

TOWN OF BLACK BROOK

POLK COUNTY, WISCONSIN



COMMUNITY SURVEY RESULTS

FEBRUARY 2007

Prepared for:
Town of Black Brook

With Assistance from:



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SURVEY RESULTS & SUMMARY

Introduction:

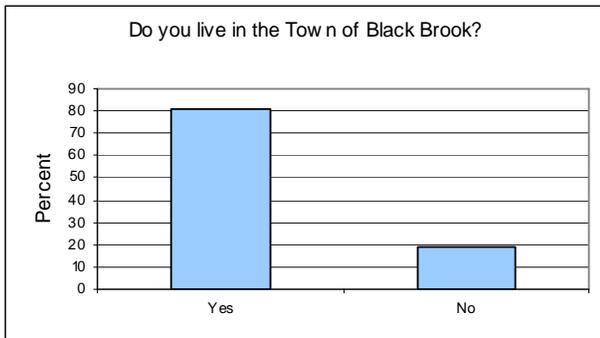
Surveys allow many residents and land owners to provide their opinions about the Town that would otherwise not be involved in the planning process. It is important to get the public involved while developing a Comprehensive Plan in sending out a survey was just one of the public participations methods chosen for the public to provide input during this process.

Sociological surveys were sent out to the residents and property owners that live in the Town of Black Brook. A total of 570 surveys were sent out and 208 were returned for a response rate of 36% which is generally considered a good rate of response for a public opinion survey.

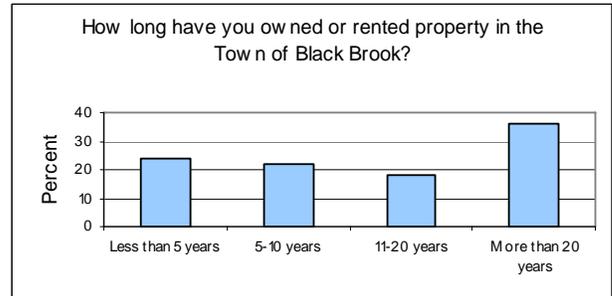
Below is a summary of statistical survey results. There were a number of areas on the survey that provided space for additional comments. These comments are also included at the end of this report.

Background:

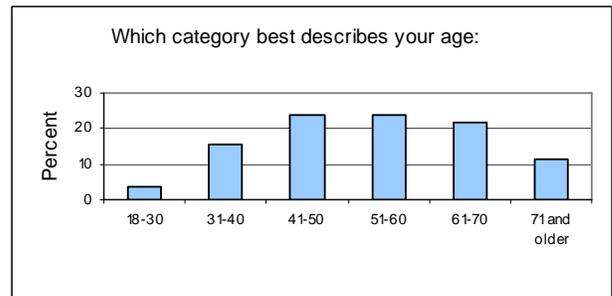
Over 80% of the people responding to the survey live in the Town of Black Brook.



The majority of respondents have lived in Black Brook over 10 years.

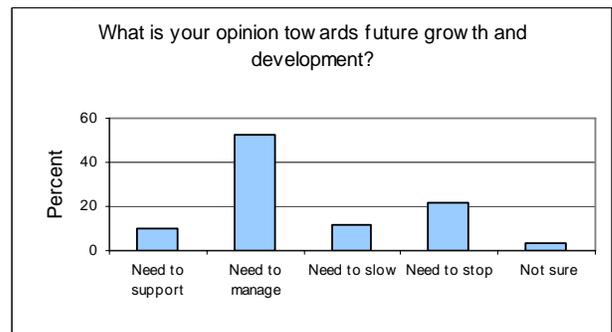


Approximately 57% of the respondents are over 50 years old.

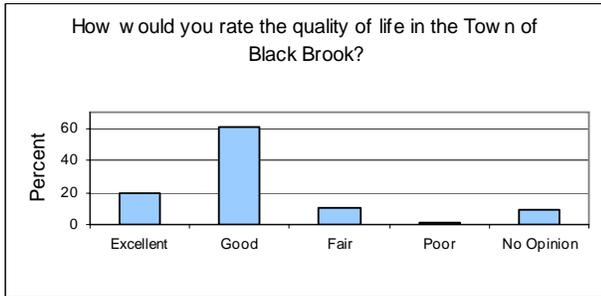


Issues and Opportunities:

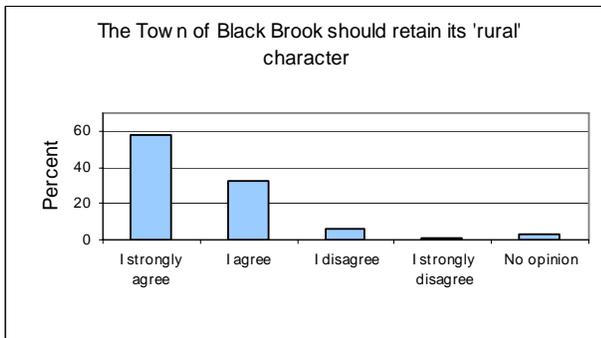
Over 50% of the people that filled out the survey felt that future growth should be managed.



Most people (80%) feel the quality of life in the Town of Black Brook ranges from good to excellent.

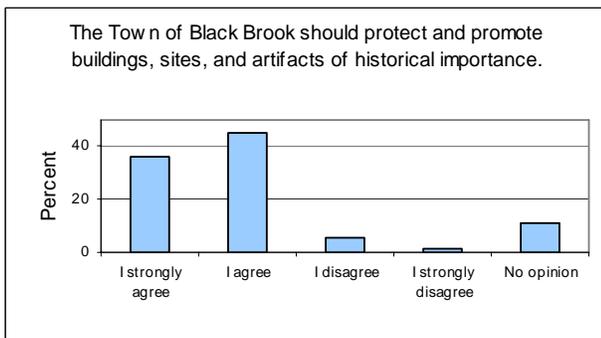


Nearly 90% of the respondents feel that Black Brook should retain its rural character.

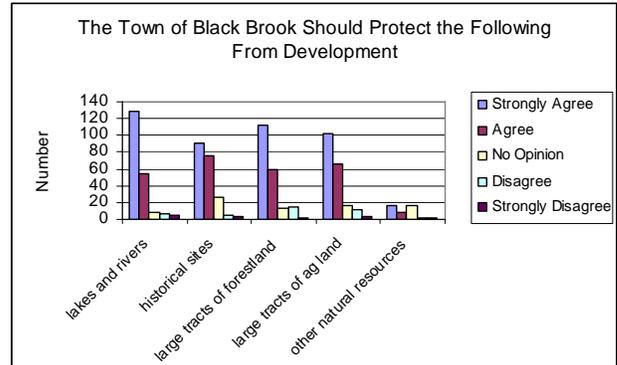


Natural Resources:

Residents generally want (81%) to protect historically significant sites, buildings, and artifacts.



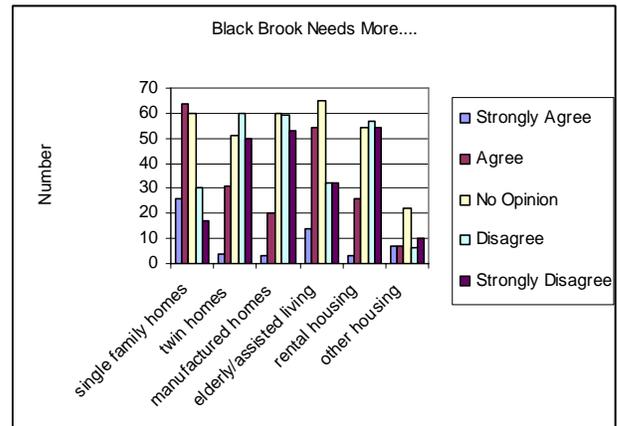
A high number of responses show feel it is important to protect natural resources from development.



Housing:

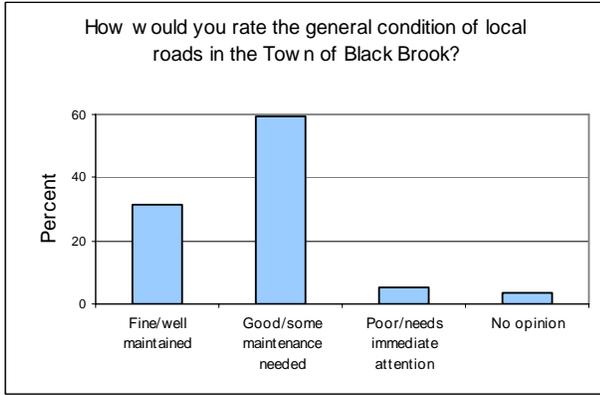


Most of the responses indicated no opinion regarding types of housing needed in Black Brook. The two types of housing with the strongest disagreement were manufactured homes and rentals.

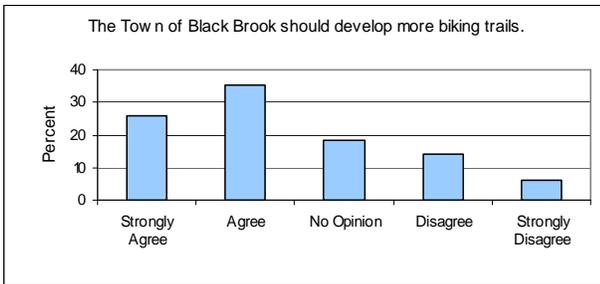


Transportation:

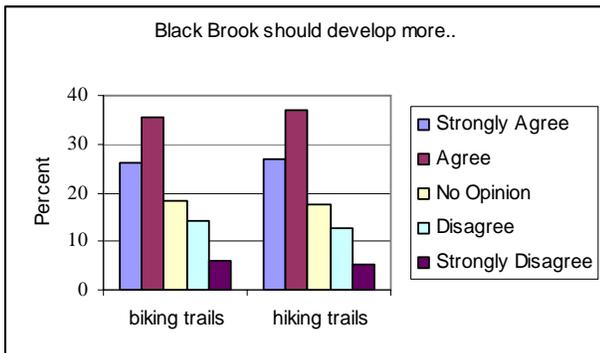
Most of the people responding to the survey (91%) feel the roads are in good condition.



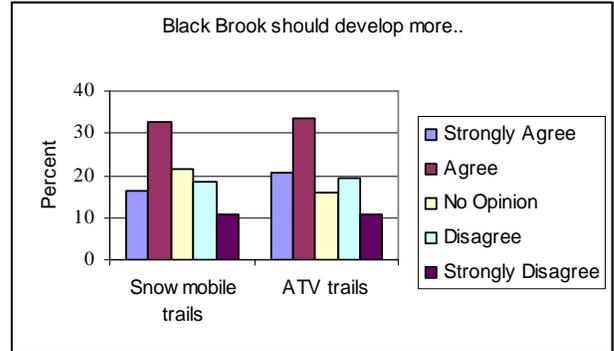
A majority of the people (61%) would like to see more biking trails in the Town and only 20% disagreed with seeing more trails.



A majority of people feel the Town should develop more biking (61%) and hiking (64%) trails.

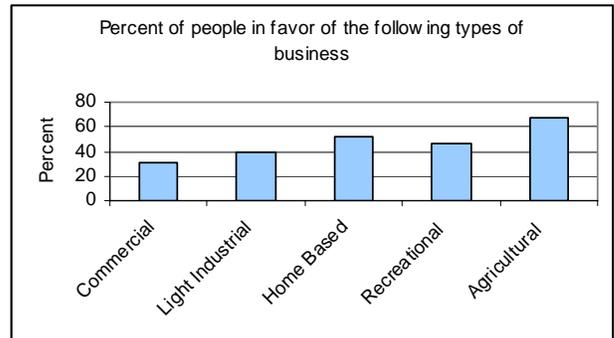


A majority of people feel the Town should develop more ATV (54%) trails and just under 50% favor developing snowmobile trails. More people disagreed about the Town developing these trails than they did about the biking and hiking trails.



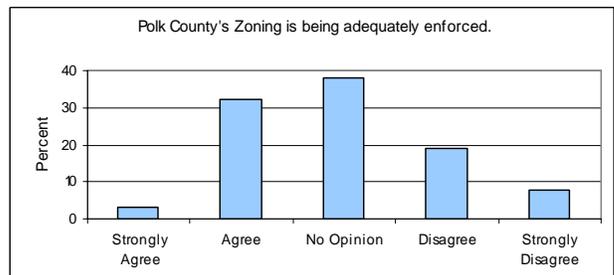
Economic Development:

Respondents agreed with having Agricultural (67%) and Home Based (52%) businesses in the Town.

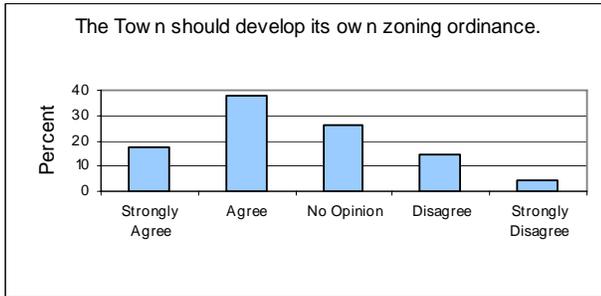


Land Use:

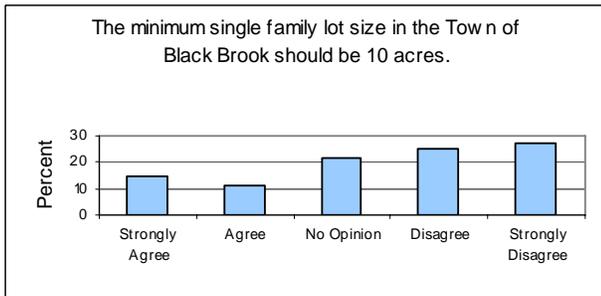
The most popular response was that people didn't have an opinion about whether or not Polk County's Zoning is being adequately enforced.



A majority of respondents (55%) indicate that the Town should develop its own zoning ordinance.

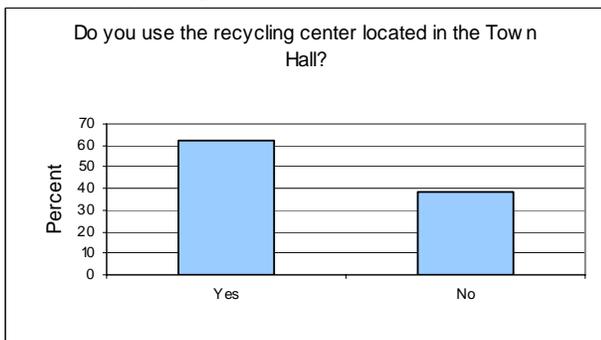


While the responses seem to be split over the minimum lot size being between 2 to 5 acres, the majority of people feel opposed to a minimum acreage of 10 acres.



Community Facilities:

Over 60% of the people responding said they use the recycling center.

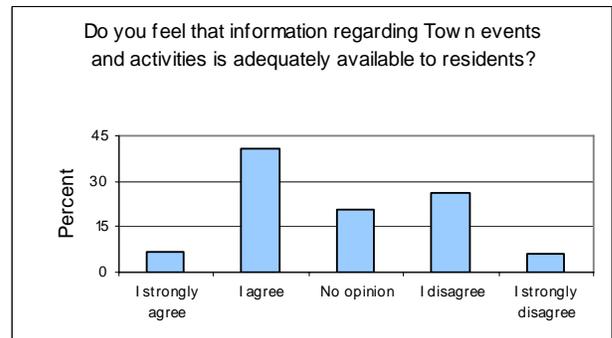


Intergovernmental Cooperation:

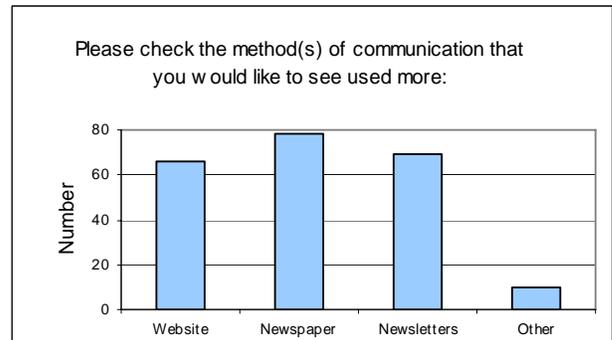


Most responses indicated “no opinion” regarding how residents feel the working relationship is between the Town of Black Brook and other governmental entities.

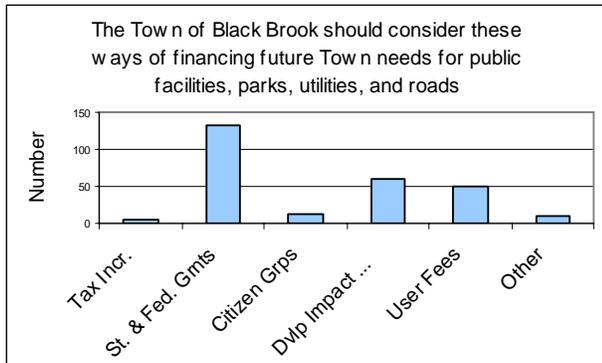
Over 47% of the people responding indicated that information was adequately available to residents. Whereas, 32% of the responses disagreed that information was adequately available.



There are a number of respondents that show residents would like the Town to use newspaper, newsletters, and websites more often in future communications with residents.



Nearly 66% of respondents would like to see the Town fund future projects through State and Federal Grants. Just fewer than 30% felt new development impact fees should be considered for future funding.



TABULATED SURVEY COUNT

COMMUNITY SURVEY

TOWN OF BLACK BROOK Polk County, Wisconsin

The Town of Black Brook has prepared this survey to gather citizen input as part of the Town of Black Brook Comprehensive Plan. It addresses the different elements that will be in the Plan and is an opportunity for you to let the Town know how you would like to see the Town grow over the next 20 years.

Planning efforts will begin in April of 2007. Please watch for upcoming Plan Commission meeting agendas to see what will be discussed. The Town encourages all residents to take part.

Please take a few minutes and fill out the Community Survey and return it in the postage paid envelope by **January 15th, 2007**.

Your participation is important and greatly appreciated!

Background

1. Do you live in the Town of Black Brook? (Please Check One)
 1. Yes (167)
 2. No (40)
2. How long have you owned or rented property in the Town of Black Brook? (Please check one)
 1. Less than 5 years (50)
 2. 5 to 10 years (46)
 3. 11 to 20 years (37)
 4. More than 20 years (75)
3. Which category best describes your age (Please check one):
 1. 18-30 (8)
 2. 31-40 (32)
 3. 41-50 (49)
 4. 51-60 (50)
 5. 61-70 (45)
 6. 71 and older (24)

Issues and Opportunities

4. What is your opinion towards future growth and development (commercial, recreational, housing, etc...) in the Town of Black Brook? (Please check one)
 1. We need to support and encourage growth and development. (21)
 2. The Town of Black Brook is going to grow, but we need to manage it. (107)
 3. We need to slow down the rate of growth and development in the Town of Black Brook. (24)
 4. I would like to see the Town of Black Brook stay the way it is. (44)
 5. Not sure. (7)
5. How would you rate the quality of life in the Town of Black Brook? (Please check one)
 1. Excellent (39)
 2. Good (125)
 3. Fair (20)
 4. Poor (3)
 5. No Opinion (18)
6. The Town of Black Brook should retain its "rural" character (large tracts of open farmland and wooded lots, dairy and hobby farms, single family homes)? (Please check one)
 1. I strongly agree (119)
 2. I agree (67)
 3. I disagree (12)
 4. I strongly disagree (3)
 5. No opinion (6)

Natural Resources

7. The Town of Black Brook should protect and promote buildings, sites, and artifacts of historical importance. (Please check one)
 1. I strongly agree (75)
 2. I agree (94)
 3. I disagree (12)
 4. I strongly disagree (3)
 5. No opinion (23)

8. With increasing single family development, do you feel residents should have the right to farm in the Town of Black Brook? (Please check one)

1. I strongly agree (150) 2. I agree (48) 3. I disagree (2)
 4. I strongly disagree (1) 5. No opinion (5)

9. The Town of Black Brook should protect the following natural resources from development. (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Lakes and Rivers	128	54	8	6	5
2. Historical Sites	91	75	26	5	4
3. Large Tracts of Forestland	112	60	14	15	1
4. Large Tracts of Ag Land	102	66	17	12	4
5. Other:	16	9	16	2	2

Housing

10. The Town of Black Brook needs more.....? (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Single Family Homes	26	64	60	30	17
2. Twin Homes	4	31	51	60	50
3. Manufactured Homes	3	20	60	59	53
4. Elderly/Assisted Living	14	54	65	32	32
5. Rental Housing	3	26	54	57	54
6. Other:	7	7	22	6	10

Transportation

11. How would you rate the general condition of local roads in the Town of Black Brook? (Please check one.)

1. Fine/well maintained (65) 2. Good/some maintenance needed (122)
 3. Poor/needs immediate attention (11) 4. No Opinion (7)

12. The Town of Black Brook should allow ATVs and snowmobiles on Town Roads. (Please check one)

1. I strongly agree (27) 2. I agree (54) 3. I disagree (49)
 4. I strongly disagree (45) 5. Not sure (29)

13. The Town of Black Brook should develop these types of recreational trails. (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Biking Trails	53	72	37	29	12
2. Hiking Trails	55	75	36	26	11
3. Snowmobile Trails	32	65	43	37	21
4. ATV Trails	41	66	31	38	21
5. Cross Country Skiing Trails	40	73	52	26	9
6. Horseback Riding Trails	34	63	60	28	14

Economic Development

14. The Town of Black Brook should actively encourage and support new businesses. (Please check one)

1. I strongly agree (36) 2. I agree (94) 3. I disagree (32)
 4. I strongly disagree (13) 5. No opinion (31)

15. The Town needs..... (Please check one box for each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Commercial Development	15	44	46	56	32
2. Light Industrial Development	11	66	53	36	27
3. Home Based Businesses	18	79	61	17	13
4. Recreational Businesses	15	75	64	25	16
5. Agricultural Based Business	38	92	46	7	10
6. Other:	3	5	22	1	3

Land Use

16. Which statement best describes your opinion concerning these land use issues? (Please check one box in each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Polk County's Zoning is being adequately enforced.	6	61	72	36	15
2. The Town should develop its own zoning ordinance.	33	72	50	27	8
3. Higher density development should occur near the City of Amery.	27	61	42	47	17
4. The minimum single family lot size in the Town of Black Brook should be 2 acres.	25	53	21	50	39
5. The minimum single family lot size in the Town of Black Brook should be 5 acres.	28	51	23	49	40
6. The minimum single family lot size in the Town of Black Brook should be 10 acres.	28	21	41	47	52

Community Facilities

17. Within the next 20 years, The Town of Black Brook will need to build or expand the following.....(Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Town Hall	14	54	67	38	23
2. EMS/Fire Hall	14	40	62	53	27
3. Disabled and Elderly Transportation	14	55	71	34	22
4. Parks	18	65	50	42	21
5. Other:	3	3	21	8	7

18. Do you use the recycling center located at the Town Hall?

1. Yes (120)

2. No (74)

If you answered "No", please tell us why. _____

Intergovernmental Cooperation

19. The Town of Black Brook has a good working relationship with the.....(Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Amery School District	16	68	104	5	0
2. Clear Lake School District	14	62	113	4	0
3. Polk County	15	71	98	6	2
4. Neighboring Towns	15	63	107	5	1
5. Wisconsin DNR	15	59	113	4	1
6. Wisconsin DOT	14	56	117	3	1

Implementation

19. Do you feel that information regarding Town events and activities is adequately available to residents? (Please Check One)

- 1. I strongly agree (13)
- 2. I agree (83)
- 3. I disagree (42)
- 4. I strongly disagree (53)
- 5. No opinion (12)

20. Please check the method(s) of communication that you would like to see used more:

- 1. Website (66)
- 2. Newspaper notices/ Featured Articles (78)
- 3. Newsletters (69)
- 4. Other _____ (10)

21. The Town of Black Brook should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads. (Please check one)

- 1. Tax Increases (5)
- 2. State and Federal Grants (133)
- 3. Citizen Groups (12)
- 4. New development Impact Fees * (59)
- 5. User fees (49)
- 6. Other (Please Specify) _____ (9)

* Fees Charged to New Development for Facility/Utility/Transportation upgrades needed due to increased population.

22. In your opinion, what is the greatest strength of the Town of Black Brook?

23. In your opinion, what aspect of the Town of Black Brook needs improvement?

Additional Comments:

*Please return the Community Survey
in the postage paid envelope by January 15th, 2007.*

Thank you for your participation!

1. Do you live in the Town of Black Brook?		
	Count	Adj%
Yes	167	80.7
No	40	19.3
TOTAL	207	100

2. How long have you owned or rented property in the Town of Black Brook?		
	Count	Adj%
Less than 5 years	50	24
5-10 years	46	22.1
11-20 years	37	17.8
More than 20 years	75	36.1
TOTAL	208	100

3. Which category best describes your age:		
	Count	Adj%
18-30	8	3.8
31-40	32	15.4
41-50	49	23.6
51-60	50	24
61-70	45	21.6
71 and older	24	11.5
TOTAL	208	100

4. What is your opinion towards future growth and development (commercial, recreational, housing, etc...) in the Town of Black Brook?		
	Count	Adj%
Need to support	21	10.3
Need to manage	107	52.7
Need to slow	24	11.8
Need to stop	44	21.7
Not sure	7	3.4
TOTAL	203	100

5. How would you rate the quality of life in the Town of Black Brook?		
	Count	Adj%
Excellent	39	19
Good	125	61
Fair	20	9.8
Poor	3	1.5
No Opinion	18	8.8
TOTAL	205	100

6. The Town of Black Brook should retain its 'rural' character (large tracts of open farmland and wooded lots, dairy and hobby farms, single family homes)?		
	Count	Adj%
I strongly agree	119	57.5
I agree	67	32.4
I disagree	12	5.8
I strongly disagree	3	1.4
No opinion	6	2.9
TOTAL	207	100

7. The Town of Black Brook should protect and promote buildings, sites, and artifacts of historical importance.		
	Count	Adj%
I strongly agree	75	36.2
I agree	94	45.4
I disagree	12	5.8
I strongly disagree	3	1.4
No opinion	23	11.1
TOTAL	207	100

8. With increasing single family development, do you feel residents should have the right to farm in the Town of Black Brook?		
	Count	Adj%
I strongly agree	150	72.8
I agree	48	23.3
I disagree	2	1
I strongly disagree	1	0.5
No opinion	5	2.4
TOTAL	206	100

9.1. The Town of Black Brook should protect lakes and rivers from development.		
	Count	Adj%
Strongly Agree	128	63.7
Agree	54	26.9
No Opinion	8	4
Disagree	6	3
Strongly Disagree	5	2.5
TOTAL	201	100

9.2. The Town of Black Brook should protect historical sites from development.		
	Count	Adj%
Strongly Agree	91	45.3
Agree	75	37.3
No Opinion	26	12.9
Disagree	5	2.5
Strongly Disagree	4	2
TOTAL	201	100

9.3. The Town of Black Brook should protect large tracts of forestland from development.		
	Count	Adj%
Strongly Agree	112	55.4
Agree	60	29.7
No Opinion	14	6.9
Disagree	15	7.4
Strongly Disagree	1	0.5
TOTAL	202	100

9.4. The Town of Black Brook should protect large tracts of ag land from development.		
	Count	Adj%
Strongly Agree	102	50.7
Agree	66	32.8
No Opinion	17	8.5
Disagree	12	6
Strongly Disagree	4	2
TOTAL	201	100

9.5. The Town of Black Brook should protect other natural resources from development.		
	Count	Adj%
Strongly Agree	16	35.6
Agree	9	20
No Opinion	16	35.6
Disagree	2	4.4
Strongly Disagree	2	4.4
TOTAL	45	100

10.1. The Town of Black Brook needs more single family homes.		
	Count	Adj%
Strongly Agree	26	13.2
Agree	64	32.5
No Opinion	60	30.5
Disagree	30	15.2
Strongly Disagree	17	8.6
TOTAL	197	100

10.2. The Town of Black Brook needs more twin homes.		
	Count	Adj%
Strongly Agree	4	2
Agree	31	15.8
No Opinion	51	26
Disagree	60	30.6
Strongly Disagree	50	25.5
TOTAL	196	100

10.3. The Town of Black Brook needs more manufactured homes.		
	Count	Adj%
Strongly Agree	3	1.5
Agree	20	10.3
No Opinion	60	30.8
Disagree	59	30.3
Strongly Disagree	53	27.2
TOTAL	195	100

10.4. The Town of Black Brook needs more elderly/assisted living housing.		
	Count	Adj%
Strongly Agree	14	7.1
Agree	54	27.4
No Opinion	65	33
Disagree	32	16.2
Strongly Disagree	32	16.2
TOTAL	197	100

10.5. The Town of Black Brook needs more rental housing.		
	Count	Adj%
Strongly Agree	3	1.5
Agree	26	13.4
No Opinion	54	27.8
Disagree	57	29.4
Strongly Disagree	54	27.8
TOTAL	194	100

10.6. The Town of Black Brook needs other housing.		
	Count	Adj%
Strongly Agree	7	13.5
Agree	7	13.5
No Opinion	22	42.3
Disagree	6	11.5
Strongly Disagree	10	19.2
TOTAL	52	100

11. How would you rate the general condition of local roads in the Town of Black Brook?		
	Count	Adj%
Fine/well maintained	65	31.7
Good/some maintenance needed	122	59.5
Poor/needs immediate attention	11	5.4
No opinion	7	3.4
TOTAL	205	100

12. The Town of Black Brook should allow ATVs and snowmobiles on Town Roads.		
	Count	Adj%
I strongly agree	27	13.2
I agree	54	26.5
I disagree	49	24
I strongly disagree	45	22.1
Not sure	29	14.2
TOTAL	204	100

13.1. The Town of Black Brook should develop more biking trails.		
	Count	Adj%
Strongly Agree	53	26.1
Agree	72	35.5
No Opinion	37	18.2
Disagree	29	14.3
Strongly Disagree	12	5.9
TOTAL	203	100

13.2. The Town of Black Brook should develop more hiking trails.		
	Count	Adj%
Strongly Agree	55	27.1
Agree	75	36.9
No Opinion	36	17.7
Disagree	26	12.8
Strongly Disagree	11	5.4
TOTAL	203	100

13.3. The Town of Black Brook should develop more Snowmobile trails.		
	Count	Adj%
Strongly Agree	32	16.2
Agree	65	32.8
No Opinion	43	21.7
Disagree	37	18.7
Strongly Disagree	21	10.6
TOTAL	198	100

13.4. The Town of Black Brook should develop more ATV trails.		
	Count	Adj%
Strongly Agree	41	20.8
Agree	66	33.5
No Opinion	31	15.7
Disagree	38	19.3
Strongly Disagree	21	10.7
TOTAL	197	100

13.5. The Town of Black Brook should develop more cross country skiing trails.		
	Count	Adj%
Strongly Agree	40	20
Agree	73	36.5
No Opinion	52	26
Disagree	26	13
Strongly Disagree	9	4.5
TOTAL	200	100

13.6. The Town of Black Brook should develop more horesback riding trails.		
	Count	Adj%
Strongly Agree	34	17.1
Agree	63	31.7
No Opinion	60	30.2
Disagree	28	14.1
Strongly Disagree	14	7
TOTAL	199	100

14. The Town of Black Brook should actively encourage and support new business.		
	Count	Adj%
I strongly agree	36	17.5
I agree	94	45.6
I disagree	32	15.5
I strongly disagree	13	6.3
No opinion	31	15
TOTAL	206	100

15.1. The Town needs commercial development.		
	Count	Adj%
Strongly Agree	15	7.8
Agree	44	22.8
No Opinion	46	23.8
Disagree	56	29
Strongly Disagree	32	16.6
TOTAL	193	100

15.2. The Town needs light industrial development.		
	Count	Adj%
Strongly Agree	11	5.7
Agree	66	34.2
No Opinion	53	27.5
Disagree	36	18.7
Strongly Disagree	27	14
TOTAL	193	100

15.3 The Town needs home based businesses.		
	Count	Adj%
Strongly Agree	18	9.6
Agree	79	42
No Opinion	61	32.4
Disagree	17	9
Strongly Disagree	13	6.9
TOTAL	188	100

15.4. The Town needs recreational businesses.		
	Count	Adj%
Strongly Agree	15	7.7
Agree	75	38.5
No Opinion	64	32.8
Disagree	25	12.8
Strongly Disagree	16	8.2
TOTAL	195	100

15.5. The Town needs agricultural based business.		
	Count	Adj%
Strongly Agree	38	19.7
Agree	92	47.7
No Opinion	46	23.8
Disagree	7	3.6
Strongly Disagree	10	5.2
TOTAL	193	100

15.6. The Town needs other business.		
	Count	Adj%
Strongly Agree	3	8.8
Agree	5	14.7
No Opinion	22	64.7
Disagree	1	2.9
Strongly Disagree	3	8.8
TOTAL	34	100

16.1. Polk County's Zoning is being adequately enforced.		
	Count	Adj%
Strongly Agree	6	3.2
Agree	61	32.1
No Opinion	72	37.9
Disagree	36	18.9
Strongly Disagree	15	7.9
TOTAL	190	100

16.2. The Town should develop its own zoning ordinance.		
	Count	Adj%
Strongly Agree	33	17.4
Agree	72	37.9
No Opinion	50	26.3
Disagree	27	14.2
Strongly Disagree	8	4.2
TOTAL	190	100

16.3. Higher density development should occur near the City of Amery.		
	Count	Adj%
Strongly Agree	27	13.9
Agree	61	31.4
No Opinion	42	21.6
Disagree	47	24.2
Strongly Disagree	17	8.8
TOTAL	194	100

16.4. The minimum single family lot size in the Town of Black Brook should be 2 acres.		
	Count	Adj%
Strongly Agree	25	13.3
Agree	53	28.2
No Opinion	21	11.2
Disagree	50	26.6
Strongly Disagree	39	20.7
TOTAL	188	100

16.5. The minimum single family lot size in the Town of Black Brook should be 5 acres.		
	Count	Adj%
Strongly Agree	28	14.7
Agree	51	26.7
No Opinion	23	12
Disagree	49	25.7
Strongly Disagree	40	20.9
TOTAL	191	100

16.6. The minimum single family lot size in the Town of Black Brook should be 10 acres.		
	Count	Adj%
Strongly Agree	28	14.8
Agree	21	11.1
No Opinion	41	21.7
Disagree	47	24.9
Strongly Disagree	52	27.5
TOTAL	189	100

17.1. Within the next 20 years, the Town of Black Brook will need to build or expand the Town Hall.		
	Count	Adj%
Strongly Agree	14	7.1
Agree	54	27.6
No Opinion	67	34.2
Disagree	38	19.4
Strongly Disagree	23	11.7
TOTAL	196	100

17.2. Within the next 20 years, the Town of Black Brook will need to build or expand the EMS/Fire Hall.		
	Count	Adj%
Strongly Agree	14	7.1
Agree	40	20.4
No Opinion	62	31.6
Disagree	53	27
Strongly Disagree	27	13.8
TOTAL	196	100

17.3. Within the next 20 years, the Town of Black Brook will need to build or expand disabled and elderly transportation.		
	Count	Adj%
Strongly Agree	14	7.1
Agree	55	28.1
No Opinion	71	36.2
Disagree	34	17.3
Strongly Disagree	22	11.2
TOTAL	196	100

17.4. Within the next 20 years, the Town of Black Brook will need to build or expand parks.		
	Count	Adj%
Strongly Agree	18	9.2
Agree	65	33.2
No Opinion	50	25.5
Disagree	42	21.4
Strongly Disagree	21	10.7
TOTAL	196	100

17.5. Within the next 20 years, the Town of Black Brook will need to build or expand other facilities.		
	Count	Adj%
Strongly Agree	3	7.1
Agree	3	7.1
No Opinion	21	50
Disagree	8	19
Strongly Disagree	7	16.7
TOTAL	42	100

18. Do you use the recycling center located in the Town Hall?		
	Count	Adj%
Yes	120	61.9
No	74	38.1
TOTAL	194	100

19.1. The Town of Black Brook has a good working relationship with the Amery School District.		
	Count	Adj%
Strongly Agree	16	8.3
Agree	68	35.2
No Opinion	104	53.9
Disagree	5	2.6
Strongly Disagree	0	0
TOTAL	193	100

19.2. The Town of Black Brook has a good working relationship with the Clear Lake School District.		
	Count	Adj%
Strongly Agree	14	7.3
Agree	62	32.1
No Opinion	113	58.5
Disagree	4	2.1
Strongly Disagree	0	0
TOTAL	193	100

19.3. The Town of Black Brook has a good working relationship with Polk County.		
	Count	Adj%
Strongly Agree	15	7.8
Agree	71	37
No Opinion	98	51
Disagree	6	3.1
Strongly Disagree	2	1
TOTAL	192	100

19.4. The Town of Black Brook has a good working relationship with neighboring Towns.		
	Count	Adj%
Strongly Agree	15	7.9
Agree	63	33
No Opinion	107	56
Disagree	5	2.6
Strongly Disagree	1	0.5
TOTAL	191	100

19.5. The Town of Black Brook has a good working relationship with the Wisconsin DNR.		
	Count	Adj%
Strongly Agree	15	7.8
Agree	59	30.7
No Opinion	113	58.9
Disagree	4	2.1
Strongly Disagree	1	0.5
TOTAL	192	100

19.6. The Town of Black Brook has a good working relationship with the Wisconsin DOT.		
	Count	Adj%
Strongly Agree	14	7.3
Agree	56	29.3
No Opinion	117	61.3
Disagree	3	1.6
Strongly Disagree	1	0.5
TOTAL	191	100

19. Do you feel that information regarding Town events and activities is adequately available to residents?		
	Count	Adj%
I strongly agree	13	6.4
I agree	83	40.9
No opinion	42	20.7
I disagree	53	26.1
I strongly disagree	12	5.9
TOTAL	203	100

20. Please check the method(s) of communication that you would like to see used more: (all-that-apply)		
	Count	Adj%
Website	66	33.8
Newspaper	78	40
Newsletters	69	35.4
Other	10	5.1
TOTAL	195	100
	223	

21. The Town of Black Brook should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads. (all-that-apply)		
	Count	Adj%
Tax Incr.	5	2.5
St. & Fed. Grnts	133	65.8
Citizen Grps	12	5.9
Dvlp Impact Fees	59	29.2
User Fees	49	24.3
Other	9	4.5
TOTAL	202	100
	267	

SURVEY COMMENTS

SURVEY COMMENTS

Town of Black Brook
January 2007

9. The Town of Black Brook should protect the following natural resources from development.
Response to "other."

"Three acre land minimums."
"Deer population."
"State lands and/or parks."
"What do you mean by protect?"
"This needs discussion with the owners of the property."
"Grass and wetlands."
"ATV and snowmobile trails."
"Wetlands."
"Apple River."
"Pond."

10. The Town of Black Brook needs more? Response to "other"

"Business to promote work."
"Energy efficient home."
"What do you mean by needs?"
"ATV trails."
"ATV trails."
"Mobile home."
"More open space and fewer people."
"Farms."
"Family units."

15. The town needs: Response to "other:"

"Forestry."
"Renewable type energy and environmentally friendly."

17. Within the next 20 years, the Town of Black Brook will need to build or expand the following:
Response to "other."

"Walking, skiing, biking trails."
"Means taxes. Get it?"
"I do not have enough information."
"ATV and snowmobile trails."

18. Do you use the recycling center located at the Town Hall? If no, please tell why:

“Don’t know about it or its location.”

“New resident – didn’t know schedule.”

“Except glass, it’s a waste of energy.”

“Don’t recycle.”

“Live in MN.”

“No need.”

“I live in Amery but have land in Black Brook.”

“None of your business.”

“Gas so very expensive.”

“Always locked up – calendar is incorrect – never able to drop off stuff when you want (weekends). Should be open all the time like everyplace else does.”

“Dumpster.”

“Too far to drive for a few plastic bottles.”

“No need.”

“It is way across country for us.”

“Yes, but people who do not live in the Township should not be allowed or should pay double.”

“No need to.”

“I am able to bring recycle to work.”

“Garbage pick-up service.”

“Bring recyclables to other facility.”

“Lazy.”

“Should be open more often.”

“Don’t live in township.”

“Recycling available where I work.”

“Dates don’t work with schedule.”

“The drive.”

“Storage and hauling - use private company for now.”

“It’s too far away.”

“Recent resident who hasn’t been there yet.”

“We go to Polk County recycling on Hwy. 8.”

“Use other location.”

“We will.”

“Time to go there.”

“Too much hassle.”

“I live in Clear Lake and it’s picked up on garbage day.”

“No trash.”

“I recycle at home which is not in Black Brook township.”

“New to area.”

“We own a lot in Black Brook, as of right now we live in the City of Amery. When we build on our land, we will definitely recycle at the town hall.”

“Not a convenient location.”

“I recycle myself.”

“Too far to travel – should have pick-up.”

“Inconvenient.”

“Limited time to get it there.”

“Didn’t know about it.”

“Because I don’t live on the land I own.”
“No residence here.”
“Inconvenience (times available).”
“Inconvenient.”
“No need as of yet.”
“We only camp 3-4 times in the summer and so we usually bring our garbage home with us.”
“Not a habit.”
“Non-resident.”
“Use Waterman’s.”
“Use one on Hwy. 8.”
“I am able to dispose of needed items through my work.”
“Too difficult to keep track of schedule. Can go to Amery any day.”
“Closer to Amery.”
“Have one closer.”
“Not convenient.”
“Not living there yet.”
“Do not live there – just own property.”
“We own land in Black Brook and will be building a home there sometime within this year.”
“We use New Richmond.”
“Too far to drive – unsure about hours open.”
“Live in Cyclon.”

20. Please check the method(s) of communication that you would like to see used more: Response to “Other”:

“Go to meetings.”
“All.”
“It’s fine now.”
“Mail to RBS.”
“Radio.”
“E-mail updates.”
“Flyers in mailbox.”

21. The Town of Black Brook should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads. Response to “Other”:

“All areas a little from all instead of just from one particular group.”
“1, 2, and 4.”
“NO. Means taxes again!”
“Donations.”
“Whatever – but no more taxes – they border on ridiculous.”
“Wise use of present tax revenue adequate for all future needs 10 plus years into the future.”
“Don’t have the needs, then you don’t need the money.”
“Cutting spending in other areas.”
“No new taxes.”
“I feel our Town Board is doing a great job.”
“With a town vote.”

“Why would a farmer pay more to use his own land. Fund raiders – not more taxes.”
“Cutting waste.”

22. In your opinion, what is the greatest strength of the Town of Black Brook?

“We have only lived here one year and really enjoy the rural living.”

“Rural setting, trees, diversity of farms and woods.”

“That some kids get to go to Clear Lake on the bus and we are not completely dependent on Amery School District.”

“Good working relationship between Town Board and citizen’s.”

“Continuing to work with Township residences.”

“Not sure. Don’t have much contact with Township.”

“Require a setback distance for mailboxes. This would be helpful for road maintenance and safety for vehicle traffic.”

“Quiet, quality of living.”

“Good roads and honest people.”

“Lack of government interference.”

“Rural character.”

“Rural life.”

“None.”

“Rural character.”

“Staying out of everyone’s business and using common sense.”

“A good place to live.”

“The people who live here. Also the Town Chairman and board.”

“Being a rural community.”

“It is still a rural area that needs to be preserved.”

“Generally good mix of wooded and open land (absence of uncontrolled industrial and commercial development).”

“It’s rural character.”

“Location and natural beauty combination of wooded and open land and lay of the land.”

“It’s citizens.”

“Service to citizens.”

“Its rural, open land.”

“I know all my neighbors.”

“Trying to keep property taxes in check.”

“Rural living.”

“It is close enough to the metro.”

“Rural character.”

“Town Board.”

“Rural environment.”

“Its rural character and small government.”

“Its rural character and proximity to Amery.”

“Sense of community, small town feel.”

“Undeveloped lands, large tracts of ag land, quiet lakes and rivers, very low density housing.

Tim at the maintenance garage is great, does a great job keeping the roads trimmed, brush cut and snow plowed. Tim has been a great resource in answering questions.”

“The scenic places and natural resources.”

“Huge areas of land.”

“The rural setting, farmland and farms.”
“Rural, down-home, neighborly, historic, quiet.”
“Good people with good work ethic.”
“Rural setting with proximity to metro. Good roads. Beautiful river, streams, clean air.”
“Being rural.”
“Been here a few years, everything is Amery – not Black Brook. Need to be known more.”
“Excellent road maintenance.”
“Rural setting, not over-developed.”
“The people and leaders of the Town of Black Brook.”
“Ability to maintain its rural character.”
“Controlling development.”
“Homes, business are growing slowly.”
“Low crime, good roads.”
“Rural setting, quiet, wildlife, lower population.”
“Privacy.”
“The beautiful picturesque scenery.”
“Fewer people and the scenery.”
“Natural land available.”
“Great people, beautiful land, close proximity to towns and facilities.”
“Knowing your neighbors, low crime, being a rural community, no large developments, large tracts of wooded land.”
“Rural settings.”
“Rural setting with family dwellings.”
“The beauty of the river – dam – DNR land.”
“Black Brook has some of the best roads around.”
“Country living.”
“The sense of country living and lack of commercialism and large population.”
“If people are going to send letters to one about having junk vehicles, then everyone should get one.”
“The fact that the Town Board is concerned about and planning for the future.”
“The land and its people.”
“A small town feeling.”
“Its rural with good farming aspects.”
“Rural surroundings.”
“The small town people who enjoy the simple life.”
“Good upkeep of roads plowing, mowing of ditches, etc.”
“Rural residential.”
“Nice, quiet community. Its rural setting.”
“It has been very helpful when out of town residents have to call the Township and have been able to help or direct question or needs to the property authorities.”
“Everything – we truly like living here.”
“Natural beauty.”
“Rural farms.”
“Rural, scenic settings.”
“Rural character.”
“Only 45 miles from the Twin Cities.”
“Road maintenance (plowing, sanding) good job.”
“Being rural, ag, small town.”
“Spacious.”

“Rural community growth.”
 “Its location to Amery.”
 “The rural-ness of the area.”
 “Rural living.”
 “Good roads and maintenance.”
 “Rural atmosphere, many natural resources to preserve for future generations quality of life.”
 “Rural setting with good access to neighboring towns.”
 “Small, quiet, safe, friendly.”
 “Quality developments.”
 “Good town road. Road maintenance person was wonderful – we’re sorry he left.”
 “In the last few years, there is a better hands on overall activities in Black Brook. Roads are great.”
 “The fact that it is a rural area.”
 “Lakes and rivers.”
 “The condition of our roads.”
 “Quiet clean area.”
 “Recycling center.”
 “We are as of yet a small town community where a lot of people know each other. As our town grows, we will lose that no one will care or look out for one another.”
 “Roads are well maintained.”
 “The people working together and a good Town Board.”
 “We have a great neighborhood – everyone knows one another.”
 “Our people for the most part.”
 “Farming and rural background let leave it as it is.”
 “Unknown.”
 “Not over-regulated.”
 “None seen.”
 “Its ability to avoid the developments. Alden has a lot of them with very little build in them. Let them waste money.”
 “Rural atmosphere, wildlife.”
 “Rural character.”
 “Open land – not wrecked.”
 “Town Board is good to work with.”
 “Still has open farm land.”
 “Rural feel.”
 “I really don’t know.”

23. In your opinion, what aspect of the Town of Black Brook needs improvement?

“Newsletters.”
 “Just fine.”
 “Better communication and leadership.”
 “Roads.”
 “Future planning and zoning.”
 “Board needs to improve township for the people living there and not so much for the betterment of the individuals on the board. Treat all residents the same, not just fixing areas where board members live. Listen to the people who have an interest in the township as a whole and not consider people’s personal agendas. Let residents (encourage) to become more involved by letting everyone know how

they can volunteer to improve the town. Don't let the good ole boys run things. Enforce laws already in place. Board members should have a real interest in improvements, not just collecting a paycheck."

"We need this survey to protect and guide our future here."

"Property tax structure."

"It is embarrassing to have the [town resident] housing development in Polk County. I do not know who is responsible for such an eyesore in our community, but it needs to be cleaned up. Those houses should be condemned, burned down, and replaced with livable housing."

"Control of developers as to environment."

"I'm sure if the town had more money to work with, there could be many improvements – good job being done now."

"None at the moment."

"Support for the elderly."

"None."

"Control of barking dogs and ATV's."

"No opinion."

"Slow down of development."

"It appears that there are many low-to-middle income families in need of services in the area."

"No more [town resident]-villes."

"Stricter zoning regulations – clean-up in communities and privately."

"We definitely updated zoning ordinances."

"More enforcement of buildings ordinances. Example: [town resident] property."

"More ATV trails and a reduction in taxes for landowners who have them."

"Some roads, communication to residents."

"I would like to see newsletters of upcoming issues."

"First and foremost – keep the property taxes down. They are a hardship for most everybody. Ant to slip in just a small bump once in a while adds up over the years."

"Hwy. A needs to be widened and repaved."

"Plowing of 60th Avenue/grading of the roads – gravel is pushed onto the upside and in ditches so mowing is impossible."

"We strongly need to control the rate of growth and maintain the farmlands, DNR and rural setting."

"No opinion."

"Tax revenue should be increased yearly so as the assess values will not be so large at re-evaluation."

"Communication from board to citizens."

"Better enforcement of cleaning up old cars, etc."

"Speed limit law enforcement on 95th Street."

"Limiting the mishmash of housing such as north of Deer Park."

"Homes, barns, out-buildings that are no longer in use or abandoned should be torn down/removed. They are eyesores, dangerous and create havens for vermin."

"Communication, taxpayer polls/opinions, non-motorized trails as land is getting tied up and we have a beautiful area."

"Roads."

"Better/faster snowplowing on side roads."

"Government and meeting processes and procedures need to be reviewed and even taught to some members. Residents should also be aware of proper procedures and parliamentary rules so that they are more able and willing to participate."

"Need a comprehensive plan and a noise ordinance."

"Enforcement of clean-up such as [town residents], speed laws, noise laws, dogs."

“Clean yards with tires, machines not using, homes abandoned town down.”

“The roads, the junk of houses people put up and all the subdivision rentals. Yuck. Our township is a disgrace.”

“The blacktop roads.”

“I don’t know.”

“More/new people getting involved.”

“Solidarity – humility.”

“They are increasing our property taxes to much to fast and income is not increasing to keep up. There are no good jobs close.”

“Nothing – leave it alone.”

“A web site would be nice.”

“We need to be more self governing. Need to more free of the county.”

“Single family home lot size needs to be larger.”

“The Town of Black Brook needs better condos. For example, coming from the south on Hwy. 46 it should look picturesque as it does when you’re coming in from the north on Hwy. 46. South on Hwy. 46, there are cluttered buildings on small parcel of land, buses in front yard, tractors in front yard, a Garden Center with several sheds instead of permanent building looking like a dump, empty buildings, land not being taken care of, etc. This certainly doesn’t make a very good impression for the Town of Amery, and it hinders the nice neat homes and farms.”

“Lower taxes, property taxes.”

“We need to run our township more professionally and I think we are already on the right track. More tourism possibly that, if handled right, could bring us some revenue.”

“Need more laws keeping developers out to keep our country/rural setting and way of life.”

“Communication with land owners.”

“Town is on a good course – no changes required.”

“Enforcement of cleaning up property, enforcing codes, permits, fines on failure to meet requirements for new house when done out of codes – [town resident] land.”

“Moving in houses side-by-side for rentals and no eyesore law – clean up or move out.”

“Zoning and enforcement so areas similar to [town resident]’s development do not happen again. It is an embarrassment to have that area be the first thing you see as you enter Black Brook and Polk County on Hwy. 46.”

“Eliminate high density housing developments and enforce a five acre minimum lot size.”

“Enforcing ordinances – junk cars – burning garbage – noise.”

“More parks.”

“Speed control.”

“Communication to property owners.”

“Higher paying jobs.”

“Agribusiness and recreation.”

“Communication.”

“The management of road repair. There is great need for enforcing the rules for keeping your property clean and clear of junk (75th St. and 25th Ave. needs to be looked at).”

“Zoning requirements for rentals - should be back round checks on renters.”

“Tougher fines for roadside littering. Do not allow homes to be moved in that look like [town resident].”

“A more open and cooperative government.”

“Get the tax statements out earlier. Get someone to enforce the county zoning. Get [town board member] to stop cutting his business customers slack in meeting codes and ordinances.”

“Make the roads wider – all of them.”

“Assisted living in the country.”

“Cut spending.”

“More fish need to be stocked in area lakes (walleyes).”

“Communication to land owners/non-residents.”

“The town needs to regulate development through zoning and stick to it.”

“Keeping property taxes lower.”

“The Town Board needs to get the residents opinions.”

“Drop the plow and quit dumping that f*&%ing salt on the roads. You’re driving the truck anyway, put the plow down instead. Say NO to county and state government when they want to waste money and act stupid and force more government and fees onto our citizens. Tell Polk County to shove permit fees and park fees right up their *(^.”

“Entertainment, recreation, anything to draw more visitors here.”

“Winter road maintenance needs to improve if plowing cannot be done before traffic packs the snow then chemicals need to be used to break down icy conditions.”

“Zoning, trailer homes and homes with junk cars – dog kennels for neighbors.”

“Lower property taxes.”

“Reduce development.”

“Fire protection.”

“More resident attendance and participation.”

“Developments like the [town resident] subdivision.”

“Too many pre-built houses moved in in poor condition and not taken care of.”

“Keep the rocks/gravel off the corners for safety reasons.”

“The eyesore on Hwy. 46.”

“Black Brook Dam Park and get rid of [town resident]-ville.”

“Roads.”

“Board needs a course in conflict resolution.”

“Respect of each person property to one another.”

“Transplants near to accept rural living and leave their City concerns in the City or more back.”

“Better support of our school district.”

“Some of the junky places need cleaning up and the Board is working on it.”

“We have the best roads in the county, now lets put wider shoulders on them and maintain them.

We don’t need to replace equipment as often trucks, graders, and so forth.”

“Unknown.”

“Nothing.”

“Leave it alone.”

“Building should take place closer to Amery.”

“Consideration for agriculture.”

“Clean up [town resident]’s area – looks like h*&^.”

“Stop losing farm land.”

Additional Comments:

I am concerned about light and noise pollution. I do not want this area of Black Brook Township undermined by greed and poor planning. There is still time to work together to allow smart growth that enriches and protects our lifetime investments.”

“Taxes appear to be on a good old boy structure. Too many building permit variances given that compromise our lakes (new house on 20th). Non-enforcement of eyesore ordinance (many trash houses and businesses). Lack of animal control ordinance and enforcement (who do you call when you have a problem)? Poorly written survey with a lot of vague questions.”

“Sure will miss Tim Wienke. Confident the Town Board will find another good person to fill the job. Thanks for all your hard work.”

“Although I have owned property in Black Brook since 1970, I no longer reside. My opinion less valid.”

“Thank you.”

“All ATV’s and snowmobiles should be banned from using the town roads. It started out as a good thing and slowly turned bad. They now roam all over the township and drive in the Township and drive in the ditches and through yards. Also, why when it snows do they run the truck and then sand them later in the day or next come by with the grader and plow again pushing all the sand into the ditch? They will do this even with a couple of inches of snow.”

“Require a setback distance for mailboxes. This would be helpful for road maintenance and safety for vehicle traffic. When a culvert is replaced, tamp the fill better so it doesn’t have to be refilled with more blacktop two or three times again.”

“Save some money. We can pay our own postage. Thanks for all the hard work.”

“Our Treasurer needs to get tax statements out earlier and have some December office hours. She needs to remember that we do pay her and she works for us.”

“The Town Board is very disrespectful of the people who elect them. They do not try to educate and involve citizens impacted by their decisions.”

“Dutch elm disease continues to run through western Wisconsin. Trees that are affected need to be marked and removed whenever possible. Home owners need to take action and get rid of the diseased trees as ignoring the problem will not make it go away.”

“Keep Black Brook a farm and family community. We are not Woodbury or St. Paul. Keep restrictions to a minimum. We don’t want to be told how to live.”

“I like the idea of this letter for my input.”

“Also, whenever possible, persons in any form of commission or committee leadership should be a resident only, and not from outside Black Brook.”

“The only time it feels like a town is when I pay my property taxes. Everything else seems like I live in the Town of Amery instead of Black Brook.”

“The town will grow. We need to not allow to put in substandard buildings, accumulate garbage or junk. Charge for clean-up. We need a designated lot so people can sell stuff without displaying their junk on the road side. Ban burn barrels. No need to protect historical sites. A sign is enough.”

“Don’t know much about Black Brook in my two years here only two people have stopped in to say hi.”

“Clean up the Black Brook dam park to encourage more use of it for events – weddings, graduations, family get-togethers. Better control over No Parking signs install on King Lake. People still park between signs over fishing limits and garbage left on site. No one comes out by time we call, people are gone.”

“With all the subdivision, less rental and more single-family dwellings as nice cleaned up lots.”

“New to area.”

“The board is doing a great job because of a few people.”

“Black Brook needs to not tolerate homes that are on main traveled roads, Hwys. with run-down looking junk – eyesore looking homes.”

“No new housing or developments. There’s enough now. Stop using the word Town and start using Township.”

“I believe we need some type of property tax cap, especially after age 60. I strongly disagree with our senior citizen’s paying half of their property taxes to the school districts. Bus routes should start one mile from school. Develop school patrol program.”

“A lot of these items were listed no opinion as we have not owned property long enough to understand the workings of Black Brook.”

“Too many small tracts of land being bought up and houses popping up all over. Do not allow anymore pole shed homes.”

“We just bought property this spring. We have no experiences with the township as of yet to make or have an opinion to a majority of the question.”

“No increases or no new taxes. Over 65 year old folks won’t be able to afford to live in the Township.”

“I have recreational property on the Apple River with a cabin in Black Brook Township and have owned this with my husband for 11 years and we have no idea where the Town of Black Brook is. We also go to Amery. I wish to know more about Black Brook.”

“I would like to see no manufactured homes unless they are on a basement. No holding tanks. Lot sizes at 2-1/2 – 3 acre minimums.”

“Rental property owners should be held responsible for enforcing ordinances with renters. The value of my property should be adjusted to adjacent properties bringing my value down.”

“I don’t live in Black Brook, so I don’t know a lot about the town government.”

“I believe it is important as we plan for the future that we use common sense and such a balance between protecting the environment, restraining development, etc. and erosion of property rights, plans, rules, regulations, ordinances should be written so that average citizen can understand without hiring an engineer or attorney. The County Shoreland and Development Ordinances are great examples of what not to do.”

“Any improvements should be made without property tax increases.”

“Please take a good look at the properties on those roads and many others and take the proper steps to get those placed cleaned up. We moved from town to avoid the town traffic. We don’t want town to come to us now. We also don’t want ATV’s running on our roads. You can’t even your windows open on some days because of the noise. Please do something about these issues. The ATV’s also set the township up for injury lawsuits.”

“Something should be done with the [town resident] houses. He should have to have the rentals be kept up better. They are an eyesore.”

“Building codes need to be enforced. Residence with junk cars or parts vehicles needs to be addressed.”

“Black Brook seems to be controlled for a select few old timer buddies that do what they want, whenever.”

“We do not want any more junky developments like [town resident]’s north of Deer Park. It decreases the value of our houses and land because of the way it looks. It’s a disgrace to our township.”

“Town Board is not receptive to input from citizens.”

“It would be nice to know in the future that if I ever build my cabin on our lake that taxes won’t be so outrageous or so many restrictions on what type of home or cabin that we could build.”

“Can’t we afford to mow the ditches three times a year to keep the weeds below 5 feet high?”

“Development comment: zoning and ordinance laws are updated so developments like on Hwy. 46 as you enter Black Brook from south.”

“Information to residents.”

“Large farming operations foul the air and pollute the water. They need to be regulated.”

“Property taxes should be eliminated. We’ve already been taxed to death on everything – income, food, fuel, our place when we bought it, on every board, shingle, nail, bolt, or screw ever put into them, all furnishings and everything else to keep them up; it’s f^*&ing endless.: There is no reason on earth we should be taxed to live in our own house. They are supposed to be our houses – not the governments. That’s extortion – pay me or I’ll take your house and property away from you. No one should have to pay a mortgage payment to the government for the rest of their lives to live in their own house. No one could ever retire without being filthy f\$#^ing rich. Where would we get the money to replace real estate taxes you ask? Just quit wasting money. Absolutely no government employee should

make more money than the average working class income. And they should pay their own health insurance and all other benefits out of that income. That would instantly take care of the health care issue in this country. You work for me, so you should not make more money than me and should actually make less. Also to go along with that, quit giving money to people who come from other countries to live here. They have to make it on their own legally or get the \$&*% out. They have to learn to speak English on their own (not funded by our government) within 12 months or get the &(\$@ out. Not we learn to speak their f&(*ing languages here wasting billions and billions of dollars. As you can see, it would be very easy to come up with the money needed to run things around here. Just by these couple suggestions, it would save the government who knows how many hundreds of billions of dollars each year. The issue of permits and inspectors – what a bunch of bull&(*^ It's my house, my property – I don't need permission from anyone to do anything on my own property. I am the one that paid for it – no one else. Black Brook should fight against all and any regulations, permits or fees set by county and/or state governments. If we're going to buckle in on this, be realistic. Permit (file just so government can keep track of you) \$2.00 for someone to punch it in on computer. Inspectors – again be realistic, \$10.00 - \$15.00, not thousands to stop in three times during construction to harass builders and subcontractors. And should only get paid if the homeowner wants to pay them. Black Brook say no to Polk County. We're not paying hundreds of dollars for parks or any other bull&*^% they can think of. Don't just give in. Say no, or even &*^% no. It has to start somewhere, probably here, at the low end and tell the county, state and federal governments they need to start being realistic, quit f*&^ing over the citizens of this country and make everyone earn their own income. Don't take my money to support a bunch of non-English speaking murderers, gang members, rapists, thieves and drug dealers while at the same time giving them more rights than me. If our government keeps on the way it is, it will &*^% this once great country right out of existence within a few years. Black Brook step up and say no to more government.”

“Try to keep Amery from annexing Black Brook's land and tax money.”

“I felt the questions were leading. Instead of working them as the Town of Black Brook Needs, they should have been worded as I Would Support.”

“I am not a farmer, but I feel strongly about Black Brook Township supporting the continuance of our family farms. It is a disappearing way of live which is unfortunate for all of us. Black Brook Township should look for ways of involving our youth in town projects and issues.”

“In the past, no one paid for their own roads, now developers/lot owners must pay for their own road. Why should they also pay an impact fee?”

“Overall Black Brook is headed in the right direction. We need to keep this going. We need to continue to be on top of eyesore places – especially Hwy. 46.”

“In the last five years, our taxes have doubled. We are in the top 5% tax payers in Black Brook. Come time to retire, we are planning to sell due to high taxes.”

“There must be something done to the first thing that you see when you enter Polk Co. and Black Brook Township ([town resident-ville). It is an embarrassment to the township and county. What were you people thinking?”

“Good survey questions easy to fill out.”

“Do something about [town resident]'s addition on Highway 46.”

“It's a good place to live.”

“I'm encouraged the Town Board members are looking ahead and anticipating long-range planning for the Township.”

“Land that is family land should be treated as such. Taxes should be accurately measured. Contracts for land that will be in the family for more than 25 years. These are lands that are not sold/will not be sold.”

“Development should consider ecological effects, as a healthy ecology is healthy living. We should protect our spaces, development in business and housing should be centralized vs. spread. People should develop the ideas of mutual responsibility.”

“Agriculture should take priority over redevelopment.”

“Lot size should depend on where it is. A house in the middle of a field should not be allowed, crop land is going fast.”

“At my age, it doesn’t matter than much. My children will have to decide what helps them most.”

SURVEY

COMMUNITY SURVEY

TOWN OF BLACK BROOK Polk County, Wisconsin

The Town of Black Brook has prepared this survey to gather citizen input as part of the Town of Black Brook Comprehensive Plan. It addresses the different elements that will be in the Plan and is an opportunity for you to let the Town know how you would like to see the Town grow over the next 20 years.

Planning efforts will begin in April of 2007. Please watch for upcoming Plan Commission meeting agendas to see what will be discussed. The Town encourages all residents to take part.

Please take a few minutes and fill out the Community Survey and return it in the postage paid envelope by **January 15th, 2007**.

Your participation is important and greatly appreciated!

Background

1. Do you live in the Town of Black Brook? (Please Check One)
 1. Yes
 2. No

2. How long have you owned or rented property in the Town of Black Brook? (Please check one)
 1. Less than 5 years
 2. 5 to 10 years
 3. 11 to 20 years
 4. More than 20 years

3. Which category best describes your age (Please check one):
 1. 18-30
 2. 31-40
 3. 41-50
 4. 51-60
 5. 61-70
 6. 71 and older

Issues and Opportunities

4. What is your opinion towards future growth and development (commercial, recreational, housing, etc...) in the Town of Black Brook? (Please check one)
 1. We need to support and encourage growth and development.
 2. The Town of Black Brook is going to grow, but we need to manage it.
 3. We need to slow down the rate of growth and development in the Town of Black Brook.
 4. I would like to see the Town of Black Brook stay the way it is.
 5. Not sure.

5. How would you rate the quality of life in the Town of Black Brook? (Please check one)
 1. Excellent
 2. Good
 3. Fair
 4. Poor
 5. No Opinion

6. The Town of Black Brook should retain its "rural" character (large tracts of open farmland and wooded lots, dairy and hobby farms, single family homes)? (Please check one)
 1. I strongly agree
 2. I agree
 3. I disagree
 4. I strongly disagree
 5. No opinion

Natural Resources

7. The Town of Black Brook should protect and promote buildings, sites, and artifacts of historical importance. (Please check one)
 1. I strongly agree
 2. I agree
 3. I disagree
 4. I strongly disagree
 5. No opinion.

8. With increasing single family development, do you feel residents should have the right to farm in the Town of Black Brook? (Please check one)

1. I strongly agree 2. I agree 3. I disagree
 4. I strongly disagree 5. No opinion

9. The Town of Black Brook should protect the following natural resources from development. (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Lakes and Rivers					
2. Historical Sites					
3. Large Tracts of Forestland					
4. Large Tracts of Ag Land					
5. Other:					

Housing

10. The Town of Black Brook needs more.....? (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Single Family Homes					
2. Twin Homes					
3. Manufactured Homes					
4. Elderly/Assisted Living					
5. Rental Housing					
6. Other:					

Transportation

11. How would you rate the general condition of local roads in the Town of Black Brook? (Please check one.)

1. Fine/well maintained 2. Good/some maintenance needed
 3. Poor/needs immediate attention 4. No Opinion

12. The Town of Black Brook should allow ATVs and snowmobiles on Town Roads. (Please check one)

1. I strongly agree 2. I agree 3. I disagree
 4. I strongly disagree 5. Not sure

13. The Town of Black Brook should develop these types of recreational trails. (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Biking Trails					
2. Hiking Trails					
3. Snowmobile Trails					
4. ATV Trails					
5. Cross Country Skiing Trails					
6. Horseback Riding Trails					

Economic Development

14. The Town of Black Brook should actively encourage and support new businesses. (Please check one)

1. I strongly agree 2. I agree 3. I disagree
 4. I strongly disagree 5. No opinion

15. The Town needs..... (Please check one box for each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Commercial Development					
2. Light Industrial Development					
3. Home Based Businesses					
4. Recreational Businesses					
5. Agricultural Based Business					
6. Other:					

Land Use

16. Which statement best describes your opinion concerning these land use issues? (Please check one box in each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Polk County's Zoning is being adequately enforced.					
2. The Town should develop its own zoning ordinance.					
3. Higher density development should occur near the City of Amery.					
4. The minimum single family lot size in the Town of Black Brook should be 2 acres.					
5. The minimum single family lot size in the Town of Black Brook should be 5 acres.					
6. The minimum single family lot size in the Town of Black Brook should be 10 acres.					

Community Facilities

17. Within the next 20 years, The Town of Black Brook will need to build or expand the following.....(Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Town Hall					
2. EMS/Fire Hall					
3. Disabled and Elderly Transportation					
4. Parks					
5. Other:					

18. Do you use the recycling center located at the Town Hall?

- 1. Yes
- 2. No

If you answered "No", please tell us why. _____

Intergovernmental Cooperation

19. The Town of Black Brook has a good working relationship with the.....(Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Amery School District					
2. Clear Lake School District					
3. Polk County					
4. Neighboring Towns					
5. Wisconsin DNR					
6. Wisconsin DOT					

Implementation

19. Do you feel that information regarding Town events and activities is adequately available to residents? (Please Check One)

- 1. I strongly agree
- 2. I agree
- 3. I disagree
- 4. I strongly disagree
- 5. No opinion

20. Please check the method(s) of communication that you would like to see used more:

- 1. Website
- 2. Newspaper notices/ Featured Articles
- 3. Newsletters
- 4. Other _____

21. The Town of Black Brook should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads. (Please check one)

- 1. Tax Increases
- 2. State and Federal Grants
- 3. Citizen Groups
- 4. New development Impact Fees *
- 5. User fees
- 6. Other (Please Specify) _____

* Fees Charged to New Development for Facility/Utility/Transportation upgrades needed due to increased population.

22. In your opinion, what is the greatest strength of the Town of Black Brook?

23. In your opinion, what aspect of the Town of Black Brook needs improvement?

Additional Comments:

*Please return the Community Survey
in the postage paid envelope by January 15th, 2007.*

Thank you for your participation!