

## Town of Kinnickinnic Private Landowner Questionnaire (Spring '06)

1. Have you read St. Croix County's land division ordinance passed in December 2005?  Yes  No
2. If you checked "yes" to # 1, please indicate the phrase (or write your own) that best describes your opinion of that ordinance:
- Looks good, no need to be more restrictive.
- Needs to be more restrictive. This is how: \_\_\_\_\_  
Comments: \_\_\_\_\_
3. Indicate the phrase (or write your own) that best describes your opinion of the Town's land division policies.
- Doing fine as is; allow only certified survey maps (CSMs) with four lots or fewer. Lining the roads with houses and/or placing houses on short cul-de-sacs is working well.
- Town needs to prevent any residential development at all *including* the CSMs now being created. If you checked this, please indicate the dollar figure you are willing to contribute, either in tax dollars or other means, to purchase development rights from landowners: \$ \_\_\_\_\_
- Town needs to update the land division ordinances to permit well-planned development like these: (check all that apply)
- Conventional subdivision with private well and septic on each current 2-acre minimum lot
- Cluster subdivision (Conservation Site Design) with shared well and septic on current 2-acre minimum lots
- Conservation site design (cluster on smaller lots) with private well and septic on each lot
- Cluster subdivision (Conservation Site Design) with common well and septic shared by smaller lots
- Commercial
- Industrial
- Areas for Agriculture and Ag/Residential
- Comments: \_\_\_\_\_
4. Do you think you or your heirs should be permitted to change the current use of your property in the next 30 years? (The current major subdivision ordinance has been in effect for 30 years.)
- Yes  No
- Comments: \_\_\_\_\_
5. If you checked yes to #4, please indicate the estimated time frame when you believe your property might have its use changed, i.e. be developed:
- In 10 – 30 years, if the option I prefer were available
- In 5 – 10 years, if the option I prefer were available
- In 2 – 5 years, if the option I prefer were available
- Within the next 2 years, if the option I prefer were available
- Immediately, if the option I prefer were available
6. Please check the number of acres you own in the Town of Kinnickinnic:
- Fewer than 20 acres  20 – 100 acres
- 101 - 200 acres  200+ acres

Please make any other comments you would like shared with the Town officials on the back. These surveys will become public documents once the information is shared with the officials.

**OPTIONAL:** Your name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Thank you for taking the time to answer this survey. Please return the **ORIGINAL** in the enclosed stamped, pre-addressed envelope. We will not count surveys that are photocopied.

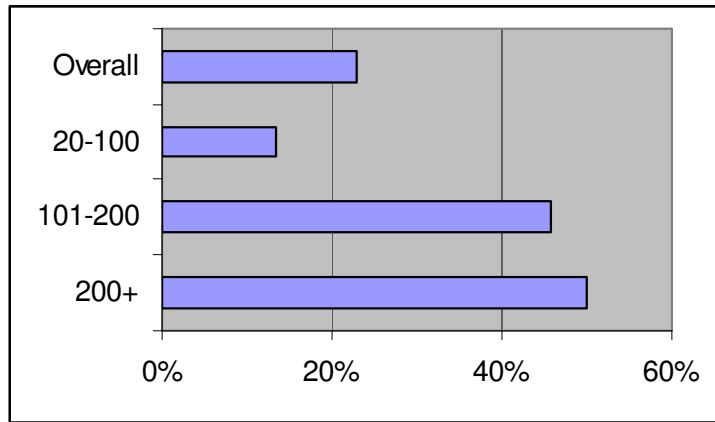
## 2006 Town of Kinnickinnic Private Landowner Questionnaire Results

This questionnaire was devised to help the officials gain a sense of the amount and timing of genuine development pressure in the Town of Kinnickinnic. Questionnaires were sent to landowners of parcels large enough to exert pressure—parcels of 20 acres or more.

### Return Rate/Identity

Of the 209 questionnaires that were delivered to the Town landowners, 48 were completed and mailed back to us—an overall return rate of 23%.

25 owners of the 53 largest parcels returned their questionnaires at a rate more than 3-½ times that of the owners of the smaller parcels (20-100 acres).



The larger parcel owners were also proportionately more likely to share their identities:

- **9** of the **18** in the **200+** acre category returned surveys for a **50%** return rate. 100% of the 9 identified themselves.
- **16** of the **35** in the **101 to 200** acre category returned surveys for a **45.7%** return rate. 56% of the 16 identified themselves.
- **22** of the **166** in the **20 to 100** acre category returned surveys for a **13.3%** return rate. 45.5% of the 22 identified themselves.
- **1** survey was received from an anonymous landowner owning fewer than 20 acres.

The respondents represent the owners of at least **6043** acres<sup>i</sup>, or more than **1/3** of the Town's **17,000** acres of undeveloped land (as estimated by the Town's planner).

### Questions/Comments<sup>ii</sup>

#### 1. Familiarity with County Ordinance

18 of 48 respondents (37.5%) had read the new County land division ordinance in effect 1/1/06.

#### 2. Making Town Ordinance More Restrictive

Of the 18 who checked they had read the County's ordinance, only 1 respondent checked the box indicating our Town ordinance needs to be more restrictive. [01] "We need to have both residential and agricultural use. We need 5 acre lots to allow for small hobby farms with horses, cattle, etc. We could also have 2 acres lots mixed in for residential use." But two who neglected to check a box, thought: [21] "—large tract rural/ag should remain so; -- large, major subdivisions should be annexed to cities (e.g. River Falls) with sewer/water (1/4 acre lots)" and one said [25] "needs to be adjusted" but didn't say how.

The other 14 who had read the County's ordinance checked that it "Looks good, no need to be more restrictive." [15] "St. Croix Co.'s plan is very detailed – Kini should adopt it." [44] "We need additional rural design alternatives."

#### 3. Town's Land Division Policies

Only 3 respondents checked “Doing fine as is...”, one [19] also didn’t believe they /their heirs should be permitted to change their land use in the next 30 years. The other two respondents suggested changes needed, thus contradicting their response that the town was “doing fine.” Respondent [11] said “Awful! Lots should be bigger to prevent such building. The [2-acre minimum lot size] should be increased. Slow growth & larger sized lots will preserve Kinnis beauty & still be very valuable property. Relax – you will all make plenty of money on your property! Even if sold in 40 acre lots. I would not develop this property.” This respondent [11] seemed angry. Under the question asking for a dollar figure contribution for development rights, he wrote: “Screw you.”

Three (3) respondents indicated the Town needs to prevent any residential development. [35] said “Too many houses destroying good farmland.” [37] checked preventing any residential development, but contradicted this by indicating he/she wanted to be able to make a change to his/her property of fewer than 20 acres in the next 10-30 years, along with indicating a desire for cluster subdivisions.

38 of 48 respondents indicated that the Town needs to update the land division ordinance to provide for these options:

- 29 Conventional subdivision with private well and septic on each current 2-acre minimum lot (one changed the 2-acre to 3-acre)
- 20 Cluster subdivision (Conservation Site Design) with shared well and septic on current 2-acre minimum lots (18 total with respondent [37] who contradicted this by wanting to prevent all residential development)
- 19 Conservation site design (cluster on smaller lots) with private well and septic on each lot
- 15 Commercial
- 10 Industrial
- 20 Areas for Agriculture and Ag/Residential

**Other Comments:** [01] “What do you mean ag/residential? Larger lot sizes? [03] “1 road coming onto another road” [21] “As noted above: major subdivisions only when connected to public sewer/water – minor, rural subdivision no smaller than 40 acres.” [33] “Troy & Clifton Townships – seems to work well.” [16] At the option of the Property owner.” After checking “Commercial” and “Industrial,” [15] contradicted this with the comment “except for Com., Ind.” [06] “10 – 2-acre lots can answer 20A desire. Combine small hobby farms with cons. site design to use farming in designated open space. Private well but shared septic.” [20] “There should be room for different types of development. It appears to me that the St. Croix Co. ordinance allows for that.” [30] “The town should not impede (orderly) lawful exercise of property rights.” [41] “No place close to sell or to buy equipment, seed, etc., so it’s too hard to be in agriculture anymore. No support structure for it.” [24] “The bottom line is that the township has changed because the surrounding area has changed. We are no longer an agriculture based community.” [12] “Conserve land and allow rural housing.” [10] “Any of the above—‘well-planned development’.” [14] “Wanted surveyor to develop plan for whole farm but came up limit 7 lots – terrible!” [44] “Need zoning incentives that would make for better designed rural communities, need to end just lining existing roads with houses.”

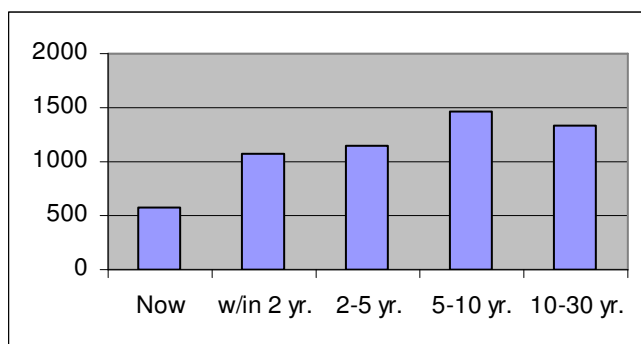
#### 4. Changing Land Use in next 30 years.

“I don’t understand what you’re asking?” [01] purported, but 42 of the other 48 respondents understood it and checked “Yes” to thinking they should be permitted to change their property’s use.

**Other Comments:** [13] “age and health – at the present all in C.R.P.” [34] “This is ridiculous, it is our land and we should be able to do as we wish with it.” [31] “Change is coming, like it or not, just plan for it. Work

with it as it comes.” [23] “Should be landowner’s right to do whatever they want with their land, as long as they meet sensible minimum standards.” [41] “We should be able to change it now.” [38] “Retirement, uncertain economy.” [32] “I should be able to sell my land in any way that would be beneficial to me or my heirs.” [24] “When those of us that are farming retire, we need to maximize our return on all the investment we put into the land.” [12] “Needs change and so land use should be flexible!” [06] “Would not develop all though.”

## 5. & 6. Timing of the Acreage



Of the at least 6043 reported acres, the owners of at least 483 acres (7.9%) say they do not have any intention of developing their land in the next 30 years, if ever.

- 4 respondents (all anonymous) representing at least 578 acres want to develop now.
- 7 respondents (2 anonymous) representing at least 1067 acres want to develop in the next 2 years.
- 10 respondents (2 anonymous) representing at least 1150 acres want to develop in the next 2 – 5 years.
- 9 respondents (2 anonymous) representing at least 1454 acres want to develop in the next 5 – 10 years.
- 10 respondents (4 anonymous) representing at least 1331 acres want to develop in the next 10 – 30 years.
- 7 respondents (all anonymous) representing at least 382 acres have no intention on changing their land use in the foreseeable future.

**Additional Comments:** [01] “You didn’t give the option of keeping it agricultural! Your questions only relate to development. Definitions of terms would have been helpful. Example # 3. You are assuming we are going to continue with 2 acre lots. We need regulations to control and promote good growth.” Respondent [04] asked “What ‘right’ does anyone have??” and filled in “0” for a dollar figure contribution for development rights. This respondent added “I believe the Town Board is doing just fine. There are many of us who do not want ‘major subdivisions.’ We think that the current rules are plenty liberal enough – if anything, they ought to be tightened to prohibit the kind of development we are seeing along Cemetery Road and even Co. Rd. J. If you are a landowner who bought land here with hopes of a quick buck by selling to a ‘Woodbury’-type developer, you should admit your mistake, sell your land, and invest in places that encourage ‘major development.’ Leave us, in Kinnickinnic Township, alone. I will vote to keep the current Board and the current policies. No Woodbury here!” [06] “Hate to see more 4-lots strung along roadways but will have to do it if all we can do.” [16] “We are for well planned development for the entire Kinnickinnic area = we have to create an atmosphere of teamwork and trust towards the people on the local town boards which sometimes appears to be a stretch.” [20] “Kinnickinnic Twshp does not need to be more restrictive than St. Croix Co., and other ‘watch dog’ agencies already oversee very well water, etc. issues with set backs and preventative measures during any construction. There is no need to reinvent all the material done by St. Croix Co. and continue to waste taxpayers’ money. So far meetings have continued to go over the same information trying for a different outcome – no more housing—at the expense of those who own land in larger parcels.” [26] Town should look at a Purchase of Development Rights for Ag. land/cropland for current and younger farmers, and allow the older generation to be able to use a ‘PDR’ fund for retirement purposes. I am a young farmer in my mid 30’s and see this as a win-win situation for all generations by keeping a land base for

agricultural production. It is also important to keep ‘conservation site/cluster type’ subdivision in mind for those who desire to develop their property. I think this is important because of the ‘Buffering and Common open space’ in these designs near adjoining land such as crop and pasture land, farm buildings, etc. This would help reduce potential dust, noise, and safety concerns between those engaged in farming and non-farming neighbors. One other great benefit to these areas are in regards to wildlife. These areas would make great pheasant habitat. Thank you for letting me express my opinion on these important issues.”

---

<sup>i</sup> When a respondent did not reveal his/her identity, the lowest number of acres in the range was assumed.

<sup>ii</sup> The numbers in bold brackets [**00**] indicate the number of the questionnaire from which the comment was taken.