

**TOWN OF WHEATLAND
2009 COMPREHENSIVE PLANNING SURVEY – Section 1**

9/25/2009

Percent of surveys returned out of 591 mailed: 43%	Resident Responses	Non-Resident Responses	Total Responses	Percentage Total Responses	Percent of all people answering this question
	119	132	252		

DEMOGRAPHIC INFORMATION

1) Do you reside in the Town of Wheatland?					99.6%
YES	119	0	119	47.2%	
NO	0	132	132	52.4%	
2) Do you consider your property here as (Check all that apply):					
Primary Home	104	3	107	42.5%	
Vacation Home	8	57	65	25.8%	
Working Farm	17	26	43	17.1%	
Recreation/Woodland	6	51	57	22.6%	
Investment for Rental	1	10	11	4.4%	
Commercial/Business	2	4	6	2.4%	
<i>Other/ Describe</i>	0	10	10	4.0%	

HOUSING

3) Do you have a concern with housing development within the Town?					95.2%
YES	62	43	105	41.7%	
NO	34	47	81	32.1%	
NO OPINION	18	36	54	21.4%	
<i>If yes, mark those that apply or note additional concerns:</i>					
Lot size	32	27	59	23.4%	
Affordability	15	7	22	8.7%	
Septic	21	19	40	15.9%	
Wells	20	16	36	14.3%	
Emergency vehicle access	20	15	35	13.9%	
No opinion	6	6	12	4.8%	
<i>Other/Describe</i>	16	14	30	11.9%	
4) Do you have concerns related to health issues or the physical appearance of the following:					
Abandoned wells	29	31	60	23.8%	
Abandoned buildings	54	51	105	41.7%	
Abandoned vehicles/equipment	82	76	158	62.7%	
Abandoned Mobile homes	85	76	161	63.9%	
<i>Other/Describe</i>	14	16	30	11.9%	
None of the above	10	10	20	7.9%	
No Opinion	12	28	40	15.9%	

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TRANSPORTATION

5) Do you believe there is a need for improvement in the local roads?					94.4%
Needs a lot of improvement	45	20	65	25.8%	
Needs a little improvement	54	54	108	42.9%	
Needs no improvement	8	25	33	13.1%	
No Opinion	7	25	32	12.7%	
<i>Other/Describe</i>	10	12	22	8.7%	
6) Do you believe drainage from private property and private driveways is an issue for public township roads?					97.6%
Needs a lot of improvement	22	17	39	15.5%	
Needs a little improvement	44	35	79	31.3%	
Needs no improvement	20	20	40	15.9%	
No Opinion	31	57	88	34.9%	
7) Do you have any concerns with the township planning process as it relates to the Great River Road?					93.3%
YES	20	17	37	14.7%	
NO	53	59	112	44.4%	
NO OPINION	39	47	86	34.1%	
<i>Please state</i>	15	11	26	10.3%	

UTILITIES AND COMMUNITY FACILITIES

8) How would you rate the quality of life in the Town of Wheatland?					92.1%
Excellent	21	18	39	15.5%	
Good	77	83	160	63.5%	
Fair	15	13	28	11.1%	
Poor	4	1	5	2.0%	
9) Do you have concerns with private septic system functioning?					97.2%
Needs a lot of improvement	9	5	14	5.6%	
Needs a little improvement	27	27	54	21.4%	
Needs no improvement	39	26	65	25.8%	
No Opinion	44	68	112	44.4%	
10) Do you have concerns with current access or future availability of utilities (i.e. Electric, gas, telephone, cellular phone service)?					96.4%
Needs a lot of improvement	24	17	41	16.3%	
Needs a little improvement	40	43	83	32.9%	
Needs no improvement	29	23	52	20.6%	
No Opinion	24	43	67	26.6%	
11) Are you satisfied with local parks and recreational facilities?					97.6%
YES	87	78	165	65.5%	
NO	11	7	18	7.1%	
NO OPINION	21	42	63	25.0%	
12) Do you have concerns with Black Hawk Park?					92.5%
Needs a lot of improvement	10	5	15	6.0%	
Needs a little improvement	30	27	57	22.6%	
Needs no improvement	38	34	72	28.6%	

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No Opinion	36	53	89	35.3%
Other/Describe	8	11	19	7.5%
13) Are you satisfied with your access to health and wellness providers?	96.0%			
YES	77	47	124	49.2%
NO	17	9	26	10.3%
NO OPINION	24	68	92	36.5%
14) Are you satisfied with your access to day care providers?	95.2%			
YES	22	11	33	13.1%
NO	12	1	13	5.2%
NO OPINION	83	111	194	77.0%
15) Are you satisfied with your police services?	96.8%			
YES	62	61	123	48.8%
NO	24	8	32	12.7%
NO OPINION	34	55	89	35.3%
16) Are you satisfied with your fire and ambulance services?	96.4%			
YES	79	64	143	56.7%
NO	13	6	19	7.5%
NO OPINION	26	55	81	32.1%

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

17) Do you think prime farm lands should be identified and preserved from development?	95.6%			
YES	80	75	155	61.5%
NO	23	26	49	19.4%
NO OPINION	14	23	37	14.7%
18) Are you concerned with new housing development on prime agricultural land?	96.4%			
YES	82	77	159	63.1%
NO	20	32	52	20.6%
NO OPINION	16	16	32	12.7%
19) Do you think the town should have any special planning or standards for animal feed lots?	96.8%			
YES	77	74	151	59.9%
NO	19	20	39	15.5%
NO OPINION	22	32	54	21.4%
20) Are there wetlands and/or flood plain lands in the path of future development?	96.0%			
YES	21	24	45	17.9%
NO	14	13	27	10.7%
NOT SURE	81	89	170	67.5%
21) How would you rate the quality of the natural resources (i.e. Woodland, streams, valleys, hills, scenery):	97.2%			
Excellent	65	71	136	54.0%
Good	45	46	91	36.1%
Fair	8	8	16	6.3%
Poor	1	1	2	0.8%
22) Do you think the town should have a role in future planning?	94.8%			
YES	96	98	194	77.0%

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NO	12	11	23	9.1%
NO OPINION	6	16	22	8.7%
23) Do you think historic buildings and/or sites should be planned for preservation if not already protected?				95.2%
YES	89	87	176	69.8%
NO	14	13	27	10.7%
NO OPINION	12	25	37	14.7%
24) Do you think natural and cultural resources should be included in town planning for future growth?				94.8%
YES	85	86	171	67.9%
NO	13	13	26	10.3%
NO OPINION	15	27	42	16.7%
25) Are there planning issues related to public lands in the town?				89.7%
YES	14	6	20	7.9%
NO	17	17	34	13.5%
NO OPINION	77	95	172	68.3%
<i>If yes, identify</i>	8	2	10	4.0%
26) Are you satisfied with the image and visual quality of the town?				95.2%
Needs a lot of improvement	30	8	38	15.1%
Needs a little improvement	57	70	127	50.4%
Needs no improvement	17	18	35	13.9%
No Opinion	9	31	40	15.9%
<i>Suggestions</i>	22	12	34	13.5%
27) Do you think the town should be involved with planning issues concerning the Mississippi River and its impact on our community?				93.7%
YES	85	98	183	72.6%
NO	15	12	27	10.7%
NO OPINION	11	15	26	10.3%

ECONOMIC DEVELOPMENT

28) What are the future economic issues for the township?				
Job opportunities	55	47	102	40.5%
Traffic/ Transportation	29	22	51	20.2%
Recreation opportunities	32	41	73	29.0%
Residential development	49	44	93	36.9%
Commercial development	24	29	53	21.0%
Taxes	91	89	180	71.4%
Quality of life	30	34	64	25.4%
<i>Other/Describe</i>	3	1	4	1.6%
29) Do you think the town should promote tourism for economic growth?				94.4%
YES	54	54	108	42.9%
NO	36	34	70	27.8%
NO OPINION	24	36	60	23.8%
30) Do you have concerns over the availability of vacation housing?				92.5%
Needs a lot of improvement	13	8	21	8.3%
Needs a little improvement	19	4	23	9.1%
Needs no improvement	37	46	83	32.9%

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No Opinion	41	65	106	42.1%
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INTERGOVERNMENTAL COOPERATION

31) Do you think the town should explore possible opportunities to coordinate public services with others?					89.3%
YES	78	84	162	64.3%	
NO	15	7	22	8.7%	
NO OPINION	13	28	41	16.3%	
<i>Check those you would consider supporting:</i>	0	0			
Shared equipment use	66	72	138	54.8%	
Joint purchasing of equipment or supplies	57	67	124	49.2%	
Coordinated road and/or street work	66	80	146	57.9%	
Public service cooperation with county	57	61	118	46.8%	
Coordination with US Army Corps of Engineers	46	49	95	37.7%	
Coordination with US Fish & Wildlife Service	40	53	93	36.9%	
<i>Other/Describe</i>	4	2	6	2.4%	

LAND USE

32) What is the most serious land usage problem in the Town of Wheatland?					
New residential development that includes homes and mobile homes	34	26	60	23.8%	
New residential development of mobile homes	31	31	62	24.6%	
Commercial/ industrial development	9	8	17	6.7%	
Agricultural development	11	15	26	10.3%	
Transportation/ Roads	27	23	50	19.8%	
Preserving existing woodlands	38	39	77	30.6%	
Preserving wetlands/streams	30	39	69	27.4%	
Better enforcement of existing laws and regulations	29	21	50	19.8%	
Open spaces	9	5	14	5.6%	
<i>Other/Describe</i>	9	14	23	9.1%	
33) What should be the lot sizes for future non-farm homes in the town?					85.3%
None	24	13	37	14.7%	
Standard lot to acre	23	22	45	17.9%	
1 to 5 acres	29	44	73	29.0%	
5 to 10 acres	17	19	36	14.3%	
10 to 25 acres	9	15	24	9.5%	
<i>Other/Describe</i>	6	6	12	4.8%	
34) Do you believe the town needs zoning regulations to address land use issues?					91.7%
YES	62	60	122	48.4%	
NO	30	30	60	23.8%	
NO OPINION	19	30	49	19.4%	
<i>If yes, please state you area(s) of concern</i>	47	43	90	35.7%	
35) What is the most important goal for future land use in Wheatland?					64.7%
<i>Response entered on survey</i>	79	84	163	64.7%	

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2) Do you consider your property here as:

1. Building retirement home
2. Tree farm
3. Vacation lot
4. Own lot adjacent to primary home in De Soto
5. Real-estate investment
6. Resale investment
7. Wood lot

3) Do you have a concern with housing development within the Town?

1. Derelict mobile homes
2. Development
 - a. Allow "weekend" cabins
 - b. Already too many houses
 - c. Commercialization of residential area
 - d. Limit trailer houses
 - e. Loss woodlands
 - f. Loss farm land
 - g. Loss of bluff river view
 - h. Prevent subdivisions in rural areas
 - i. Setbacks not deep enough
3. DNR will not allow property improvements for owners at Black Hawk Park
4. Preservation
 - a. Encourage "green" construction and energy self-sufficiency
 - b. Preserve rural atmosphere
 - c. Preserve privacy
5. Roads
 - a. Added wear/tear on roads
 - b. Eagle Crest Drive is an Emergency Vehicle nightmare
6. Targeted buyers (out of state)
7. Taxes, concerned about increases
8. Zoning
 - a. Degree of slope on which building is allowed
 - b. Need regulations
 - c. The current lack of zoning

4) Do you have concerns related to health issues or the physical appearance of the following:

1. Abandoned
 - a. Abandoned cars
 - b. Abandoned farm equipment
 - c. Abandoned wells in Town need to be addressed
 - d. Abandoned, boats
2. Derelict private properties
3. Dumps located on private properties

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4. Garbage
 - a. In ditches
 - b. Front of houses on Battle island and along river bank
 - c. Junk on private property on Aspen Ridge Rd
 - d. Junk yard by entrance to Black Hawk Park
 - e. Junk yard on intersection of Battle Hollow Road and Hwy 35
 - f. Junk yards
 - g. Provide more hours at town dump to prevent roadside dumping
 - h. Refuse/junk throughout Town
 - i. Discarded tires (mosquito breeding area)
5. Less restrictions wanted
6. Ponds - mosquito breeding but DNR will not cooperate
7. Semi Trailer parks on Battle Island immediately off roadway should be removed
8. Sewerage, old septic systems leaking into wells/water table
9. Stray pets
10. Weed control
 - a. At abandoned sites (homes, empty lots)
11. Invasive species

5) Do you believe there is a need for improvement in the local roads?

1. "no passing zone" needed on Hwy 35 adjacent to Black Hawk Park
2. "removal of mcmichael Street from our lots"
3. Seal-coat or blacktop instead of gravel roads, need some kind of dust control
4. Brush needs cutting
5. Eagle Crest road is ignored by all municipalities
6. Finish straightening the curve on Hwy 82 (De Soto hill)
7. Grade roads more than once per year
8. Improve roads but within budget
9. Maintain a consistent safety standards on all roads
10. School bus access unavailable in areas
11. Trees overhanging roadway
12. Weed cutting

6) Do you believe drainage from private property and private driveways is an issue for public township roads?

1. Only in extreme cases
2. Who will pay for the repairs?
3. Road ditches are not adequate for hills' runoff

7) Do you have any concerns with the township planning process as it relates to the Great River Road?

1. "to not junk it up"
2. Access
3. Concern about private property rights being maintained
4. Create business opportunities
5. Development restrictions, especially on the bluffs

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6. Existing sites and new construction digging away at hillside causing erosion & runoff
7. Grading bluffs
8. Keep development to minimum
9. Land slides
10. Need for dialogue between town, county, DNR, State, etc
11. Not familiar with the "planning process"
12. Participate in tourism
13. Preserve natural beauty/environment
14. Protect agricultural land
15. Runoff from bluffs
16. There is a lack of planning
17. Too many single driveways, limit cutting into bluffs by requiring shared drives on bluff/hill sides
18. Town's interest should be represented
19. Use areas natural resources for tourism

9) Do you have concerns with private septic system functioning?

1. County should be responsible for inspections
2. Every dwelling owner should be required to have a septic system
3. Owners of overflowing tanks should be fined

10) Do you have concerns with current access or future availability of utilities?

1. Cable TV access
2. Cell phone service
3. Affordability
4. Our Town dump is a disgrace - no control

12) Do you have concerns with Black Hawk Park?

1. Appearance is junky
2. Areas surrounding the park need improvement
3. Boat ramps need improvement
4. Concession stand needs better variety of merchandise and friendlier staff
5. Do not spend any more money on it
6. Maintain winter hours
7. Owners need to respect public right of way
8. Private owners at Black hawk Park are restricted and unable to improve property
9. Public rest rooms
10. Railroad overpass at Black Hawk Park to improve safe access to park
11. Removal of personal property
12. Roads need more gravel or to be surfaced
13. Upgrade boat launches
14. Very nice as is, maintain current level
15. Water and sewer hook-ups

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16) Are you satisfied with your fire and ambulance services?

1. Lack of volunteers
2. Seek out and train more volunteers
3. Ambulance should upgrade to EMT

23) Do you think historic buildings and/or sites should be planned for preservation if not already?

1. Victory School House

25) are there planning issues related to public lands in the town?

1. Do not develop privet lands
2. Need better access to public lands
3. Need more parking areas
4. Paint the town hall/recycling center
5. Planned growth near Black hawk Park
6. Plant some trees around the town hall
7. Preservation
8. Use of public roads for private enterprise
9. No more public hunting areas needed
10. DNR restrictions on public lands

26) Are you satisfied with the image and visual quality of the town?

1. Abandoned
 - a. Junked cars should be removed or hidden from view
 - b. Abandoned mobile homes need to be removed
 - c. Abandoned, remove abandoned machinery
2. Development, less trailer homes
3. Flowers should be planted throughout Town
4. Garbage
 - a. Offer garbage pick-up
 - b. Amount of "junk" in many areas
 - c. Clean-up Will Kumlin Rd & Aspen Ridge from junk
 - d. Junk yards on private property
5. Holiday decorations would be nice
6. Move town hall near more populated area (along Mississippi River)
7. Mow all town roads
8. Pets, limits needed on number of pets allowed
9. Repair/paint/and maintain clean town shop building
10. Roads
 - a. Need repair
 - b. Battle Hollow Road needs repairs/seal coating`
 - c. Right-of-ways need to be free from obstructions (machinery, cattle, etc)
 - d. Sealcoat or blacktop
11. Trailer homes that are not maintained degrade the community
12. Weed and tree control along roads and at intersections

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13. Abandoned buildings should be removed

28) What are the future economic issues for the township?

1. Development, restrictions on any new development
2. Encourage
 - a. Business development
 - b. Energy self-sufficiency
3. Garbage, garbage pick-up
4. The need for better roads

29) Do you think the town should promote tourism for economic growth?

1. No parks like "Yogi Bear" campgrounds
2. Only if peace/quiet and natural resources are preserved

30) Do you have concerns over the availability of vacation housing?

1. Need for weekend cabins
2. Need for good motel

31) Do you think the town should explore possible opportunities to coordinate public services with others?

1. Could County Zoning Administrator be used to help enforce township zoning ordinances?
2. Fire and EMS services
3. Private donations
4. Community events

32) What is the most serious land usage problem in the Town of Wheatland?

1. Abandoned mobile homes
2. Bluff-side housing
3. Building in flood zones
4. Building in the road right-of-way
5. C.A.F.O.s (a.k.a. Feed lots)
6. Concern about private property rights being maintained
7. Current development of farm land for housing is a problem
8. Development of vacation homes that are used only 2 - 3 times a year
9. Garages being used as or converted into homes - permanent and otherwise
10. Have covenants to prevent building of "shacks"
11. Invasive weed control
12. Junked cars
13. No commercial residential or vacation housing
14. Old semi trailers being used for storage should have to be licensed or hauled away
15. Preserve farmland
16. Preserve our open spaces
17. Private property with accumulations of junk in yards
18. Subdivision or CSM development
19. Tourist points of interest such as museums

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20. "allow more renovation housing"

33) What should be the lot sizes for future non-farm homes in the town?

1. 40 acres or more minimum
2. Cluster developments with open common areas
3. Depends on location i.e. Rural, village, etc
4. No less than 33% of the original farm size
5. One acre with 50 foot set-back
6. 35 acres and up

34) Do you believe the town needs zoning regulations to address land use issues?

1. Abandoned
 - a. Do not allow junked vehicles
 - b. Junked cars on Battle Hollow Road are unsightly and detract from scenic HWY 35
 - c. Property
2. C.A.F.O., restriction or banning of C.A.F.O.s
3. Derelict mobile homes
4. Development
 - a. Development location
 - b. Development should benefit all
 - c. Set back limits on bluffs or hillsides
 - d. Basic standards should be set such as basements, lot sizes
 - e. Bluff-side and hill-side development restrictions
 - f. Controlled
 - g. Fewer mobile homes
 - h. No commercial residential or vacation housing
 - i. No track homes
 - j. Offer protection via zoning for commercial opportunities
 - k. Recreation
 - l. Residential development
 - m. Restrict business that would threaten the environment or natural resources
 - n. Restrict land development by corp. Or investors - only land owners
 - o. Restrict to larger parcels
 - p. Segregate commercial/residential/farming areas
 - q. Set-back limits for wind farms
 - r. Specify "Exclusive Agriculture" zones so farmers could take advantage of a "Working Lands Initiative"
5. Erosion and runoff, control water run-off from hills/bluffs in order to protect property in valleys
6. Forestry, affordable forestry programs to preserve woodlands
7. Garbage/junk
 - a. Junk filled properties
 - b. Garbage/junk, salvage operations
8. Great River Road, concerned about areas along HWY 35
9. Highway access
10. Law enforcement to preserve health and safety

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11. Law enforcement, better enforcement
12. Mobile home "blight"
13. No co-op farming
14. No. There are already too many regulations
15. Pets, limits needed on number of pets allowed
16. Pollution created by new growth
17. Preserve
 - a. Agricultural use
 - b. Family farmland
 - c. Natural resources
 - d. Rural atmosphere
 - e. Woodlands
18. Private property owners ability to fill low spots on their land near Black Hawk Park
19. RV/travel trailers being used as permanent residences
20. Taxes, keep taxes low
21. Unregulated tree clearing
22. Use of firearms during off season or during the night should not be permitted
23. Utilities, concerned about lots being sold without utilities
24. Waste control
25. Zoning
 - a. Zoning of dump sites needed
 - b. Do not allow building in flood zones
 - c. Location of mobile home parks
 - d. Location of storage units
 - e. Lot size restrictions
 - f. Needed to control what/how people build
 - g. Regulating hunting shacks
 - h. Septic and well zoning needed
 - i. To clarify land use restrictions
 - j. To protect property values

35) What is the most important goal for future land use in Wheatland?

1. Abandoned
 - a. Abandoned buildings, remove them
 - b. Abandoned mobile homes
 - c. Abandoned vehicles
 - d. Abandoned vehicles, many places require that any vehicle sitting on personal property must be legally licensed
2. Agricultural Woodland properties should be assessed lower than Recreational Woodland
3. Build lake near La Farge
4. Cell phone service needs to be improved
5. Development
 - a. Balance agricultural and land use
 - b. Comfortable residential & retirement homes

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- c. Commercial development
 - d. Don't want vacation homes for out-of-towners
 - e. Industry, none wanted
 - f. Less of it
 - g. Less restrictions on Battle Island
 - h. More of it
 - i. No "big" development
 - j. No housing developments
 - k. Organized and controlled development
 - l. Restricted growth on bluffs and hillsides
 - m. Set back no less than 1/4 mile from main road
 - n. Encourage business growth to increase jobs
6. Encourage energy self-sufficiency
7. Encourage organic farming to preserve environment
8. Encourage/allow remodeling/improvement of existing structures
9. Farming, create incentives/assistance for small farm preservation
10. Garbage and junk
- a. Clean-up town without infringing on individual property rights
 - b. Garbage and junk, remove accumulation
 - c. Encourage landowners to clean up junk
11. Invasive weed control
12. Less government intrusions
13. Need fireworks usage ordinances especially at campgrounds
14. Need for more recreation and wildlife areas
15. Need noise ordinances especially at campgrounds
16. No co-op farming
17. Offer incentives for homesteaders
18. Offer incentives for new farmers
19. Preservation
- a. Preserve agricultural use
 - b. Preserve environment
 - c. Preserve family farms
 - d. Preserve land
 - e. Preserve land values
 - f. Preserve natural resources
 - g. Preserve or enhance scenic rural topography
 - h. Preserve peace and quiet
 - i. Preserve quality of life
 - j. Preserve rural atmosphere
 - k. Preserve scenic integrity
 - l. Preserve woodland
20. Private property rights, maintain them
21. Promote business growth
22. Promote growth
23. Recreation

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24. Restrictions
 - a. Of DNR interference when building
 - b. Of owners rights on Battle Island
 - c. Restriction or banning of C.A.F.O. locations
25. "to make acceptable to all"
 - a. Restrictions kept to minimum
 - b. Restrictions, wants none at all
26. Roads
 - a. Access needed
 - b. Repair and improvement
 - c. Repair and improvement to accommodate present and future use assuming an increase in population
 - d. Seal-coat or blacktop
27. Sewerage
 - a. Build municipal sewage plant to provide water and ser for housing development communities consisting of 1/2 acre lots
 - b. Properties on Anthony Road have no septic hold tanks and run-off is fouling neighbors shallow wells
 - c. Septic systems should be required for all existing and new dwellings
28. Taxes, keep them low
29. Tourism
 - a. Expense of tourism advertising should be that of private business owners
 - b. Increase of campgrounds to increase jobs
 - c. Promote recreation
 - d. Promote scenic roads
 - e. Promote smaller communities
 - f. Promote tourism
30. Town Board accountability
31. Utilities, cabins should be required to have septic systems and wells
32. Zoning, need regulations