).	8%	29%	35%	16%	12%

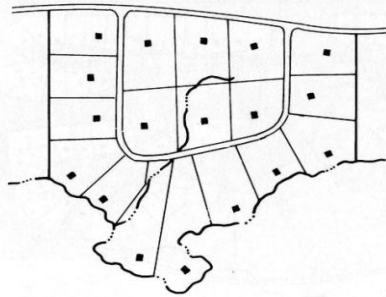
HOUSING/DEVELOPMENT We would like your opinion about housing development in the Town of Woodmohr.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
9. More of the following types of housing are needed in the Town of Woodmohr:					
a. Affordable housing (household pays no more than 30% of its annual income on housing)	8%	27%	31%	17%	17%
b. Single family housing	7%	45%	22%	11%	15%
c. Duplexes	1%	12%	48%	24%	16%
d. Freestanding mobile homes	1%	7%	34%	47%	12%
e. Housing subdivisions	2%	12%	38%	37%	12%
f. Mobile home parks	0%	6%	29%	56%	8%
g. Senior housing	4%	28%	28%	18%	21%
h. Luxury homes	4%	16%	33%	24%	22%
10. The external appearance of residences in my neighborhood is <u>important</u> to me.	34%	48%	9%	2%	8%
11. Residential growth is desirable in the Town.	10%	29%	33%	13%	15%

12. Traditionally, rural housing developments have been designed on large lots as in the diagram (Option A) on the left below. An alternative layout for rural housing is the “cluster” concept, which has smaller lots and permanently preserved open space or farmland as in the diagram (Option B) on the right below. **Please mark ● either Option A or Option B (not both) below to indicate your preference.**

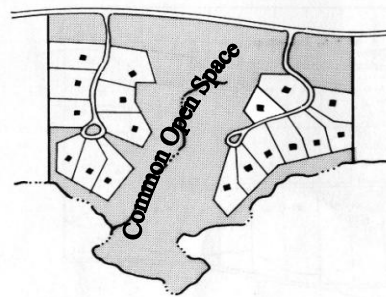
OPTION A

27%



OPTION B

73%



TRANSPORTATION These questions ask your opinion about transportation issues in the Town of Woodmohr.

		Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	
13. The <u>overall road network</u> (roads, streets, and highways) in the Town meets the needs of its citizens.		25%	70%	1%	2%	2%	
14. The <u>overall condition of roads and streets</u> in the Town is acceptable for present needs.		23%	69%	4%	1%	2%	
15. Additional biking lanes and walking lanes are needed <u>along public roadways</u> in the Town.		13%	26%	38%	14%	9%	
16. If one or more adults in your household works outside the home, how many <u>minutes</u> (one way) does it take the one who drives the furthest to commute to work each day?							
	Under 10 min.	10-14	15-19	20-29	30-44	45+	NA
	19%	6%	13%	21%	13%	5%	23%

AGRICULTURE AND LAND USE The following questions are asking for your opinion about agriculture and land use in the Town of Woodmohr.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
17. We should allow productive farmland to be used for:					
a. Agricultural use	57%	38%	2%	0%	3%
b. Residential use	6%	37%	29%	20%	9%
c. Any use	10%	19%	32%	30%	9%
18. Landowners should be allowed to develop their land <u>any way they want</u> .	25%	28%	31%	11%	6%
19. There should be restrictions on <u>how much</u> of their farm landowners should be allowed to develop.	12%	41%	24%	19%	4%
20. Landowners should be able to subdivide their land consistent with minimum lot size regulations into housing lots.	11%	51%	26%	6%	7%
21. Conflicts between farms and neighbors (dust, noise, and odors) are common in the Town.	7%	20%	52%	8%	14%
22. Agricultural uses should not be restricted because of proximity to residences.	31%	45%	15%	5%	4%

Some Wisconsin Towns have put programs in place that allow landowners to sell and/or transfer the development rights to their land. Sale or transfer of development rights ensures landowners get a return on their investment in land and the land will only be used for agriculture or remain as open space in the future. Local public funds used for such programs often leverage significant funding from state and federal sources. Please indicate how strongly you agree or disagree with the following statements.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
23. The Town should allow the purchase of development rights to preserve farmland, maintain open space or protect important environmental areas.	20%	45%	16%	7%	12%
24. The Town should allow developers to purchase development rights from one Town property worthy of preserving (e.g., valuable farmland, open space or natural areas) and transfer them to another Town property suited to accommodate increased development.	5%	18%	43%	17%	18%
25. Fees should be imposed on new private development to pay for the added costs of public services such as roads, highways, emergency services, etc.	24%	44%	19%	6%	6%
26. I am dissatisfied with the enforcement of existing land use regulations in the Town.	7%	15%	32%	5%	41%
27. Do you believe that the current <u>2-acre minimum</u> residential lot size should be uniform throughout the Town?		Yes (go to Q29) 58%	No (go to Q28) 30%	No Opinion (go to Q29) 11%	
28. <u>If you answered “no” to Q27</u> , please answer the following: Lots smaller than 2 acres should be allowed:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. If clustering such lots will allow preserving large tracts of farmland or open space.	23%	56%	8%	4%	9%
b. Adjacent to higher density local communities (e.g., City of Bloomer).	22%	56%	9%	3%	10%
c. In environmentally sensitive areas (near creeks and wetlands, steepness of terrain, etc.).	14%	42%	22%	12%	10%
d. If small-scale sewage treatment systems are available.	12%	49%	17%	4%	18%
e. To preserve wildlife corridors (a strip of habitat whose primary wildlife function is to connect at least two significant habitat areas).	20%	51%	14%	4%	11%
29. To protect the Town’s tax base and boundaries from annexations and conflicting land uses, the Town of Woodmohr should pursue a boundary agreement with the City of Bloomer.	28%	53%	5%	1%	13%
30. The Town of Woodmohr should maintain a community-driven comprehensive plan and follow it as a guide for future decisions regarding change in the Town.	18%	63%	5%	2%	12%

SPECIFIC ISSUES The following question asks how you view select issues facing the Town of Woodmohr.

31. How concerned are you about the following issues in the Town of Woodmohr?	Very Concerned	Somewhat Concerned	Slightly Concerned	Not Concerned At All	No Opinion
a. Well water contamination	49%	31%	13%	5%	2%
b. Rural residential development	34%	32%	17%	15%	1%
c. Loss of productive farmland	42%	29%	14%	13%	2%
d. Extraterritorial subdivision review 1½ miles into the Town by the City of Bloomer	35%	25%	13%	12%	15%
e. Other: See Appendix B	43%	6%	3%	9%	40%

ECONOMIC DEVELOPMENT The following question asks how you view economic development in the Town of Woodmohr.

32. The following types of economic/business development are appropriate in the Town of Woodmohr.	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Ag production (crops and livestock)	59%	37%	1%	0%	4%
b. Ag service businesses	32%	55%	6%	0%	7%
c. Composting sites	16%	58%	13%	3%	9%
d. Convenience stores/gas stations	8%	35%	34%	12%	11%
e. Corporate/large scale farms (Over 500 animal units)	10%	26%	29%	24%	11%
f. Direct sales of farm products (vegetables, fruit, meat, trees)	23%	66%	3%	1%	7%
g. Dog boarding and kennels	5%	44%	24%	11%	16%
h. Golf courses	7%	33%	31%	16%	13%
i. Gravel pits	10%	34%	27%	19%	10%
j. Home based businesses	15%	61%	7%	4%	13%
k. Industrial/Manufacturing	9%	34%	26%	21%	10%
l. Junk/Salvage yards	3%	12%	37%	42%	6%
m. Privately owned campgrounds	7%	35%	25%	16%	17%
n. Commercial which primarily serves locals residents	5%	55%	15%	8%	17%
o. Commercial attracting customers from throughout the county	8%	39%	23%	11%	19%
p. Storage businesses	5%	42%	21%	14%	18%
q. Wind power generators	27%	51%	10%	3%	9%
r. Other: See Appendix B	9%	23%	0%	0%	68%

33. Do you have additional comments about **land use and comprehensive planning** in the Town of Woodmohr?

See Appendix B

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

34. Gender:	Male	Female	35. Age:	18-24	25-34	35-44	45-54	55-64	65+
	72%	28%		0%	11%	15%	29%	24%	20%

36. Employment Status:	Employed full-time	Self-employed	Employed part-time	Unemployed	Retired	Other: See Appendix B
	41%	24%	5%	1%	25%	3%

37. Which of the following best describes your residential status in the Town of Woodmohr?

Farmland owner	Rural Resident (non-farm)	Non-Resident Landowner	Renter	Other: See Appendix B
30%	60%	9%	0%	0%

38. Number of adults (18 or older) in household:	0	1	2	3	4	5	6+
		14%	71%	13%	2%	0%	0%

39. Number of children (under 18) in household:	0	1	2	3	4	5	6+
	68%	10%	16%	4%	1%	0%	0%

40. If you are a Town resident, how long have you lived in Town of Woodmohr?

Less than 1 year	1 - 5 years	5.1 – 10 years	10.1 – 15 years	15.1 – 20 years	20.1 to 30 years	Over 30 years
1%	13%	13%	9%	11%	14%	38%

41. Highest Level of Education:	Less than high school	High school diploma	Some college/tech	Tech college graduate	Bachelor's degree	Graduate or professional degree
	7%	30%	20%	20%	15%	8%

42. Household Income range:	Less than \$15,000	\$15,000 - 24,999	\$25,000 – 49,999	\$50,000 – 74,999	\$75,000 – 99,999	\$100,000 or more
	7%	10%	24%	25%	20%	14%

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

Please return your survey by **xxxxxxxx, 2008** to:
 Survey Research Center
 University of Wisconsin - River Falls
 410 S. Third St.
 River Falls, WI 54022-5001