

TOWN OF OAKLAND LAND USE PLANNING SURVEY

This document contains the results of the **Town of Oakland Land Use Planning Survey** as conducted by the Town of Oakland with assistance by the Northwest Regional Planning Commission in August/September of 2001.

A copy of the **Town of Oakland Land Use Planning Survey** was mailed to each property parcel owner in the town in September 2001. The results were collected and tabulated by the staff of the Northwest Regional Planning Commission in October 2001.

Of the approximately 1,241 surveys sent out, 391 were returned, resulting in a 32 percent response rate.

The information from the survey—in addition to public input from the public hearings that will be held throughout the process—will be used to inform and guide the Town of Oakland Land Use Planning Committee in developing the town's land use plan and in addressing the long-term needs of the town.

As you may remember, the Town of Oakland Land Use Survey that was mailed to you in September had five options for most questions: Strongly Agree, Agree, Neutral, Disagree, and Strongly Disagree. For purposes of better understanding the true results of the survey, Strongly Agree and Agree percentage responses were added together to get a total percentage of persons who agreed. The same was done for persons who either Strongly Disagreed or Disagreed. Totals for each question equal 100 percent.

Monthly land use planning committee meetings for the Town of Oakland Land Use Plan will begin again in April with the first slated for Thursday, April 11th 2002 at 7:00 P.M. at the Webster Fire Hall.

12. Use of ATV's on Town Roads

| | | | |
|----------|-------|--------------|-------|
| Agree: | 65.0% | Disagree: | 17.6% |
| Neutral: | 16.4% | No response: | 1.0% |

13. Use of Snowmobiles

| | | | |
|----------|-------|--------------|-------|
| Agree: | 53.9% | Disagree: | 20.0% |
| Neutral: | 25.1% | No response: | 1.0% |

14. Use of Personal Watercraft

| | | | |
|----------|-------|--------------|------|
| Agree: | 67.0% | Disagree: | 13.3 |
| Neutral: | 18.9% | No response: | 0.8% |

15. Scrapyards, Junkyards, & Eyesores

| | | | |
|----------|-------|--------------|------|
| Agree: | 89.7% | Disagree: | 6.7% |
| Neutral: | 3.1% | No response: | 0.5% |

Please state whether you agree or disagree with the following statements.

16. There should be more public land, (state/county/town) for recreation and wildlife habitat in the Town of Oakland.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 52.7% | Disagree: | 16.9% |
| Neutral: | 29.9% | No response: | 0.5 % |

17. Billboards and large commercial signage should have guidelines for their design and placement.

| | | | |
|----------|-------|--------------|------|
| Agree: | 88.2% | Disagree: | 4.9% |
| Neutral: | 6.6% | No response: | 0.3% |

18. The Town of Oakland should move away from Burnett County zoning to adopt and enforce their own zoning regulations.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 30.0% | Disagree: | 26.5% |
| Neutral: | 41.2% | No response: | 2.3% |

19. The Town of Oakland would benefit by having a land use plan to guide land use decisions.

| | | | |
|----------|-------|--------------|------|
| Agree: | 68.3% | Disagree: | 9.1% |
| Neutral: | 22.1% | No response: | 0.5% |

C. HOUSING & NEW DEVELOPMENTS (As Oakland continues to grow, what kinds of housing development would you like to see encouraged by the town).

20. Single Family Homes

| | | | |
|----------|-------|--------------|------|
| Agree: | 88.5% | Disagree: | 2.5% |
| Neutral: | 7.2% | No response: | 1.8% |

Apartments

| | | | |
|----------|-------|--------------|-------|
| Agree: | 22.1% | Disagree: | 42.9% |
| Neutral: | 29.4% | No response: | 5.6% |

Subdivisions

| | | | |
|----------|-------|--------------|-------|
| Agree: | 19.9% | Disagree: | 45.8% |
| Neutral: | 29.2% | No response: | 5.1% |

Condominiums

| | | | |
|----------|-------|--------------|-------|
| Agree: | 24.5% | Disagree: | 38.1% |
| Neutral: | 32.5% | No response: | 4.9% |

Mobile Home Parks

| | | | |
|----------|-------|--------------|-------|
| Agree: | 9.5% | Disagree: | 63.6% |
| Neutral: | 21.0% | No response: | 5.9% |

Clustered Development/Planned Unit Developments

| | | | |
|----------|-------|--------------|-------|
| Agree: | 27.6% | Disagree: | 41.5% |
| Neutral: | 25.8% | No response: | 5.1% |

Two Family Units/Duplexes

| | | | |
|----------|-------|--------------|-------|
| Agree: | 29.5% | Disagree: | 31.9% |
| Neutral: | 33.5% | No response: | 5.1% |

21. The Town of Oakland should adopt policies and guidelines for future subdivision development.

| | | | |
|----------|-------|--------------|------|
| Agree: | 82.3% | Disagree: | 6.2% |
| Neutral: | 9.7% | No response: | 1.8% |

22. Currently the minimum parcel size in land zoned for agriculture is 35 contiguous acres. What do you feel should be the minimum parcel size for development of agricultural lands in the Town of Oakland?

| | | |
|------------------------|--------------------|---------------------------|
| Less than 1 acre: 1.8% | 5-10 acres: 15.3% | 20 acres or larger: 50.2% |
| 1-5 acres: 9.7% | 10-20 acres: 15.1% | No response: 7.9% |

23. Currently the minimum parcel size for residential land outside of the shoreland areas is 5 acres. Do you feel this will adequately maintain the town's low-density rural character?

| | | | |
|----------|-------|--------------|-------|
| Agree: | 72.9% | Disagree: | 14.0% |
| Neutral: | 10.5% | No response: | 2.6% |

24. New businesses should be encouraged in the Town of Oakland.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 62.4% | Disagree: | 14.5% |
| Neutral: | 20.5% | No response: | 2.6% |

25. If so, what types of businesses should the town encourage.

Tourism Oriented

| | | | |
|----------|-------|--------------|-------|
| Agree: | 58.6% | Disagree: | 9.2% |
| Neutral: | 16.9% | No response: | 15.3% |

Service businesses

| | | | |
|----------|-------|--------------|-------|
| Agree: | 64.5% | Disagree: | 7.6% |
| Neutral: | 14.6% | No response: | 13.3% |

Retail

| | | | |
|----------|-------|--------------|-------|
| Agree: | 53.7% | Disagree: | 12.3% |
| Neutral: | 20.2% | No response: | 13.8% |

Industrial

| | | | |
|----------|-------|--------------|-------|
| Agree: | 25.6% | Disagree: | 33.5% |
| Neutral: | 22.5% | No response: | 18.4% |

26. Commercial and industrial development should be guided to sites and areas where these activities are already established.

| | | | |
|----------|-------|--------------|------|
| Agree: | 81.1% | Disagree: | 6.6% |
| Neutral: | 9.5% | No response: | 2.8% |

D. TOWN SERVICES

27. The Town of Oakland should develop its own law enforcement service (town constable)

| | | | |
|----------|-------|--------------|-------|
| Agree: | 21.0% | Disagree: | 44.5% |
| Neutral: | 33.5% | No response: | 1.0% |

28. I'm satisfied with the current state of municipal services in the Town of Oakland.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 54.5% | Disagree: | 11.5% |
| Neutral: | 32.5% | No response: | 1.5% |

29. The Town of Oakland should collaborate with surrounding towns and villages to develop industry.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 48.9% | Disagree: | 22.2% |
| Neutral: | 27.6% | No response: | 1.3% |

E. RURAL CHARACTER

30. It is important to me to retain and preserve the rural character of the Town of Oakland.

| | | | |
|----------|-------|--------------|------|
| Agree: | 92.1% | Disagree: | 1.3% |
| Neutral: | 6.6% | No response: | 0.0% |

31. I am satisfied with the quality of life in the Town of Oakland.

| | | | |
|----------|-------|--------------|------|
| Agree: | 84.4% | Disagree: | 2.9% |
| Neutral: | 10.7% | No response: | 2.0% |

F. RECREATION

32. Use of designated camping areas should be restricted to limited term camping and recreational vehicle use.

| | | | |
|----------|-------|--------------|------|
| Agree: | 78.0% | Disagree: | 5.4% |
| Neutral: | 15.3% | No response: | 1.3% |

33. The Town of Oakland should adopt an ordinance to control the density (#of units) in campgrounds and campground areas.

| | | | |
|----------|-------|--------------|------|
| Agree: | 76.3% | Disagree: | 7.6% |
| Neutral: | 14.8% | No response: | 1.3% |

G. WATERFRONT DEVELOPMENT

34. The Town of Oakland should work to secure and provide more points of public lake access.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 29.9% | Disagree: | 40.4% |
| Neutral: | 28.9% | No response: | 0.8% |

35. Second-tier and back lot developments are problems contributing to over development of the town's lakeshore areas.

| | | | |
|----------|-------|--------------|-------|
| Agree: | 51.7% | Disagree: | 15.9% |
| Neutral: | 30.9% | No response: | 1.5% |

36. The Town of Oakland should be more active in protecting and enhancing its water resources.

| | | | |
|----------|-------|--------------|------|
| Agree: | 76.2% | Disagree: | 6.9% |
| Neutral: | 15.6% | No response: | 1.3% |

H. OPEN-ENDED QUESTIONS

What do you like most about living in the Town of Oakland?

1. Quietness
2. Rural character
3. Country living

What do you like least about living in the Town of Oakland?

1. Taxes
2. ATV/Snowmobile/Personal watercraft use
3. Lack of services

What do you feel are the top three issues facing the Town of Oakland?

1. Taxes are too high
2. Development/over development
3. Road repair/maintenance