

TOWN OF ALDEN COMPREHENSIVE PLAN

VISIONING QUESTIONNAIRE

Visioning – The process by which a community defines the future it wants.

1. What qualities or characteristics of the Town of Alden do you want protected, maintained, or achieved over the next twenty-five or so years?

Lakes, Rivers, Streams and Wetlands
Apple River area to remain as “wild” as possible
Protect the best, high production, prime farmland, noted to be found in SW Alden
Green Space, Open Space
Woods; Woodlands; Forest
Country Quiet; Peace and Quiet
Clean water and air
Wildlife, Quality Habitat
Natural Beauty; Natural Environment
Charming rural area with great natural environment protected from encroaching development
Rural Character, Atmosphere, Setting or Landscape
Allow other (marginal) agricultural land to be farmed or have livestock
Limit development; don’t want to see housing development everywhere I look
Protect natural resources
Good transportation, roads
Planned, controlled development maximizing land and put in proper places
Small developments 5-10 homes on 10-20 acres
Direct development to small lots in and around incorporated communities
Affordable taxes; long-time residents and those on fixed-income feeling the pinch

2. What are the top two things that you think should be qualities or characteristics of the Town of Alden in 2030?

Mix of Agriculture, Residential, limited Commercial
Still a rural township, remain rural America, rural character or atmosphere
Open Spaces; Continuous and contiguous green space in habitat, parks or natural environments
Hobby Farms
Peace and Quiet
High quality water in lakes and rivers
Maintain Wetlands
Natural resources protected
Good quality of life with adequate services for all income levels
Apple River watershed protected, beauty and quality
Impact fees
Lack of commercial and industrial development
Without excessive residential developments, overcrowding or large demand for public services

3. What do you want your community to look like in the future?

Very much like 10 years ago, slow change
Maintain rural character; still have the appearance and feel of a rural area
Rural area with small developments

3. cont'd

Conservation development

Same as it does today, pretty much, as close as possible

Like it does now, a mix of farms, woodlands, pleasant landscapes, quiet, untroubled
ambiance

Good quality housing

Good employment opportunities

Agricultural base; evident agriculture; preserve, protect and encourage agriculture

Not end up just another suburb of Twin Cities

Areas designated for development

Public open spaces, especially access to the Apple River

Every new home must plant a minimum of five new trees

4. Identify any places, features, or characteristics that make your community special and unique.

Apple River, Lakes, The Pike Hole on the Apple River (Recreational Area)

Little Falls

Alden Springs

Mud Lake Springs

Rice Lake Springs

3 Pine Lakes

Parker's Creek

Deronda Farm

Many clean lakes, streams and ponds, where you can still walk and enjoy their peace and
beauty

Woods, woodlands and their sights and sounds

Clean air

General, large open, non-developed areas

Farms with their variety of crops; responsible agriculture

Rural Character or Atmosphere

Gently rolling landscapes, some farm, some forest, some grasslands

Friendly people

Abundant wildlife and nature

Good Roads

Good Town government; expect Town Board and Zoning to watch out for its people

Close to cultural activities

5. Identify any current qualities, characteristics, policies or trends in the area that you believe contradict your vision for the Town of Alden.

Development allowed happening too rapidly

Unplanned development; need town and regional planning

Too much building in agricultural area

Randomly place subdivisions

Housing developments, want country atmosphere not suburbia

Too many dead-end roads without a plan for future connections

No real plan for where development is to occur, its scale or size, or its character/design

Junk, debris stored on land

Semi-trailers parked

5. cont'd

- Ladd Auto Wrecking, better screening
- The trend towards housing developments
- Large subdivisions
- Multi-family housing
- Commercial/industrial enterprises (excavation, auto garages, etc.)
- High value of real estate drives many decisions
- Increasing traffic and noise
- More people coming to or through the Town
- Alden is poised for and experiencing a tremendous increase in population
- High land prices and taxes encourage farmers to sell
- Increase in population causes demands for more roads and gov't services leading to big gov't and higher taxes
- Influx of people that will expect services that they were used to elsewhere
- Poor police patrols
- No vision
- How to protect the Apple River?
- How to ensure contiguous and continuous greenspace for habitat?
- Each development is not examined in terms of its fit within a coherent Town plan
- Carving up the future, lot by lot

6. What types of land uses should be encouraged, protected, preserved or regulated in the Town of Alden? Check all that apply.

	encouraged	protected	preserved	regulated
Agricultural	11	12	11	3
Residential	1	1	1	12
Commercial	1	1		14
Industrial				14
Parks & Recreational	12	5	7	1
Forests	11	10	10	1
Wetlands & Shorelands	9	14	11	4
Open Spaces	10	12	11	4
Other: <u>taxes</u>				1
Other: <u>housing developments</u>				1

7. What is your vision for residential housing growth in the community?

- Clustering; maintain open space
- Single family houses, on large lots or smaller lots clustered surrounded by open space
- Maximize use of land with denser development, clustered with open space
- Develop 5 acres of a 40 every 5 years
- Allow 30 acre Hobby Farms in Agriculture
- Explore transfer of development rights
- Limit backlot development around lakes and rivers
- Dense development should no occur along the Apple River
- No multi-family, does not fit Alden

7. cont'd

Encourage cluster and open space
New houses very sparse, 10-20 acres per house
Occur on non-productive land or marginal farmland
Surrounding towns starting to look like “displaced suburbs”
Not adequately managed currently
Single homes on 2 acres minimum; developments of 2-4 lots should be on 10 acres min.;
developments over 4 lots developer should be responsible for common well and septic
Planned development and services maintained to keep pace with growth
Very slow
Need development and no-development belts or zones
Encourage in open areas (non-ag) with an ordinance on planting trees

8. What is your vision for commercial or industrial development in the community?

None or very little here now
Should be kept at a minimum; limited
No commercial or industrial, don't see it as part of the community
It should occur only along or near County or State Highways, if at all
Where it currently exists on County or State highways
Not adequately managed presently, don't know how it is currently managed
Address high truck traffic
Increased population will require additional commercial development, occurring where need
is greatest
Light industry could help the local economy, especially if labor is from the Town
Don't see as a benefit to the Town
Highly regulated

9. What is your vision for natural areas and open space in the community?

They should be protected, preserved so they can be enjoyed for generations to come, remain
as intact as possible
Protect land and water resources
There should be responsibility for all who develop land to provide open space, either through
set aside, fee in lieu of set aside, or clustering surrounded by open space
No more development on the Apple River
Parks
Walking paths
Bike Trails
Preserve hunting and fishing rights, developments sensitive to access issues
Maintain adequate public open spaces
Encourage natural areas and open spaces; if trails and parks are created keep the County
involved so they are properly maintained and policed