

**Town of Baileys Harbor
Community Land Use Survey**

TABULATED RESPONSES

The Town of Baileys Harbor Community Land Use Survey was distributed to 1,601 residents and landowners on March 22, 2010. Six hundred and seventy-four surveys, or 42% of those distributed, have been completed and returned to the Town. This represents an excellent response rate for a survey delivered through the mail.

Community Planning & Consulting, the Town’s planning consultant, tabulated the surveys and prepared this report. Prior to tabulation, the names and addresses of survey recipients were blacked out to preserve anonymity. Unless otherwise noted, the percentages following each question or sub-question presented below and on the following pages represent that proportion of survey recipients who chose to provide a response to that particular question. Some survey recipients did not respond to every question.

In addition to the questions below, survey recipients were provided with a comment section within which they could express their opinion about the survey, the planning process, or the community in general. Community Planning & Consulting read all of the comments provided in order to gain a better understanding of the issues and concerns in the community in preparation for the Kick-off Meeting.

1. Which best describes your current status in the Town of Baileys Harbor?

Year-round resident	41%
Seasonal resident	46%
Non-resident business owner	2%
Non-resident landowner	12%
Other	<1%

2. How long have you been a resident of, or owned property in, the Town of Baileys Harbor?

Less than 1 year	4%
1-5 years	12%
6-10 years	17%
11-20 years	31%
More than 20 years	36%
I am not a resident or property owner (skip to #7)	<1%

3. Which of the following best describes your current residence in Town of Baileys Harbor?

Single-family house	83%
Duplex/Two-family house	2%
Mobile home	2%
Apartment	<1%
Condominium	6%
Farm	4%
Other _____	4%

4. Do you own or rent your current residence?

Own	98%
Rent	2%

5. Which of the following best describes your property in Baileys Harbor (if you do not live in the community)?

Farm	29%
Commercial business	8%
Hotel, motel, bed & breakfast	15%
Short-term rental	6%
Long-term rental	13%
Other: _____	29%

6. How many total acres of land, including your residence, do you own in the Town of Baileys Harbor? (Select one.)

None	2%
Less than 1 acre	33%
1-5 acres	44%
6-20 acres	14%
21-40 acres	3%
41-100 acres	2%
More than 100 acres	3%

7. Please identify your gender.

Male	60%
Female	40%

8. What is your age?

18-24	<1%
25-34	3%
35-44	9%
45-54	17%
55-64	26%
65-74	31%
75 and older	13%

9. In general, how satisfied or dissatisfied are you with the Town of Baileys Harbor as a place to live (year round or seasonal), operate a business, or own property?

○	○	○	○	○
Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	No Opinion
36%	55%	6%	<1%	3%

10. In general, how responsive or unresponsive do you feel Town government is in addressing the needs of residents and landowners?

○	○	○	○	○
Very Responsive	Responsive	Unresponsive	Very Unresponsive	No Opinion
8%	44%	17%	4%	27%

11. How familiar are you with the 2005 Town of Baileys Harbor Comprehensive Plan?

○	○	○
Very familiar	Somewhat familiar	Not familiar
12%	46%	42%

12. In your opinion, how adequate or inadequate is the current availability of the following housing options in the Town of Baileys Harbor?

	<i>Very Adequate</i>	<i>Adequate</i>	<i>Inadequate</i>	<i>Very Inadequate</i>	<i>No Opinion</i>
Housing for seniors	6%	14%	19%	15%	46%
Housing for people with disabilities	4%	9%	16%	14%	56%
Single-family houses	16%	54%	6%	2%	22%
Condos/Townhouses	51%	27%	1%	1%	20%
Duplexes/Triplexes	18%	30%	6%	2%	44%

Multi-family apartments	24%	31%	9%	2%	34%
Affordable year-round rental units	11%	14%	17%	7%	50%
Affordable vacation rental units	18%	39%	6%	1%	35%
Affordable owner-occupied housing	14%	39%	16%	2%	30%

13. In your opinion, how adequate or inadequate is the current availability of the following recreational uses in the Town of Baileys Harbor?

	<i>Very Adequate</i>	<i>Adequate</i>	<i>Inadequate</i>	<i>Very Inadequate</i>	<i>No Opinion</i>
Park space	32%	49%	11%	2%	6%
Children’s playground facilities	23%	58%	9%	<1%	10%
Sport fields (baseball, soccer, etc.)	38%	43%	6%	1%	12%
Trails for pedestrians and bicyclists	8%	31%	34%	15%	13%
Trails for horse riding	3%	13%	19%	13%	52%
Trails for snowmobiles	13%	40%	7%	1%	38%
Trails for ATVs	13%	4%	11%	9%	54%
Golf courses	19%	57%	9%	3%	12%
Skiing, hiking, snowshoeing	12%	49%	24%	1%	14%
Water activities (swimming, canoeing, etc)	28%	51%	11%	2%	8%
Camping	20%	49%	9%	<1%	22%
Areas for scenic enjoyment/open spaces	19%	57%	16%	1%	7%
Hunting and/or fishing areas	20%	55%	5%	1%	20%
Public access to water	30%	48%	13%	3%	6%
Other: <1%					

14. How satisfied or dissatisfied are you with the current quality of existing transportation facilities in the Town of Baileys Harbor?

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Dissatisfied</i>	<i>Very Dissatisfied</i>	<i>No Opinion</i>
Town Roads	29%	59%	7%	<1%	6%
County Roads	25%	62%	6%	2%	5%
State Highway 57	38%	55%	3%	<1%	4%
Bicycle and pedestrian trails	8%	31%	32%	11%	18%
Water access (marinas and boat launches)	27%	52%	5%	1%	15%
Other: <1%					

15. How important to you are the following natural resource and landscape features in the Town of Baileys Harbor?

	<i>Very Important</i>	<i>Important</i>	<i>Unimportant</i>	<i>Very Unimportant</i>	<i>No Opinion</i>
Lake Michigan	91%	7%	<1%	<1%	2%
Baileys Harbor (the harbor)	80%	15%	<1%	<1%	5%
Kangaroo Lake	58%	30%	5%	<1%	7%
Mud Lake	34%	28%	17%	<1%	20%
Moonlight Bay	50%	33%	5%	<1%	12%
Ridges Sanctuary	69%	22%	3%	<1%	6%
Mud Lake Public Hunting Area	27%	26%	19%	2%	26%
Forests and wooded areas	68%	27%	1%	<1%	4%
Grasslands/open fields	58%	29%	5%	<1%	8%
Streams and surface waters	73%	21%	<1%	<1%	6%
Wetlands/Marshes	66%	21%	8%	<1%	6%
Undeveloped Open Spaces	66%	20%	7%	<1%	6%
Native plants and animals	69%	23%	4%	1%	4%
Rustic Roads	53%	27%	11%	2%	7%
Farms and agricultural lands	47%	37%	5%	<1%	10%
Other: <1%					

16. How important to you are the following in the Town of Baileys Harbor?

	<i>Very Important</i>	<i>Important</i>	<i>Unimportant</i>	<i>Very Unimportant</i>	<i>No Opinion</i>
Preservation of natural areas	75%	20%	3%	<1%	3%
Habitat protection for fish and wildlife	70%	21%	6%	<1%	3%
Surface water quality	78%	18%	<1%	<1%	5%
Ground water quality	86%	12%	<1%	<1%	2%
Air quality	79%	19%	<1%	<1%	2%
Preservation of rural character	67%	26%	3%	<1%	3%
Preservation of agricultural land	64%	23%	5%	<1%	8%
Scenic views	73%	24%	1%	<1%	2%
Dark skies at night	64%	23%	7%	1%	5%
Quiet places	70%	24%	3%	<1%	3%
Tourism	29%	53%	12%	1%	5%
Historic preservation	52%	34%	7%	<1%	7%
Design review	40%	31%	5%	6%	17%
Other: <1%					

17. Which of the following types of new development would you view as desirable in the Town? (select all that apply)

	Total Number Selecting this type of Development
Upscale retail	91
Discount retail	37
Big-box retail	2
Locally-owned small businesses	401
Art galleries	221
Craft stores	144
Hotels, motels, lodging	97
Upscale restaurants	79
National chain restaurants	8
Family dining	239
Pubs, breweries, bars	100
Business incubator	57
Retail center	43
Grocery store	413
Hair salons, spas, barbers	95
Banking and insurance	321

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Healthcare, clinics	156
Childcare, daycare	61
Mixed-use development	56
Entertainment, theatre, performing arts	180
Public spaces, fountains, live music	233
Farmers' market	311
Light manufacturing	55

18. To what extent would you encourage or discourage the preservation of open space when **new development** occurs in the community?

○	○	○	○	○
Strongly Encourage	Encourage	Discourage	Strongly Discourage	No Opinion
79%	11%	4%	2%	5%

19. To what extent would you encourage or discourage alternative wastewater treatment systems and wells designed to better protect ground and surface water quality when **new development** occurs in the community?

○	○	○	○	○
Strongly Encourage	Encourage	Discourage	Strongly Discourage	No Opinion
63%	30%	1%	<1%	5%

20. If additional land is necessary to accommodate future residential development, it should be located:

North of the Town center/core area	15%
South of the Town center/core area	15%
West of the Town center/core area	34%
Anywhere in the Town	8%
Nowhere in the Town	13%
No Opinion	14%

21. If additional land is necessary to accommodate future commercial and mixed-use development outside of the Town center/core area, it should be located:

North of the Town center	21%
South of the Town center	19%
West of the Town center	24%
Anywhere in the Town	7%
No where in the Town	15%
No Opinion	14%

22. What percentage of the land in Baileys Harbor do you believe **is currently** restricted from further development (examples include sanctuaries, parks, preservation areas, etc.)

Less than 10%	11%
10 to 25%	25%
26 to 49%	22%
50 to 75%	9%
More than 75%	1%
No Opinion	31%

23. What percentage of land in Baileys Harbor **should** be restricted from further development:

Less than 10%	3%
10 to 25%	14%
26 to 50%	26%
50 to 75%	21%
More than 75%	14%
No Opinion	21%

24. Do you believe that future development should be **guided** so that it occurs in certain areas and not in others?

○	○	○
Yes	No	Not sure
81%	7%	12%

25. Some types of residential developments protect land by clustering houses together on part of the property leaving the remaining open space permanently preserved. This approach allows for the same number of homes, but on smaller lots so that environmentally sensitive areas, farmland, or other special places are left undeveloped. To what extent would you encourage or discourage this type of development in the Town of Baileys Harbor?

○	○	○	○	○
Strongly Encourage	Encourage	Discourage	Strongly Discourage	Neither Encourage Nor Discourage
31%	39%	8%	5%	17%

26. Purchasing or transferring development rights is an approach that some communities use to protect land. In this type of transaction, a landowner voluntarily sells or transfers the right to develop a land parcel to an organization that will not develop the land. The landowner retains all other existing ownership rights like farming and hunting. To what extent would you support this type of program in the Town of Baileys Harbor?

○	○	○	○	○
Strongly Supportive	Supportive	Unsupportive	Strongly Unsupportive	No Opinion
37%	36%	5%	5%	17%

27. Please identify the actions that you are now considering, or may consider in the future, for your home or property: (select all that apply)

- Home energy audit **72**
- Installation of energy efficient windows, furnaces, or insulation **163**
- Installation of Photovoltaic solar, solar thermal, personal wind turbine, geothermal heating/cooling, or other energy-efficient upgrades **117**
- Green roofs, rain gardens, or rain barrels **134**
- Reforestation, wetland restoration, or native prairie restoration **58**
- Composting **159**
- Organic agriculture, organic orchards, or organic gardening **57**
- Higher gas mileage vehicle **148**

Comment Section

At the conclusion of the community survey, a section was included to allow those responding to the questionnaire to provide comments related to the survey, the comprehensive plan update process, or the community in general. The following pages summarize those comments. The comments are separated by the following categories: business, nature, miscellaneous, and operational. The number in parentheses denote the total number of comments submitted related to that particular issue or concern.

Special thanks to Francha Barnard and Joan Holliday for preparing the comment section responses!

Business

- No expansion beyond current level/businesses in downtown/protect North and South corridors (50)
- No more multifamily condos in town (including especially Hwy. 57) (23)
- Create a Design Review committee (22)
- Create more waterfront for public use (15)
- Don't change the Smart Growth Plan (9)
- Disallow privacy fences that block the lake view (9)
- Too much condo development (9)
- Practice/respect/encourage historical preservation (8)
- Allow careful, measured development only (7)
- Add a Dog Park (7)
- Lower taxes (6)
- Improve cell phone/cable service/broadband (6)
- Allow property owners to develop as they want within zoning/building regulations (5)
- Don't take more land off of the tax rolls (5)
- Expand commercial/housing downtown first, then west of town (4)
- Consider planned/focused development to keep rural/open space (4)
- Expand N & S corridors (new business) (3)
- No more commercial development on lake side of Hwy. 57. (3)
- No restrictions on development (3)
- Restrict private/business night lighting (3)
- Limit visual pollution with dark skies lighting (3)
- Lower/enforce speed limits in town (3)
- Support farming (3)
- Create a community compost and gardens (3)
- Comprehensive Planning meetings should be held in summer so seasonal residents can attend (2)
- Keep taxes down (2)
- Expand commercial/housing west and south near existing facilities (water/sewer) (2)
- Expand shopping opportunities in town (2)
- Any new commercial development should require a more rural/rustic look (2)
- Keep property regulations to a limit (2)
- Increase small businesses e.g. restaurants (2)
- Expand the library and senior center (2)
- Create better parking (2)
- Start a farmer's market (2)
- Add a sidewalk on Bluff Road (2)
- Publicize the new Smart Growth Plan better
- Seasonal people should not be asked land use decisions
- Create a more vibrant "quaint" presence on the peninsula
- Allow aesthetically pleasing expansion N & S of town on Hwy. 57 e.g. hidden from highway
- New development only if connected to public sewer
- Encourage existing wastewater systems/ discourage alternatives

Regulate dock installation more
Disallow towers or windmills etc. unless neighbors (in sight lines) approve
Create noise ordinances
Owners should fix up their properties — no more trailers/mobile homes on property
Add more playground equipment at the Athletic Field

Nature

Preserve the “nature areas” of town (Toft Point, North Bay, Kangaroo Lake, etc.) (15)
Add/maintain bike/walking trails (including repainting Hwy. 57 parking spaces) (14)
Manage the beaches at Anclam Park and Ridges Road better (9)
Preserve ecological diversity (6)
Support the Land Trust (4)
Protect groundwater (3)
Adjust/maintain/enforce motorboat regulations on Kangaroo Lake (2)
Install a fishing pier on the Kangaroo Lake causeway (2)
Disallow hunting at Toft Point
Maintain Rustic Roads
Develop a park/nature trails where Nelson’s is
Keep Kangaroo Lake recreational — improve the boat launch
Create a Kangaroo Lake ice skating rink
Keep the DNR out of decisions

Miscellaneous

Add signage at rural road approaches
Add a directional sign at Hwy. 57 and the south end of Q (BH one way/Sister Bay the other)
Offer discounts to residents for Marina space
Expand July 4 and Craft Days
Hold educational classes ion the Town Hall
Have concerts

Operational

Teach the Town Board members to listen more positively to landowners’ opinions/suggestions (5)
Encourage the Town Board and local organizations to work together
Set term limits (2) for Town Board members