

APPENDIX E

Town of Tilden Community Opinion Survey Results

(Note on results reporting: SA = Strongly Agree, A = Agree, NS = Not sure, D = Disagree, SD = Strongly Disagree. 158 surveys were returned and compiled for this report. Following each response choice are two numbers in parentheses: the first number is the number of persons who checked that response, and the second number is the percentage of all persons *who answered the question* with that response. For every question, there were a few persons who marked no response and left the question blank; the number of these non-responses for each question is indicated after the word *Blank*, followed by the percentage of the 158 surveys returned.)

General Information

1. Generally speaking, the Town of Tilden is a good place to live.
SA (68/45%) A (79/53%) NS (2/1%) D (1/1%) SD (0/0%) Blank (8/5%)
2. What do you like about living in the Town of Tilden?
(See attached answers to Question No. 2)
3. What don't you like about living in the Town of Tilden?
(See attached answers to Question No. 3)
4. The Town Board should keep citizens informed about the current land use planning process and should encourage their active participation in the development of the Town land use plan.
SA (77/51%) A (67/44%) NS (6/4%) D (1/1%) SD (1/1%) Blank (6/4%)

Transportation

4. Traffic is becoming a problem in the Town of Tilden.
SA (9/6%) A (37/25%) NS (42/28%) D (53/36%) SD (8/5%) Blank (9/6%)
5. The condition of the Town and County road system in the Town of Tilden is satisfactory.
SA (14/9%) A (86/58%) NS (20/13%) D (22/15%) SD (7/5%) Blank (9/6%)
6. If you think the road system is not satisfactory, what changes are needed?
(See attached answers to Question No. 6)
7. Winter snow removal and maintenance on Town roads is satisfactory.
SA (18/12%) A (92/61%) NS (19/13%) D (17/11%) SD (5/3%) Blank (7/4%)
8. There has been adequate commitment by public agencies to plan and provide for safe pedestrian and bicycle movement in the Town of Tilden.
SA (3/2%) A (35/23%) NS (74/49%) D (28/19%) SD (10/7%) Blank (8/5%)

Commercial and Industrial Development

9. Light industry should be encouraged in the Town.
(Light industry includes metal fabrication, plastics, woodwork processing and manufacturing assembly, etc.)
SA (9/6%) A (71/46%) NS (23/15%) D (31/20%) SD (21/14%) Blank (3/2%)
10. If light industry is permitted in the Town, it should be limited to designated industrial areas created for this purpose.
SA (62/41%) A (65/43%) NS (11/7%) D (10/7%) SD (3/2%) Blank (7/4%)
11. If industrial areas are planned, where should they be located?
(See attached answers to Question No. 11)
12. Planned industrial areas should have adequate transportation access and should be developed with sewer and water service.
SA (23/15%) A (53/35%) NS (34/22%) D (23/15%) SD (19/13%) Blank (6/4%)
13. Additional commercial development and new businesses should be encouraged in the Town of Tilden.
SA (10/7%) A (43/29%) NS (42/28%) D (30/20%) SD (24/16%) Blank (9/6%)
14. If new commercial development is planned, what type of businesses or commercial services would you like to see in the Town of Tilden?
- | | | |
|------------------------------|-----------|---|
| Bar/Restaurant service | (19/12%) | Other(cont'd); One (1) response each: |
| Mall retail/shopping centers | (7/4%) | Ag related |
| Gas/convenience stations | (108/68%) | Hardware |
| Bank | (24/15%) | Grocery |
| Other | (26/16%): | Antique shops & specialty shops |
| None | (39/25%) | Small manufacturing |
| Kwik Trip | (3/2%) | Car wash |
| Restaurant w/o bar | (2/1%) | Non-polluting |
| Industry | (2/1%) | Some retail but not all types. Keep it small town community atmosphere. |
15. If this type of development is needed in the future, where should commercial development in the Town of Tilden be located?
(See attached answers to Question No. 15)
16. Standards should be developed by the Town and should be applied to place limits on the location and appearance of future commercial, warehouse and industrial development.
SA (63/42%) A (63/42%) NS (12/8%) D (7/5%) SD (4/3%) Blank (9/6%)

Housing Development

17. The amount of housing now available in the Town of Tilden is adequate.
SA (19/12%) A (76/49%) NS (49/32%) D (8/5%) SD (2/1%) Blank (4/3%)
18. The rate of new housing construction in the Town of Tilden is:
Too fast (41/27%) Too slow (4/3%) About right (105/70%) Blank (8/5%)
19. There is a need to plan multi-family housing units or apartments in the Town of Tilden to serve the needs of local residents.
SA (4/3%) A (9/6%) NS (30/19%) D (55/35%) SD (57/37%) Blank (3/2%)

20. There is a need to plan senior citizen housing and associated health care services in the Town of Tilden to serve the needs of local residents.
SA (7/5%) A (28/18%) NS (37/24%) D (53/34%) SD (30/19%) Blank (3/2%)
21. In the future, housing development should be concentrated in planned rural subdivisions.
SA (14/9%) A (51/34%) NS (36/24%) D (36/24%) SD (14/9%) Blank (7/4%)
22. In circumstances where future housing is not concentrated in planned rural subdivisions, limitations should be placed on the location and density of new residential structures located in rural areas.
SA (34/22%) A (68/44%) NS (27/18%) D (17/11%) SD (8/5%) Blank (4/3%)
23. All lots in a rural subdivision should be “buildable,” based upon the capacity of the site to support a house, well and septic system.
SA (52/34%) A (84/54%) NS (6/4%) D (7/5%) SD (6/4%) Blank (3/2%)
24. Developers of new rural subdivisions should be required to allocate funds for parks, trail corridors, and the preservation of open space.
SA (44/29%) A (65/42%) NS (28/18%) D (10/6%) SD (7/5%) Blank (4/3%)

Rural Landscape and Farmland Protection

25. It is important to maintain the rural character of agricultural areas in the Town of Tilden.
SA (85/54%) A (60/38%) NS (4/3%) D (6/4%) SD (1/1%) Blank (2/1%)
26. Productive agricultural land should be protected by limiting the location and density of commercial and non-farm residential development.
SA (69/44%) A (67/43%) NS (12/8%) D (7/4%) SD (1/1%) Blank (2/1%)
27. We should preserve farmland by compensating farmers through the purchase of development rights or long term agricultural easements.
SA (33/22%) A (47/31%) NS (43/29%) D (16/11%) SD (11/7%) Blank (8/5%)

Environmental Quality

28. Environmental protection is important to me.
SA (65/42%) A (80/51%) NS (8/5%) D (3/2%) SD (0/0%) Blank (2/1%)
29. The amount and quality of stormwater runoff discharged from a new development site should be the same as the runoff that was discharged before the development occurred.
SA (36/23%) A (87/56%) NS (22/14%) D (6/4%) SD (3/2%) Blank (4/3%)
30. With regard to water resources, a higher level of protection should be encouraged to preserve selected lakes and rivers which have not yet been developed.
SA (37/25%) A (91/60%) NS (20/13%) D (3/2%) SD (0/0%) Blank (7/4%)
31. Current rules which control stormwater runoff and pollution discharge from livestock facilities are adequate.
SA (4/3%) A (38/25%) NS (70/46%) D (28/18%) SD (12/8%) Blank (6/4%)
32. New rules for controlling stormwater runoff and pollution discharge from livestock facilities should be limited to new facilities, or to circumstances where an existing livestock operation chooses to expand.
SA (10/7%) A (63/42%) NS (37/25%) D (27/18%) SD (12/8%) Blank (9/6%)

33. Measures should be taken to limit potential conflicts between existing livestock operations and new non-farm residential development.
SA (39/26%) A (84/56%) NS (15/10%) D (9/6%) SD (4/3%) Blank (7/4%)
34. Voluntary measures should be explored to encourage landowners to preserve wildlife habitat.
SA (51/33%) A (86/55%) NS (9/6%) D (8/5%) SD (1/1%) Blank (3/2%)

Land Use Planning and Management Mechanisms

35. The Town Board should be actively involved in ongoing decisions pertaining to land use planning and development.
SA (40/26%) A (87/56%) NS (14/9%) D (9/6%) SD (4/3%) Blank (4/3%)
36. The Town Board should keep citizens informed about land use development proposals, and provide the opportunity for citizens to participate in land use decisions through a public hearing process.
SA (58/38%) A (87/56%) NS (8/5%) D (0/0%) SD (1/1%) Blank (4/3%)
37. To reduce conflict between incompatible land uses, zoning and land use ordinances should be used to channel new development to areas which have been planned for that use.
SA (23/16%) A (83/56%) NS (26/18%) D (11/7%) SD (4/3%) Blank (11/7%)
38. Provisions should be made to allow a landowner to request that land be rezoned, if the proposed development is consistent with the Town's land use plan objectives.
SA (25/17%) A (84/56%) NS (35/23%) D (4/3%) SD (2/1%) Blank (8/5%)
39. Major subdivision and development proposals should be reviewed and approved by the Town.
SA (61/39%) A (77/50%) NS (9/6%) D (4/3%) SD (4/3%) Blank (3/2%)
40. Existing regulations for building permits and zoning ordinances are adequately enforced in the Town.
SA (9/6%) A (57/38%) NS (61/41%) D (15/10%) SD (8/5%) Blank (8/5%)
41. I support local land use regulation if it will limit problems caused by development before they occur.
SA (40/26%) A (85/56%) NS (19/13%) D (3/2%) SD (4/3%) Blank (7/4%)
42. Several research projects have concluded that low-density rural housing developments **increase** the costs of public services without fully covering the costs through increases in the tax base. Examples of public services include: school busing, road maintenance, ambulance service, police and fire protection.
- a. The community as a whole should pay higher property taxes in order to offset the costs of new low density rural residential development.
SA (2/1%) A (12/8%) NS (37/25%) D (63/42%) SD (35/23%) Blank (9/6%)
- b. Development impact and user fees should be used to offset the costs of additional services and should be paid by developers or new users of these services.
SA (34/22%) A (84/55%) NS (22/14%) D (12/8%) SD (1/1%) Blank (5/3%)
43. The Town of Tilden and the City of Chippewa Falls should work together to jointly plan and discuss how development will occur in urbanizing areas located immediately adjacent the City.
SA (29/19%) A (88/58%) NS (21/14%) D (11/7%) SD (4/3%) Blank (5/3%)

Land Use Issues

44. What do you see as the major land use issues facing the Town of Tilden in the next five years?
(See attached answers to Question No. 44)
45. How should the Town address these issues?
(See attached answers to Question No. 45)

Survey Participant Information

Please complete the following questions so we may better compile the results. There is no need to provide your name or address.

46. How long have you lived in the township?
- | | | |
|-------------------------------|------------------------------------|--------------|
| a. One to five years (23/15%) | c. Eleven to twenty years (18/12%) | |
| b. Six to ten years (17/11%) | d. Over twenty years (95/62%) | Blank (5/3%) |
47. What is your occupation?
- | | |
|----------------------------------|---|
| Equipment operator (4/3%) | Other (22/14%): |
| Factory worker (20/13%) | Carpenter (3/2%) |
| Farmer (30/20%) | One (1) response each: Telephone company, nurse, municipal, real estate, trucker, construction, electrician/teacher, electrician/maintenance, teacher, contractor, business owner, laborer, warehouse worker, transportation, tradesman, self-employed |
| Managerial/Professional (33/22%) | |
| Clerical/Sales (7/5%) | |
| Full-time Homemaker (6/4%) | |
| Retired (30/20%) | |
| | Blank (5/3%) |
48. Where do you work?
- | | | |
|---|-------------------------|----------------------------|
| Chippewa Falls (56/40%) | Town of Tilden (26/18%) | Town of Eagle Point (1/1%) |
| Eau Claire (18/13%) | Bloomer (9/6%) | Not employed (21/15%) |
| Elsewhere (9/6%): | | |
| Home (2), Menomonie (1), NW Wisconsin (1), Around the area (1), Self-employed (1) | | |
| Blank (18/11%) | | |
49. Which of the following best describes where you live?
- | | | |
|-------------------------|--------------------------------------|--------------|
| Farm (51/33%) | Shoreland or near lake/river (12/8%) | |
| Rural non-farm (67/44%) | Rural subdivision (23/15%) | Blank (5/3%) |
50. What is your gender? Male (92/69%) Female (42/31%) Blank (24/15%)
51. How many people live in each age group in your household?
(Grouped by number of persons in each age group/household)
- | | <u>One person</u> | <u>Two persons</u> | <u>Three persons</u> | <u>Four persons</u> | <u>Five persons</u> |
|-------------|-------------------|--------------------|----------------------|---------------------|---------------------|
| Under 18 | (24/16%) | (33/22%) | (12/8%) | (4/3%) | (4/3%) |
| 19 to 24 | (14/9%) | (4/3%) | | | |
| 25 to 44 | (26/17%) | (53/36%) | | | |
| 45 to 64 | (28/19%) | (34/23%) | | | |
| 65 and over | (17/11%) | (12/8%) | | | Blank (9/6%) |

We would appreciate any additional comments or ideas which you would like to provide:
(See attached Additional Comments)

2. What do you like about living in the Town of Tilden

- At this time we own land and plan to build a home in the future.
- I still know my neighbors on a first name basis.
- Peace and quiet so far.
- people, Govt. Tilden is God's Country.
- The people are friendly.
- Clean, friendly rural setting.
- No zoning - country.
- Close to relatives, church, and school.
- Small, quiet, peaceful.
- Taxes are reasonable.
- Friendly people, quiet.
- Less red tape - less crowded - extreme pride and belief in values - slower pace.
- Close to Chippewa Falls & Bloomer & with Hwy. 53.
- Rural country living. Relatively low taxes. Sparsely populated. Beautiful scenery - wildlife.
- It's close to several different towns.
- Quiet away from town.
- Not alot of urban sprawl. Low on number of business.
- Small, quiet.
- Small village, country living.
- Closeness to town.
- Don't live there.
- The people.
- Countryside.
- The Town Board does it's best to keep the roads in good repair without raising the taxes. Have a very good fire department.
- The ability to farm freely, so far. Most of the people are nice to live by.
- Not crowded. People friendly. Quiet area.
- Quietness, friendliness, willingness to work together.
- Country living and the people are very friendly. Peaceful, beautiful.
- Country living.
- Country living and still close to main stores and malls.
- It's quiet. Most places are well maintained.
- It is a quiet and small community with alot of friendly, helpful people. A bar, a church, a school, and a restaurant. That's all you need!
- Good roads, natural scenery, clean, neat housing.
- Everything.
- Friendly people, privacy, quiet.
- Country living, yet close to town/shopping. Nice area.
- It's in the country and quiet.
- Easy access to highway.
- We like that it's a rural community, fairly quiet and peaceful. You know almost everyone and most everyone is friendly.
- It's clean, neat, somewhat friendly and it feels safe.
- Peace & quiet - space.
- Location, ability to talk to town officials one-to-one.
- Close to the different towns, Eau Claire, Chippewa Falls, and Bloomer.
- Knowing your neighbor.
- Friendly people - beautiful land.
- Peaceful.
- Peaceful and safe.
- Low taxes, good people, plenty of land.
- Good place to live.
- I enjoy country living. I also enjoy living in a farming community with all the animals and watching the farm community at work. It's rewarding.
- Quiet, friendly.
- Friendliness of the community and beautiful surroundings.
- Feeling of people caring about each other. Low taxes.
- Quiet & privacy, peaceful, nice neighbors.
- It's out of the city.
- Country living yet close access to larger cities.

2. What do you like about living in the Town of Tilden

- Taxes are fairly low, and it's a quiet area.
- Rural living - not Big City development.
- Quiet.
- I don't have local government telling me what to do and when and where to do it.
- It's out of the city.
- Privacy, location with access to main highways, "small town" community feeling.
- We are like a big family. People help you out if you need help.
- City ambulance, space, view.
- Beauty of the country/surrounded by woods of God's bounty.
- Don't need a building permit everytime you want to build an outhouse, etc.
- Everything, it's been said, "You live in God's pocket."
- Beauty, Mother Nature's finest area to grow crops. Quietness and pleasant and helping people.
- Quiet, open space, low crime, clean.
- Sense of community, friendly neighbors, people caring and looking out for one another.
- Country living.
- The feeling of being rural.
- Close to school and church and bars.
- Rural, small, neighbors.
- Country living and still close to main stores and malls.
- It's off a beaten path.
- Rural setting.
- Close to Chippewa Falls yet country atmosphere.
- Serenity, open space, quiet.
- Small, friendly.
- Good roads, good fire department, friendly people, country life.
- Not overcrowded and knowing your neighbors.
- People, taxes, community involvement.
- Rural setting.
- Location to highway, town, lake.
- The people, the rural area.
- Quiet.
- It's a good community to live. Everybody gets along.
- Quiet, pretty, nice neighbors.
- The quiet rural surroundings and the sense of community.
- Location between Chippewa Falls and Bloomer. Rural environment. Township services, tax level.
- Rural setting, lack of people congestion.
- It's like it's isolated and private yet only about 4 miles from town.
- Friendly people.
- Good soil, good neighbors, well kept roads, neat farms, good recycling center, very little urban sprawl, fresh air, space, quiet, safe, good water.
- Close to family.
- Basically unspoiled by urban sprawl.
- The friendly people.
- We like living in the country, seeing all the wildlife but being close to Chippewa Falls.
- Peaceful, quiet, beautiful, great neighbors, low taxes, great services, wonderful leadership, and great fire department.
- Close enough to the cities but still rural.
- Lots of taverns.
- Everyone seems to care and will go out of the way to help someone else!
- Friendly people and always willing to help when in need.
- Space - quiet.
- In the country but close to town.
- Quiet, rural, close to Chippewa, reasonable taxes when comparing other townships.
- Crime isn't bad yet!
- Nice area of Chippewa County. People are friendly. People help each other.
- The serenity of a small town.
- Until recently, the low taxes and good property valuations. Fairly good common sense leadership.
- Basically being and living out in the country.

2. What do you like about living in the Town of Tilden

- Friendly people, privacy, quiet.
- I know enough about most people to "know" them. I know who to trust, who can help me if/when I need help. Rural, wholesome place to raise kids.
- It's heritage, pride of its citizens, the local and proximity to other communities.
- Low crime rate, great neighbors.
- Serenity.
- Friendly people, clean environment, good roads, fair tax rates.
- The beautiful rolling countryside.
- The nice farms.
- We like the country style of living. I was born and raised in Tilden and after spending 4 years away, it is nice to be back.
- Rural, yet convenient to larger cities. Beautiful, peaceful scenery.

3. What don't you like about living in the Town of Tilden?

- Gossip too frequently.
- Taxes.
- Nothing.
- Pig farm across the field - strong odors on many days.
- Getting too populated (too many houses being built too close together).
- Gossip.
- Urban sprawl.
- Nothing.
- The gas station is too far away.
- Taxes.
- Lack of zoning, lack of speed control/limits.
- N/A.
- Absolutely no zoning - some control may be appropriate.
- The fear of urban sprawl.
- Potential of large corporate feeding, dairy, hog, and poultry operations.
- There really is nothing that I don't like.
- Hwy noise, snowmobile noise, 4 wheeler noise.
- Town Board.
- Nothing.
- None.
- Not much police patrol - lots of speeding cars.
- The roads are not plowed/sanded before the school buses go through in the morning.
- The shape of the future of the township is taking, being priced out of affordable home ownership by taxes and valuations.
- I have nothing that is that negative towards the Town of Tilden.
- I don't care for the number system used for roads. It's impersonal and makes giving directions difficult. The names give character to each area they represented.
- Unsuccessful farmers who don't pay taxes yet keep land. Lots of strangers building here, breaking up farmland.
- - Don't dislike anything but there is a need for some zoning, ordinances, and permits.
- Appearance of some junkie properties.
- None.
- The slow arrival of 911.
- The stupidity of some of the residents in regards to the fire department. The new fire department was the BEST thing Tilden ever did.
- Workers should have better access to Chippewa Falls Industrial Park without having to drive through Tilden.

3. What don't you like about living in the Town of Tilden?

- There's not enough resident involvement on what takes place.
- All the new homes being built.
- Nothing.
- Loose dogs.
- Outsiders are not welcome.
- Road conditions.
- There are no zonings.
- Poor zoning rules - messy areas.
- More people getting caught up in more rules and regulations.
- Nothing (Love it).
- It is growing too fast, losing all the values that I love about it.
- N/A.
- Taxes are plenty high.
- Rising property tax.
- Don't live there.
- All the new homes and taxes keep going up.
- Too clicky.
- There are too many residences being built in the farming area.
- Smelly hog barn.
- Too much development building up.
- Is long distance to call Eau Claire. Roads don't get plowed earlier in winter (118 St./115 Ave./121 St). People walking dogs and they're not on a leash. Farmers dropping manure on roads and not clearing it up.
- I wish there had been a building code.
- Nothing.
- Nothing.
- Nothing.
- Some places have lots of cars and junk piled up around.
- The way they patch the roads. Need to cut along roadsides, especially areas where a lot of people are walking!
- Worry about fire protection.
- I don't care for the number system used for roads. It's impersonal and makes giving directions difficult. The names give character to each area they represented.
- None.
- Traffic - neighbors that don't take care of their dogs.
- That if you just need a loaf of bread or gas for the lawnmower, you have to run to town.
- Nothing comes to mind.
- People who move to the country and then complain about the smell from family farms.
- The roads in the winter time - they are not plowed very often. Salting the roads are important!
- High taxes, the expense of not having our own Fire Department. The clickiness of the Board.
- No zoning - if you build an expensive home, you could have a junk yard next door.
- I don't like seeing the beautiful farms giving way to all the new housing developments.
- Town Board and fire department bureaucracy.
- Lack of walking and bicycling paths.
- More housing and urban feeling coming to township.
- Need to have guidelines for land use. Areas which have single dwellings should not allow multi housing units.
- Nothing.
- The Town Board.
- Recent growth - becoming populated.
- In some areas, there is carelessness in leaving large amounts of manure on the roads.
- Building too close in the country - some roads.
- Not sure.
- The Town Board.
- Everyone knows everybody's business.
- Roads.
- No ordinance regulating "junk" on personal property. My friends are beginning to call it "Junk Town Tilden".
- Property taxes on the increase.
- Lack of structure for enforcement and enforcement on building codes.
- Some residents seem to take advantage of keeping their place up and abuse other people's property and rights.

6. If you think the road system is not satisfactory, what changes are needed?

- The shoulders of the roads are not adequate. Either there is no shoulder or shoulders are higher than road so water doesn't run off.
- Some roads are in much need of improvement.
- Center line and white side lines on the road from Duncan Creek Road to B - Eagle Point. Complete then to 124.
- Snow removal should be earlier in the morning!
- Repair.
- Need to cut trees in ditches that are crowding roadways.
- Narrow town roads - no shoulders on road.
- Don't allow planting to edge of blacktop. Maintain ditch for intersection safety.
- Nothing.
- Snow removal could be improved.
- New blacktop and wider roads & shoulders.
- Some roads need new pavement.
- Cut brush along roads.
- Fix the road cracks on Howard Hill.
- Should be plowed earlier after a snowfall.
- Secondary roads are in need of backtop instead of just patchwork.
- Same speed limits. The residential area we live is still 55 speed limit and is a curvey road.
- When patching roads, a better job could be done.
- The roads by us are fine.
- More blacktop resurfacing and full-time people who know how to use equipment. Some roads are like driving over riprap.
- Seeing alot more runners, bicycles, and rollerbladers. Some roads are not wide enough. Bicyclers have no room on the major roadways and cause problems with traffic. They should have a paved shoulder to ride on.
- Don't just throw black tar down and let someone drive over it!
- See #3. Also, I have a problem with how snow is not removed on secondary roads until days after it has fallen. It makes getting to work very hazardous on our road.
- Semi's and other large trucks traveling over bridges with heavy weight ignoring the weight limits.
- It is unsafe for bikers and walkers because of no sidewalks and cars driving too fast.
- Roads painted, the lines both white and yellow. Sometimes are slow at getting them fixed.
- Could be better - cleaning up of sand after winter.
- 100th Avenue needs some major repair. This is the road I use most often.
- Because of the many new home sites being developed, there are many small children. We are in need badly of speed zones in certain areas.
- Snow removal, smoother surfaces.
- They need to be fixed.
- Higher road so it doesn't flood. Straight roads that go through to next road.
- All the roads I travel are fine, except 70th Avenue (the old Bridgewater Street), which is in horrible condition.
- When they are falling apart, they need to be fixed. I need to be to work at 6:00 and the roads are never plowed.
- Closer supervision of the roads, shrub and tree clearing, potholes.
- It seems that the roads by the supervisors are kept up well. Outlying areas need improvement. When supervisors are told, we are called a bunch of crybabies. All roads and intersections need to be 2 lanes. Snow needs to be removed from intersections to ensure unobstructed view.
- Repaving.
- Paved shoulders for safety (proven cost effective by DNR) for the life of the roads.
- Snow removal, repairing of roads has been slow on some roads (B).
- Roads are rough. Needs to be plowed (Snow) earlier in the morning as we need to get to work early.
- Fixing roads faster when needed.
- Some of the patching jobs were done terrible.
- Tilden Avenue could use more sanding in winter ice.
- I am extremely happy with the new corner outside my driveway (much safer).
- More patching of potholes.
- Blacktop some roads.
- Residential speed limits.
- N/A.
- Some driveways have snow removal before some roads.
- Lower speed limits on Hwy. Q rom S into town and from 53 exist to 124. Paved shoulders on Q & S for bikers, joggers, bladers, and walkers (We realize that these are County roads).
- Wider with shoulders. Also slow children signs.
- No street sign names on roads.

6. If you think the road system is not satisfactory, what changes are needed?

- Roads need to be improved and brush should be cut in the ditchlines. Plows need to be out earlier in the morning.
- See #3. Also, I have a problem with how snow is not removed on secondary roads until days after it has fallen. It makes getting work very hazardous on our road.
- Reduce speed between residents and nursery along Hwy. Q corner to corner.
- Potholes fixed sooner. Smoother patching. Accurate painting. Ask neighbors about blind spots, dangerous places, fix before new blacktopping.
- Remove the semis and heavy trucks, not related to farming, from the roads.
- None needed.
- See #3 above. Need better traffic stop at junction of Q & S.

11. If industrial areas are planned, where should they be located?

- It should not matter.
- Near highway access Hwy. 53 or S.
- Along the major roads, not downtown.
- Close to main highway.
- South of B where storage sheds and trailers are located with no accumulation of junk.
- Near the major roads, railroad spur.
- Near highway access, away from established residential areas - central location.
- Somewhere else.
- Away from housing developments.
- Near the Town of Tilden and 4 lane road.
- In Chippewa or Bloomer.
- Closer to Bloomer or Chippewa.
- Near the Town of Tilden or Hwy. 53.
- Not too close to homes.
- Not sure.
- Near Highway 53 on the Stoffel Farm.
- Next to Town hall.
- They should build where they like and convenient.
- Near Hwy. 53 away from housing.
- Unsure.
- If it is limited, send it to Mexico. It should be built on available and convenient land for the industry.
- Don't want.
- The City of Chippewa Falls has plenty of land available in their industrial park (Riverside).
- Separate from agriculture and residential areas.
- Near Chippewa Falls, the Village of Tilden, and near access to major highways.
- Don't know.
- In other places besides Tilden.
- Close to the cities.
- Town Board's land.
- Within reach of 53.
- Not in Tilden.
- As far from any residential area as possible.
- Not on good farmland.
- County B west of 124 to Q.
- Along the major highway corridors for ease of transport of raw materials, finished goods, and the employees. It would also minimize traffic problems for the rest of the township.
- Off Highway exit.
- Not sure.
- Easily accessible areas and where there is off road parking.
- Probably by the other industrial type of businesses over on B.
- Do not pollute water, land, air! Locate them together.
- Generally are located adjacent to main highway exits.
- Close to Highway 53 for easy access to and from plants.
- Near rail and truck lines.
- Where have poor soil, not on good flat farmland.
- Maybe old industrial sites? (i.e. milk plant, creamery).
- Not in Tilden. The Town of Tilden is nice farming community and I think it should be kept this way.
- Closer to Chippewa Falls Industrial Park(s).

11. If industrial areas are planned, where should they be located?

- Between the town and the highway or closer to the highway.
- Near the Interstate Hwy.
- ?.
- An approved site voted on by township people.
- Close to highway routes.
- Not sure/by Town hall?
- Near properties that already have such areas but only in accordance with what neighbors opinions would be.
- Near Hwy. 53.
- Near the village and Hwy. 53.
- Chippewa Falls, Eau Claire, Menomonie, Bloomer, not Tilden. Don't spoil this buffer zone.
- Subdivisions.
- Near the existing industrial park & Hwy. 124 & 178.
- They should be located on or near one of the main roads (B, Q, F).
- Away from residents.
- Not sure.
- Our farm, if the price is right.
- Hwy. 124 South of County Road B.
- Already by Chasers - Turners - Tilden Auto - Storage Trails.
- Close to Chippewa.
- Village.
- Far enough away from homes and where no pollution will take place.
- In Hallie.
- Between Highway 124 and State Highway 53.
- Not sure - away from residential.
- Not sure - away from residential areas.
- Maybe there is enough in the cities around us.
- I'm not sure where the boundaries of Tilden are so I can't say. But we DON'T need another Hallie.
- Town chairman & sideboard's land.
- Closer to Bloomer and Chippewa.
- Closer to Bloomer or Chippewa.
- No, No, No. Keep Tilden a community to live in, not work in!
- Probably by the other industrial type of businesses over on B.
- In open area, away from lots of homes due to their noise and traffic.
- Don't know.
- Outskirts of town.
- Not sure.
- On either side of and/or close to.
- Close to major highways and other form of transportation.
- East side - better trans. network.
- A gas station would be nice - like a Kwik Trip/convenience store.
- Should be located right in the village.
- Near highways.
- Southern part of Tilden.
- Near Hwy. 53.
- Away from large housing developments. Close to the main highway. Let's keep our farming community in place. That's the charm of Tilden.
- Not in the Town of Tilden.
- Closer to Chippewa.
- Near existing industries.
- Away from Duncan Creek.
- Near the town itself or where they presently exist.
- No idea.
- Away from residential areas and farm.
- Closer to Chippewa Falls.
- Away for watersheds - possibly located on County B, just East of Q.
- In or near town - off the main throughfare - somewhat out of sight - not use the best farmland.
- No where near me.

15. If commercial development is needed in the future, where should it be located in the Town of Tilden?

- On the main thoroughfare through town or along Hwy B.
- Food market on the north side of Chippewa.
- Near the highway.
- To be voted on.
- Near highway routes.
- Not on town roads, develop near County & State highways.
- Off of Hwy. 53 only.
- Near Hwy. 53.
- Near the Hwy. 53.
- 50 years too late - keep.
- ?
- Same answer as #11.
- Near the village.
- Close to Hwy. 53.
- Not sure.
- Our farm, if the price is right.
- Near 53.
- See #11.
- Close to Chippewa.
- Village.
- Don't know at present.
- Near the City of Tilden.
- Not sure.
- Around Hwy. 53, away from people.
- In the town or at the exist to US53.
- Town chairman & sideboard's land.
- Don't know.
- Don't know.
- Near a major road to have easy access to.
- It is a nice quiet little town. That's why people are building out here to get away from the city. Keep it that way!
- Close to Hwy. 53.
- Near the highway by the other development currently located (Villa, Motel, Baiers, etc).
- ?
- Don't know.
- Anywhere.
- Not sure.
- Just off the Highway 53 - Q or B.
- Near transportation routes.
- East side.
- Close to the Hwy.
- Should be located right in the village.
- Don't know.
- Tilden village.
- Good location would be B & 53 interchange.
- Along S and Village of Tilden.
- Close to Hwy. 53 - for gas or convenience. Specialty shops will need easement on sign placement to promote their business.
- Q & B.
- Near Hwy. 53.
- Close to Chippewa Falls.
- At highway intersection of 53 and B.
- Depends on the available areas.
- Wherever.
- In Tilden on Q.
- Near or adjacent to Hwy. 53.
- Within the City - on main drive.
- Inside town boundaries.
- It should not matter.

15. If commercial development is needed in the future, where should it be located in the Town of Tilden?

- Near Highway 53 or B.
- Outside the village.
- Right off Hwy. 53.
- Near the major road - Hwy. 53 area only!
- Where it is most convenient to the most people.
- Off Hwy. 53.
- By the Highway 53.
- Same as #11.
- By Country Villa.
- 53 exit.
- Don't know.
- Close to Chippewa Falls.
- Same as Question 11.
- In the heart of Tilden.
- Near village.
- In areas that are zoned for commercial development.
- Not sure.
- Next to Town hall.
- Near Hwy. 53.
- On major arterial roads.
- In a convenient location for the business.
- Unsure at this time.
- Not needed.
- The highway exit would be a nice place for a convenience store.
- In the Village of Tilden.
- Adjacent to Hwy. 53.
- Near access to major existing roads.
- Downtown Tilden.
- I think close to Chippewa Falls.
- See #11.
- Easy access to 53.
- Right off of Hwy. 53.
- Near Highway 53.
- Not on good farmland.
- County B west of 124 to Q.
- On Q & B.
- Along the highway corridors.
- Not sure.
- Will have to be decided. I don't know.
- Near the highway by the other development currently is located (Villa, Motel, Baiers, etc.).
- Not sure.
- On less valuable farmland. Immediately adjacent/easily seen to Hwy. 53 on/off ramps/at Hwy. S ramp or Hwy. B.
- Within the Tilden community.
- Near any industrial area.
- South of Town of Tilden.
- Where is mostly populated, Hwy. Q & B area.
- I don't think it should be permitted.
- With easy access to Hwy. 53.

44. What do you see as the major land use issues facing the Town of Tilden in the next five years?

- Planning new housing developments and organizing efficient public services for the community-
- With no zoning in Tilden, I see the possibility of getting everything the surrounding townships won't let build or move into existing facilities.
- Land being bought up for new homes.
- Farmland to development.
- Loss of farms & increase in subdivisions. No lots less <2 acres should be proposed.
- Major livestock expansion projects.
- Spot check water quality at private wells. Benchmark existing nitrate levels/monitor, noise pollution, traffic speed.
- Maintaining low density rural residential development.
- A lot of houses being built in the township.
- Residential building.
- The sale of farmland being sold for house lots.
- Industry and small businesses.
- Expansion of new housing developments.
- Keep Tilden a farming community.
- To much good farmland will be used for other purposes than agriculture.
- Over development.
- Use of residential land, farmland, and business. There doesn't seem to be many guidelines.
- Not sure.
- Huge factory farms and large housing developments creating conflict. The family farmer losing its battles.
- Overhousing (development).
- Realtors buying farmland for housing, people moving onto farmland.
- In the future, I see an expansion of more people moving out of town and also realtors buying farmland for housing.
- Rental.
- Single family housing development that seems to be currently occurring.
- Don't know.
- More people wanting to build in the country.
- Farmers selling land off and too many houses being put up too close together.
- Construction of more or improve roadways. Water runoff and pollution in the water.
- Farms expanding which create environmental issues. Chippewa building to the north of city limits.
- A conflict between the farmers and city people.
- Zoning.
- Keep industry out - close to Chippewa and Eau Claire. Enough industry close by.
- Residential growth.
- New home development - larger farming operations.
- Keep the land agricultural! No trailer courts, no more wasting land for mini warehouses, no malls or chain stores or convenience stores.
- N/A.
- Over development of land for housing.
- Housing development and commercial development.
- Building multi family units in places which lower value of other residences.
- More housing developments.
- Excessive growth and interest in the area; challenge to maintain a rural-country environment.
- Large commercial farm enterprises and heavy residential building and larger (wider) access to and from the above.
- Urban sprawl - ruined farmland.
- Growth - there are more people but there isn't any more land.
- It will be all built up - a lot of new homes.
- Sewage treatment for village, depletion of farmland.
- New housing - people want to get out of the city.
- Residential/Industry.
- Selective housing development - how to build type of house, yard, etc.
- Development on Hwy. 53, County S, County B.
- Over-building homes and foregoing farm acres.
- Excess farmland.
- Increase residential.
- In the future, I see an expansion of more people moving out of town and also realtors buying land for housing.
- Non-farm development.
- Huge factory farms - dairy, hog, poultry.

44. What do you see as the major land use issues facing the Town of Tilden in the next five years?

- Lack of land.
- Housing development.
- Keeping building under control.
- Not sure.
- Urban sprawl, large scale animal operations 30+ head.
- Too many people.
- Uncontrolled building of small businesses.
- Too much residential development will create conflict and change the rural community.
- Commercial crop production - large fields rather than farm plan usage from ASC.
- Residential growth which makes it appealing to purchase small pieces of land for building.
- Keeping and maintaining our rural setting.
- Control of urban sprawl and industrial and commercial development.
- Conflict between ag and non-ag rural residents. Taking ag land out of production for rural residents.
- Urban sprawl.
- Developers, increase in animal production, pigs, etc.
- Too much housing development.
- Denser population.
- New commercial properties.
- New homes.
- People trying to build rural housing.
- Explosive housing growth changing the character of the township. City people expecting city services in the country. Farms being cut up for housing.
- Not sure.
- Use of land going out of farming to industrial or housing.
- Single family housing development that seems to be currently occurring.
- Landowners not paying their tax bills - remain.
- Land use permits in development of, or at businesses being located at residential areas.
- Individual junk yards.
- Have more farmers take part and follow a good land use management program.
- Housing developments.
- It is sad but there will be hardly no more farmland. There will be one house on top of another which will cause the people from Tilden to move because they have lost the beauty of country living.
- Loss of farmland, over development.

45. How should the Town address these issues?

- One at a time. Take care to protect farmers, water, property owners, etc., open meetings.
- Not sure.
- With concern to local residents.
- Some standards should be set so you cannot haul in or build just any type of building. The Town should work with the County to clean up the junk - such as the house west of Tilden on County B and others.
- Zone subdivisions.
- Not sure.
- Create a plan/not use prime farmland for other uses.
- Remove them! Repossess land as payment-in-kind. Sell to local landowner who will pay taxes.
- Have a business or a residence, but not both in the same yard.
- Fence them the same as commercial businesses.
- News media.
- Plan where, when, and how these areas will be developed.
- Limit the new housing development in the township.
- Planning, "Town meeting"/consult with knowledgeable people who have studied the effects of "progress" and "urban sprawl",

45. How should the Town address these issues?

- Town meetings and surveys like this one.
- Establish some form of control with the help of a citizens Planning Committee and using their input.
- Severely restrict subdivisions.
- Strict zoning and follow environmental guidelines.
- Limit building sites to 20 acre parcels in order to protect groundwater.
- Not sure.
- 7-10 acres per house. Not considering farmland because of cow/barn odor. Landowners should be able to sell land for family member housing.
- Inform and vote as a community.
- By having regulations.
- Have exclusive farmland-only zones.
- This is a good start - survey and committee.
- I think the survey is a good start. Find out what the community wants overall.
- Not sure.
- Set up rules for citizens to have a say in the planning.
- Limit amount of new housing or increase acreage per single unit.
- Preserve farmland. Keep other uses to a minimum.
- I guess I don't know the answer but to try to preserve farmland and try to keep other things to a minimum on land uses.
- No rental properties.
- Don't know.
- Have it be larger lots (2-3 acres or more). Not to have a large subdivision.
- Limit new roads and improve on existing ones. More review and repair of water quality.
- Have land use regs in effect to control who or what can build where and what structure or facility because if we don't, you know the DNR will and that always comes with no common sense attached.
- A citizen vote.
- Have zoning laws.
- New home owners should be aware that this is farming community when they build. They should not complain of tractors on the road - smell of manure.
- N/A.
- Minimum of 5 acres per building site.
- Set aside areas only - high density development will occur for residential.
- Limit where multi family units can be built. Talk to current residents before project is allowed - "GET MAJORITY APPROVAL"!
- Should there be a limit on amount of people, type of house (or trailer).
- Protect farmer land; increase restrictions on new building; caution in adding subdivisions.
- Specific postings in newspapers stating this is to be discussed at Town Board meetings.
- Zoning - prevent urban sprawl.
- You are starting to do it.
- It's none of their business!
- Not sure.
- Town Board meetings - all citizens vote.
- Make it that housing development build simple and affordable housing versus expensive houses - that local people could not afford.
- Plan for the future to ensure for proper growth and control and quality building.
- Land restrictions.
- I don't know the answer but try to preserve farmland and try to keep other things to a minimum for uses.
- Carefully.
- Frequent town meetings with experts present.
- Zone the land.
- Only allow a house to be built on no less than a 10 acre lot.
- Zoning and "quality of life" ordinances.
- Zoning.
- The Town needs to be proactive and involve Town residents in planning. This appears to be happening.
- Don't know.
- Committee research, limited zoning.
- Keep industry and multi-family housing out. Limit housing development (large subdivisions).
- Don't encourage subdivisions or development. Continue to support the farm families.
- Control the amount of expansion and location of expansions.
- By implementing land use regulations.

52. Additional Comments

- After we purchased 4 acres in Tilden 5 years ago, we learned the land to the West and South of our property was to be developed. We have waited and watched that development grow from an abandoned farm into a community that now has 9 homes and still has space for additional expansion. We have considered selling if it became too congested or if low income or rental property moved into the area. At this time, we feel confident that the homes are of same quality or better than what we intend to build. It would have been more reassuring to us if Tilden had an established plan back then. With the investment in building a new home, potential residents may decide against building in Tilden for fear of finding themselves surrounded by housing with no green spaces or parks. This is the reason we bought land in your community and why we plan to raise our children in Tilden. Please strive to maintain the beauty of nature that is so abundant in your surroundings. We believe you are on the right track with this survey, and we are interested to see what good changes you will be able to make for the community while still protecting that special feeling that makes Tilden a desirable community. God Bless!
- I only hope the farmland is kept for farming.
- Good place to live.
- Jake brakes should be outlawed in the town. Speed limits enforced better. Burning barrels allowed to remain.
- I think it's about time some of these issues are addressed.
- Update town roads to new standards.
- In the best interest for everyone, in order to protect our groundwater, a waste treatment plant should be built for the farmers of Tilden. Our State representative should be confronted with this issue and make it possible for all farming communities in Wisconsin.
- Keep out multi-family housing. Go to Flats in Chippewa and examine that mess.
- Too many rules will break the camel's back....
- 25 years ago, I would have said that we do not need land use planning, but times have changed. Let us keep Tilden as more or less a rural area.
- I don't like the random development in certain little pockets of town.
- Tilden should have dog leash law - too many people have loose dogs. (They take dogs for walks and let them run through everyone's yards).
- Maybe we could get a committee of appointed and voted for citizens to set up hearings to decide what is good for Tilden. Permits for any remodeling of buildings or improving. I don't think zoning is the answer.
- We moved to Tilden because of it's country atmosphere and the peacefulness of country living. We used to live in Hallie and moved because of their recent policies over water and new industries and these new industries tax breaks while homeowners' taxes went up. There is too much internal conflict on the Hallie Town Board. Please don't let it happen here. We understand the need for expansion, but not at the cost of our peaceful lifestyle here.
- Keep rural. Don't want to pay for sewer plants, etc.
- Keep rural - rural that's my opinion. We don't want to pay for sewer plants, etc. and all other expenses connected.
- Small playground area/picnic area for kids. Police patrol on Hwy. Q to slow down traffic for safety of the children on bikes or people walking.
- Hope the survey helps all of us and that the citizen's input will always be welcome.
- Clean up some of the junkyards in the town.
- Keep services to a minimum. Keep Tilden a rural place to live (limit growth). Keep property taxes to a minimum.
- I would like to see some rural specialty shops develop, antique shops, etc. Small businesses that attract tourism. Tilden Mill Pond needs help. The upper end is filling in more each year. This little lake can be a plus in drawing tourist \$'s into our community.
- The farms were here first! People building their homes "in the country" better get used to it or move back to town.
- Growth is okay but needs to be managed so that residential areas and commercial, like in Eagle Point, don't overwhelm the township.
- Save family farms. No forced land releasing or forced sewer and water (ex: Hallie!).
- We need a whole new Town Board - someone what a brain that works!
- Zoning to prevent pollution of watersheds.
- Thanks for asking.
- I think the Town Board persons should only be able to serve 2 years (not consecutive but 2 years total). The same old ones are always there
- it's time for some fresh, new brains making decisions.
- Concerning #9 - should be zoned properly.
- Concerning #20 - meals for senior citizens should be provided.
- Town Board really open it's doors to include ALL Tilden residents in ALL decisions.
- The tent caterpillar must be controlled along roadways on cherrybrush. Orchard apple growers use too much spray. Home growers lose their trees. We lost all eight trees we planted.
- Print the meeting notes in the local paper so individuals who could not make the meeting!
- Growth will come to our area through responsible planning and proper control problems will be less and our future development should be welcome and a positive addition to our community, not an uncontrollable problem.
- What is in our zoning regulations? Have "junk" areas cleaned up by residents? Especially along roadways.
- Keep rural - rural.
- The promises about "very reduced" air pollution regarding the huge pig operation have not been kept.

52. Additional Comments

- I would like to see some type of ordinance that would keep junk in yards to a minimum. Also, where trailer houses can be located is a problem. There are some people in Tilden that have 5-10 cars sitting in their yards and junk piled out to the edge of the road. It is an eyesore for people who take pride in how their property looks.
 - We need to do as much as possible to preserve tillable farmland. In regards to #33, farmers were here first.
 - We have close enough access to shopping, industry, gas, multi-family housing, etc. in the surrounding cities. We must keep some of rural America rural.
 - Tilden is well suited for dairy farms. We should focus on agriculture. Don't compete with Chippewa Falls and Bloomer in attracting new subdivisions, commercial, and industrial development.
 - Thank you for this form and for allowing me to be a part of this program and also to have input into the Town's future. Nice idea and good job by Town leaders.
 - When plowing the roads in the winter, the grader and truck should be rotated so the grader can better scrape the new snow off the roads and wing them out better. The truck plowed roads always have more packed snow on them.
 - Try to preserve the "Farms and farming".
 - Protection of urban sprawl. Tilden shouldn't become Chippewa's suburb.
 - Too many new houses!
 - The Town Board is to be commended for choosing to look at these important issues.
 - None for now.
 - Let's keep the housing population where it is at now before it gets out of hand. Tilden is a beautiful place to live, let's keep it this way.
- And, let's keep the ambulance and fire department the way it is. This was a very smart decision made amongst the Tilden Town Board. Why should we be with the district? Everybody in Tilden, before the district ambulance, could save us! Thank you Tilden.
- We appreciate the foresight of the Town Board and other concerned citizens! Often times, people don't know what they have till it's gone!