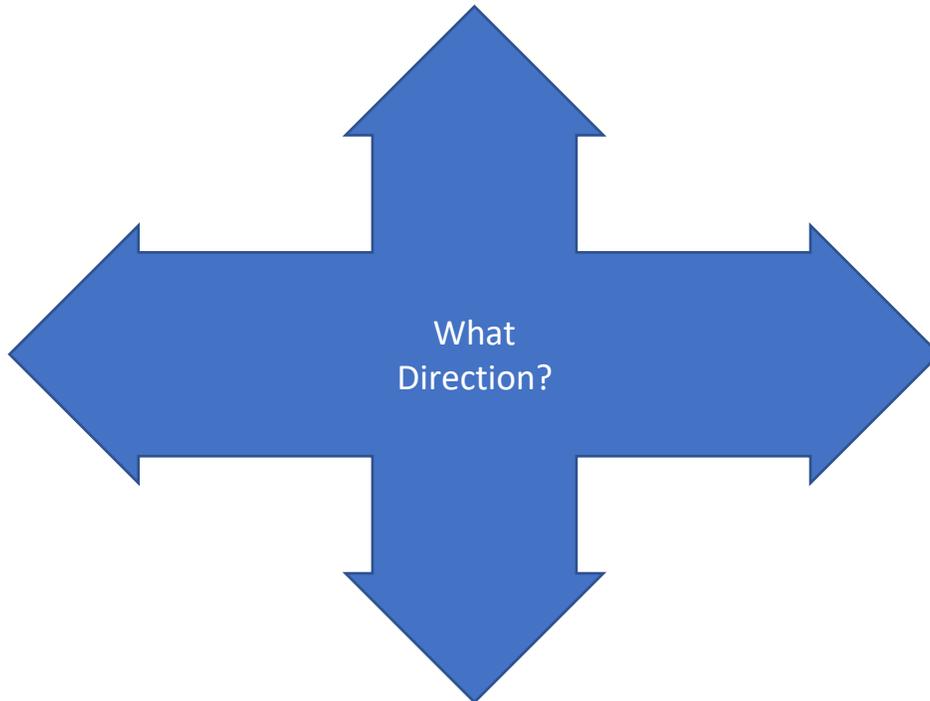




Town of Big Bend, Rusk County, Comprehensive Plan



Requested from:
Ordinance/Planning Commission
April 2019

How would you like:

- **A sand mine or processing plant near you?**
- **A CAFO (Concentrated Animal Feed Operation) next door?**
- **A “Gentlemen’s Club” across the street from you?**

Well. . . .

It could happen!

How? The Town of Big Bend has No Comprehensive Plan or Zoning. Therefore, other than within the boundaries of Shoreland Zoning (1000 feet from a lake or 300 feet from a river or stream) individuals or businesses can put any of these operations on their land located in the Town of Big Bend. Those of us who live or own property here have no control of what future land use might be because we have no Zoning. As a result, the Town Board has decided to explore the idea of either developing our own Comprehensive Plan and Zoning (which would give the Town control over land use in the Town) or adopting the Rusk County Comprehensive Plan and accept their Zoning (which means the County controls land use in the Town).

A Comprehensive Plan is commonly referred to as the Master Plan for how land use in the Town should occur in the future. It is a guide for future growth and development while promoting the health, safety and general welfare of the people. It provides a plan for the continued preservation of the farming industry along with the protection for our prime recreational and residential properties for the next 10 to 20 years.

Once in place, Zoning provides uniformity to prevent overcrowding and unsanitary conditions on real estate and establishes minimum standards and requirements intended to provide a wholesome community environment, adequate public services and the conservation of natural resources.

Citizen input is very important and necessary. Attached is a survey that serves two purposes: 1) seeks your opinion for the need for a Comprehensive Plan and/or Zoning and 2) provides other opinions and data that serves as necessary groundwork for a Comprehensive Plan.

PLEASE – take a few minutes to complete the survey and return it in the attached, Town addressed and stamped envelope. We request you do this within two weeks of receipt, but no later than May 7, 2019. Results will be available on the Town website at www.townofbigbend.org, posted at the Town Hall, and at all Town meetings. Your Town Board and Planning Commission Committee thank you in advance for your participation.

Demographic Data

The following questions will be used for statistical analysis. Do not answer any question that makes you uncomfortable.

1. Gender of person completing survey: Male Female
2. Number of people in household by age range: Under 18 18-24 25-34
 35-44 45-54 55-64 65-74 75-84 85+
3. Do you own your own home or rent a home or an apartment? Own Rent
4. If you own your own home, what is the size of your lot? Less than 1 acre 1-2 acres
 2-5 acres 5-10 acres 10 or more acres
5. How long have you lived/owned your present location? Less than one year 1-3 years
 4-7 years 8-12 years 13-20 years More than 20 years
6. If you live on a farm, it is a commercial farm? (not a hobby farm) Yes No
7. Are you: Employed Unemployed Retired In school
8. If working, where do you work? In the Town Outside the Town
9. Are you: Seasonal/weekend resident Permanent resident

Lifestyle

10. Why do you choose to own property in the Town of Big Bend? (check all that apply)
 Rural environment Close to employment Family & friends Family roots
 Good place to raise family Type of housing Reasonable tax rate
 Proximity to rivers and lakes Cost of living Quality of schools
 Reduced regulations Housing costs Hunting, fishing and outdoor recreation
11. Do you feel the quality of life in the Town of Big Bend is: Excellent Good
 Fair or Poor
12. Recreational activities in the Town are: Adequate Inadequate
13. What do you think is missing from the Town of Big Bend (choose all that apply)? Trails
 Parks and open space Restaurants Shopping Services/activities for senior citizens
 Jobs Other (please explain): _____

14. Do you find the overall condition of the Town of Big Bend roads (Town roads only):
 Adequate Inadequate If inadequate, please explain: _____

15. Would you be willing to pay increased taxes to upgrade Town roads? Yes No

16. Do you feel the following services are adequate in the Town?

County Sheriff	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Fire	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Road Department	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Ambulance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Snow removal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	First Responders	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Open government	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Trash collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No

17. Do you feel the Town should continue to bear the cost of monthly garbage/recycling at the Town Hall? Yes No No opinion

18. Do you use the town garbage/recycling at the Town Hall? Yes No

Development

19. The biggest issue facing the Town of Big Bend in the next 10-20 year is:

<input type="checkbox"/> Managing growth	<input type="checkbox"/> Protecting the environment
<input type="checkbox"/> Promoting economic development	<input type="checkbox"/> Keeping taxes low
<input type="checkbox"/> Protecting farmland from development	<input type="checkbox"/> Providing more parks & recreation
<input type="checkbox"/> Maintaining/improving roads & infrastructure	
<input type="checkbox"/> Other (be specific) _____	

20. Should land use policies and regulations emphasize preserving the rural and agricultural character of the Town? Yes No

21. Are you for or against the development of agricultural land for residential housing purposes and commercial/industrial purposes:

Residential housing	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Not sure
Commercial/industrial	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Not sure

22. How important is it to preserve farmland for open space and recreational purposes?

Very important Somewhat important Somewhat not important Not important No opinion

23. Would you encourage or discourage the following Land Uses in the Town?

Residential single family homes	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Resident multi-family homes	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Senior/assisted living units	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Agriculture/farming	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Light/industrial manufacturing	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Convenience/gas station facilities	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Tourism: bed and breakfast facilities, restaurants, etc.	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage
Campgrounds	<input type="checkbox"/> encourage	<input type="checkbox"/> discourage

24. What kind of housing development should be allowed in the Town? (check all that apply)

- Single family homes on 5 acres or more Yes No
- Single family homes on 1-2 acre lots in subdivisions Yes No
- Duplexes and/or townhouses Yes No
- Apartment housing Yes No

25. Do you feel the Town should increase taxes or borrow money to modernize its facilities and/or equipment? Yes No

26. If the Town grows significantly, present Town services will not need to be increased.
 Strongly disagree Agree No Position Disagree Strongly disagree

27. As the Town grows should additional land be set aside for recreational use? Yes No

Natural Resources

28. Groundwater contamination is a problem in the Town. Yes No

29. Pollution of lakes and streams is a problem in the Town. Yes No

30. More land should be set aside for wildlife preservation. Yes No

General

31. What are your current issues owning property in the Town? _____

32. What is your biggest concern about the future of the Town? _____

33. What changes in the Town (positive or negative) over the past 10 years have you noticed?

34. The Town should take the following action regarding a Comprehensive Plan and Zoning:

- Do nothing, leave things the way they are. Yes No
- Adopt Rusk County Comprehensive Plan and Zoning Yes No
- Develop it's own Comprehensive Plan and Zoning Yes No
- No Opinion at this point – need more information Yes No

Answer to question #34 is required

35. If you would like to receive updates on this evaluation or news of other events in the Town of Big Bend, please provide the following information:

Email address: _____

Name: _____

Street Address: _____

City _____ State _____ Zip Code _____

Which method do you prefer the updates be sent? _____