

Stockholm 2019 Smart Growth Survey

Comments from Participants

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Property Owners-Smart Growth: Comments from Village Survey

If responses are **to a general comment** (i.e., Questions 24, 32, 55, 56, 57), **no question number is noted.**

If the comment relates to a **specific question in a section of the survey**, the **specific question number is provided.**

Infrastructure Comments	
Question 24: What comments would you like to add, related to the Infrastructure aspects of Stockholm?	
Respondent	Infrastructure Responses
4	No high cash sewer and water like Pepin and Maiden Rock = horrible.
5	Utilize outlots A1 Ag for residential.
7	Consider more sidewalks throughout the village for health and wellness. The park is important, but is not what makes the village. Look for an annual antique fair or canoe event. I'd prefer the area to be used for a variety of uses, not just camping. You want people to live here year-round? Wifi must be available to all. (Speedy)
9	Parking lots and sidewalks would make it easier to access the business and park. The highway is incredibly dangerous for families trying to walk when during the festivals.
10	#17. Not sure.
14	<p>#7. ?taxes real estate. Sales tax helps a lot? Residents are important to the business community! That's invisible protection year-round. Many (most?) business owners don't live in the village.</p> <p style="text-align: center;">#12. Services? Plowing?</p> <p style="text-align: center;">#13. This is news to me, need more information.</p> <p style="text-align: center;">#16. Police?</p> <p style="text-align: center;">#17. Animals?</p> <p style="text-align: center;">#20. Of what?</p> <p style="text-align: center;">#22. Same place, but aesthetic, Swedish style.</p> <p style="text-align: center;">#23. Where?</p> <p>General: Make the park shelter look "Scandinavian"--easy. Maybe also the restrooms--harder.</p>
16	Historic character important. We must remind people history of Stockholm didn't begin in 1970 with the Art Fair.
20	#4. Revenue from the park, yes. But, not at the expense of the park. Looking like an RV parking lot dissuading residents and visitors to Stockholm from using it for walking, picnicking.
21	A public toilet should have a shower for both males and females and be reasonably accessible to campers in the park.
22	#16. Emergency services, don't know, haven't used them. #12. Unaware of what services Stockholm provides.
	#19. Agree should comply on new construction, not fair for existing historical structures to have to comply.
25	#22. Merchant problem, not village's.

Respondent	Infrastructure Responses (cont'd)
26	#20. Don't know what ADA is. #21. Don't know what broadband is. #23. Don't know where.
28	Broadband internet solutions need higher priority (resolution is taking too long).
29	#14. And sidewalks (are not maintained). General: All properties must have own well and septic; residential and commercial.
31	Campers are loud & the camp host does not seem to enforce the rules enough. If the park continues to offer camping the rules should be strict-NO barking dogs, fireworks, music.
32	Need more commercial space.
33	Parking, but where? Public bathroom/safety issue, internet-very, very needed.
34	We do not think residents have enough access to the shoreline while campers occupy the park. Limit camping to 10-15 sites away from the lake shore and charge more per site. This would make residents very happy! (And, it is the fair thing to do!) #17. Is designed to trip people up. Poorly worded. We believe properties should be restricted in ag use or they'll do whatever they want. Do we want Guinea hens running around town?
40	#17. Needs more info.
43	#8: Stockholm needs a public sewer/water system. #10: Commercial zone should be increased. #11: Very few residents have school-aged children. This isn't going to change.
45	#6. Room for growth in both residential and business sectors. #8. Wells, yes. Septic, no. #9. Great setting, unique perhaps, what is the point of this question? #10. What is the point of this question? #11. Village provides so little, with more \$\$ will that improve? Allow growth! Taxes show bias over lack of attention to equality from property to property. #13. Tasteful multi-family dwellings can be an asset, senior housing is needed! #16. How would anyone know? Need more info. #17. Plenty of agricultural space in the area w/o restricting within the village. #19. No. As permits are pulled, compliance should be required. Public gathering places should be safe!!!!!! #22. Merchants should pay for use. Village should help build.
46	I would like to see one speed limit for the whole village. 55 mph is too high for outskirts of the village. It would be nice to be able to walk along the road without fear.
48	Need a place to purchase things like milk and gas. Buildings need better maintenance.
50	(More parking) if in the park, by the tracks.
51	No. 5 need more artist occupied businesses. No. 11 High taxes/no city hall or public works.

Socio-Cultural Comments

Question 32: What comments would you like to add, related to the Socio-Cultural aspects of Stockholm?

Respondent	Socio-Cultural Responses
4	The market will rule on demand--it is all cyclical and if art is bust(??) maybe organic food will be the new thing--if not maybe it will be something else. Let the market decide.
5	How does this help the taxpayers?
7	Events can drive business to our local businesses. Some cooperative event with Swedish Institute in Minneapolis. Jazz and music festivals. Walleye or Corn on the Curb? Or, Swedish foods? Or, coffee? Winter festival. Pumpkin festival. Weekly Farmers' Market attracting \$\$ to local businesses with good signage for people driving through.
9	The culture is awesome, but can't completely be what Stockholm is about.
16	Art is important, but art shouldn't be defined by two people from Minneapolis.
21	The Stockholm church, Calvary Covenant, is (in) need of more support from the community. If more support is not established, it will probably close in the next three or four years. When it closes, the village will lose the social support provided by the church, and there will likely be somewhat of an adverse effect on property values. It is perhaps noteworthy that the church was founded by Swedish immigrants and it is a significant link to the Swedish heritage of the village.
30	Leave well enough alone.
45	#25. History yes, heritage the village shouldn't be involved. #29. Small town charm is a draw. Old and quaint fit into that. Preserve small town feel. Limit huge houses.
46	It would be nice to highlight more of the history and promote the Swedish culture. A more authentic feel rather than a tourist trap feel would be more pleasant.
48	Outsiders have commented things are overpriced.
50	Park use: Keep camping!! Possibly add an annual music event? Bluegrass festival or something on that line?
51	Create a Visitor Center to enhance tourism.

Future Vision Comments

Question 55: What comments would you like to add, related to the Future Vision aspects of Stockholm?

Respondent	Future Vision Responses
3	#46. Reference Section 1, #12, six units.
4	Let the free market decide--if apartments are needed, so be it.
5	We need a marina.
7	#35. Define "develop". What can we do to attract families? Broadband for kids in school. Broadband for businesses.
14	#33. No motels and condos. #39. And grants. #44. The nature of the village can make inexpensive housing impossible. Trailer park? No. #46. Where? If out of sight, good. #47. Walking trails are an asset. Where? #48. Sidewalks in the business district where there is room. #49. Where? #52. Sounds like a trick question. General: Stockholm is not a money-making enterprise--changes to business purposes can affect quality of life. Quiet zones may become necessary and air quality--impact of other industry--sand trucks.
16	If someone buys a building in the business district they should be able to sell what they want.
20	#37. Non-motor. #42. (Stockholm should invest in water/sewer) only with a grant.
21	In terms of growth and development over the long term, the boundaries of the village should be gradually expanded into neighboring areas.
22	#44. Not a community that people come to live in, its a community to come to visit. #53. If #53 means large homes or multi-houses then strongly agree. If it means (can't decipher next word) subdividing R2 for more than one single residence on 2 acres, then Strongly Disagree.
25	Consider needs of the residents first.
28	Holding tanks are problematic.
30	Dock or pier.
31	#36. Question is too vague. Yes, we'd like it to be an asset, but please specify how development will take place. #43. But for what purpose? #45. Perhaps in the form of beautiful tiny houses. #46. How about tiny houses instead? #53. Sure, but specify that it is not for corn and soybeans or pig farms. An industrial park is completely at odds with the character and historic preservation of the community. Building on our arts reputation in strengthening our community through creative processes will continue to set Stockholm apart and make it unique to Wisconsin.
33	#41. Does the village actually have any control over property taxes? It seems the school district and the state control that. #38. Dock-very important.

Respondent	Future Vision Responses (cont'd)
34	#51. How is electrical/internet service related to climate change? Seriously...if anyone believes this, why not put all utilities underground?
39	We think a boat dock would be very advantageous for the community!
40	<p>#39. Needs more info. #41. Alternatives? #43. Advantages? Disadvantages? #45. How would this work? #47. Need more info. #51. Reflect actual changes consider potential changes.</p> <p>In addition, many of my disagreements are not in opposition to the idea, but reflect the notion that is up to the property owners to explore some of these ideas.</p>
43	<p>#35. Allow the market to dictate which businesses are in the village; laissez-faire. #41. Stockholm's taxes are high enough, try to keep them low! # 44. Again, let the market determine what development occurs. #45. I don't think the village can ensure this; the market will determine.</p>
45	<p>#35. This is all about consumerism. Experiential activities should be included and supported. #36. The park is small and has limited capacity for growth, it should be run like a business. #38. Who does the dock serve? No room to park, expensive to purchase and maintain, volunteers are getting old and used up. #40. Growth increases tax base which pays for services, we are shrinking, too much micro-management!!! #44. Nothing wrong with large scale, tasteful development. Very little space, keeping people out is wrong approach. #46. Higher density is more affordable and sustainable, provides options for young, old and others. #50. Parking is adequate except lack of ADA sites. #54. Set-back requirement are too large.</p>
46	I would like to see a larger variety of hand-crafted businesses in Stockholm. Make it more of an artisan village where residents/businesses can demonstrate, display, and sell their wares like an authentic Swedish village...not just more gift shops and galleries.
48	Need a better balance between new and old. There needs to be a draw for younger people to stay or move in.
50	<p>50. (If more parking it should be) in the park, by the tracks.</p> <p>54. One-acre building in the city could require set-a-side land to make up for smaller lot size. Ag areas we could consider zoning changes if roads and septic are to code.</p>
51	Internet if low cost.
54	We had a significant zoning change last year. We might continue to see pressure on current zoning. Changes to zoning are a big deal. Would like more information on how this is handled in other small communities, like how frequently do zoning boundaries change? For what purpose? It felt like the village was "held hostage" last year.

Other Topics to Address in Smart Growth Process

Question 56: What other topics do you think should be addressed by the Smart Growth Planning Process? Why?

Respondent	Other Topics to Address in Smart Growth Responses
3	Public river transportation. Why? To provide increased access to village.
5	Highway 35 zoning commercial.
7	Develop an email list for visitors. Social media outreach and email can help establish what is going on.
11	I think houses smaller than 1,000 square feet should be allowed.
14	<p>Many ideas and concerns come down to the question of balance. Best to make decisions with a variety of input.</p> <p>After sharing the survey, I hope it is used as a starting point not as judgments of well-informed population. Hopefully, answers will be useful as process continues to all of our understanding.</p>
21	<p>Definite plans need to be developed and established to improve our drinkable ground water. The nitrates and pollutants are gradually increasing to an alarming level. This is verified when we have our well water periodically tested, and it has been noted in a study done by the State of Wisconsin (Southern Wisconsin Ground Water and Geology or SWIGG). This needs to be addressed now and on an ongoing basis. Elevated nitrate levels deprive the human body of oxygen. Water is the essence of life and must not be taken for granted. Water is far more valuable than gold.</p>
26	Keep it the way it is.
29	<p>Non-compliant wells and septic systems. There are multiple B1 properties without water and septic systems. They need to be brought up to code. Need to put in wells/tanks now or upon sale. This is a health risk for those property owners and adjacent property owners.</p>
30	Let the free market and demand decide.
31	<p>Beautification ordinances because the neglect and collection of junk piles is incongruent with the overall community vision. Also, if the village is worried about taxes, neglect of buildings will only lower the value of properties. Tiny houses-because they offer unique character and affordability.</p>
33	How about a fenced dog park! Great for residents/guests.
38	<p>More upscale. www.Bungendorewoodworks.com. Mid to high grade. Spectacular with reasonable cost.</p> <p>Other stuff-Love Abode-This is an interesting model-highly successful (attached Lunch Place does well, too).</p>
40	How to revitalize Swedish traditions, perhaps even develop a Sweden day at Stockholm!

Respondent	Other Topics to Address in Smart Growth Responses (cont'd)
43	<p>The most important issue for Smart Growth Planning is WATER.</p> <p>#1. The draining ditch needs repair!</p> <p>#2. The watershed-mitigating the flow.</p> <p>#3. Public sewer/water.</p>
45	<p>Sustainability, bigger is not better, acres of grass is not better, lawn weed and feed is not better, accessibility for our population and guests, carpool to shopping hubs, medical transport, reduced reliability on fossil fuels/reduced consumption.</p>
46	<p>Taxation needs to be more structured. A quick look at the tax records show large discrepancies between regular residents and those who have served the village or have curried favor in the past or are friends of Galen. Taxes should be fair throughout the village no matter who you are or your station in life.</p>
50	<p>Any new development needs roadways not less than 32' with 45-66' easement for safety. No more than two homes per driveway unless a road is built. Smart development with set-a-side land is OK as long as there is a road to access.</p>
51	<p>Develop recreational tourism: Dock, bike and hiking trails.</p> <p>Develop artist lofts.</p>
54	<p>Developing a concrete plan to use the results of this process and the comprehensive plan otherwise, why do it? Suggest that the village board create a long-range (three-year?) list of objectives-a short list! This list could be the framework (or part of the framework) for every village board meeting.</p>

Best and Least About Owning Property in Stockholm

Question 57: What do you like best and least about being a property owner in Stockholm?

Respondent	Like Best and Least About Owning Property Responses
3	Best: The natural beauty and the warmth of the community. Least: Blank
4	For the most part it is not fun living in Stockholm. It is beautiful.
5	Overtaxed.
6	Best: The views of and access to river. Widespot.
7	My view. Small town feel. My neighbors. The peace and quiet.
9	Stockholm is set up perfectly for people who want to visit Lake Pepin. Stockholm doesn't maximize its potential and could add trails in the bluff to make it a destination. Also a new playground would be nice. The old one could get a child hurt.
16	Best: Being in a Mississippi river town. Least: People trying to make Stockholm, WI, Stepford, CT and calling it art.
17	Best: Enjoy the tranquility. Least: Dislike the amount of taxes.
18	Trains, lake and eagles.
21	Best: We like the view of Lake Pepin, the scenic bluff, the wildlife and the residents. Least: What is not favored is the high property taxes. These taxes should be reduced by about 25% by supporting government services through other means--registration fees, sales taxes, tolls on roadways, corporate taxes, permit fees, etc. The local school district could also be consolidated more with neighboring school districts.
22	Best: Natural beauty of area and small-town atmosphere. Least: Highway dividers at north and south end of town.
25	Best: Interesting people Worst: Tourism
28	Best: Natural beauty and the 4th of July parade. Least: Taxes are high.
30	Best: Private septic/wells. Least: Residential overrules commercial.
31	Best: We love the village feel, the lack of chain stores, the character of the homes and businesses, the history and arts opportunities. What we like least is the declining respect for neighbors both in business and in the community. There are too many barking dogs, too much visual clutter, and literal junk piles around one business in particular and a few of the private properties. Its important to care for this village by encouraging beauty and discouraging deterioration due to neglect.
33	Best: Small town. Worst: Village's reluctance to enforce its own rules and policies.
40	Best are my neighbors, all great people. Least: Not having a village dumpster every spring cleaning.

Respondent	Like Best and Least About Owning Property Responses (cont'd)
41	The sense of community and overall neighborly attitude. I am a neighbor to the park and love it. I wish residents would stop having negative attitudes about the park.
43	Best: I really like the small-town feel and the business district. Worst: The lack of infrastructure; sewer, water.
45	Least: Too many retired middle managers making decisions without input from whole. Not welcoming to newcomers unless they have a social status. Best: Small-town feel, good friends and social interactions, beautiful.
46	Best: Living in a quiet river town is the best, especially when witnessing nature along the Mississippi migratory route. Least: The fact that the village is very cliquy, we should be much better at welcoming newcomers to our village. Sometimes, I am outright ashamed of the actions by the village leaders and the condoned treatment of others.
48	Best: Lake Pepin Least: Reputation and zoning restrictions
50	#1: I am left alone and not charged more taxes for another person's gains.
51	Best: Welcoming and inclusive. Least: High taxes, eyesore properties.
52	Best: It's Stockholm. It's beautiful. Worst: Lack of enforcement to current rules.
54	Best: The uniqueness of the village of itself and the people that are attracted to the area. Least: I see a few people who are very self-serving and not community minded.