

1.0 ISSUES AND OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of Clifton. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES, POLICY AND PROGRAM RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives, policy, and program recommendations for Clifton. The essence of these recommendations is reflected throughout the entire document.

1. **Protect and improve the health, safety, environmental quality and welfare of residents in the Town of Clifton.**
2. **Preserve and enhance the quality of life for the residents of the Town of Clifton.**
3. **Protect and preserve the rural and agricultural character of the Town of Clifton.**

Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 COMMUNITY VISION

A vision statement identifies both where a community intends to be in the future and how to meet the future needs of stakeholders: its citizens. The vision statement incorporates the community's shared understanding of its nature and purpose and uses this understanding to move together towards a greater purpose. SWWRPC, in conjunction with UWEX-Grant County, sponsored visioning sessions for each jurisdiction in the autumn of 2007. The Town Planning Commission utilized the visioning information from these sessions to create their formal vision statement:

The Town of Clifton is a peaceful, quiet rural community with excellent farmland.

The clearwater streams and scenic hunting areas are a natural attraction.

In the future, we would like to see the continuation of the family farm traditions with well maintained roads and excellent community services.

We envision single family housing along our peaceful rural roads with the encouragement of small business entrepreneurs in the agricultural field.

1.4 BACKGROUND AND PLANNING AREA

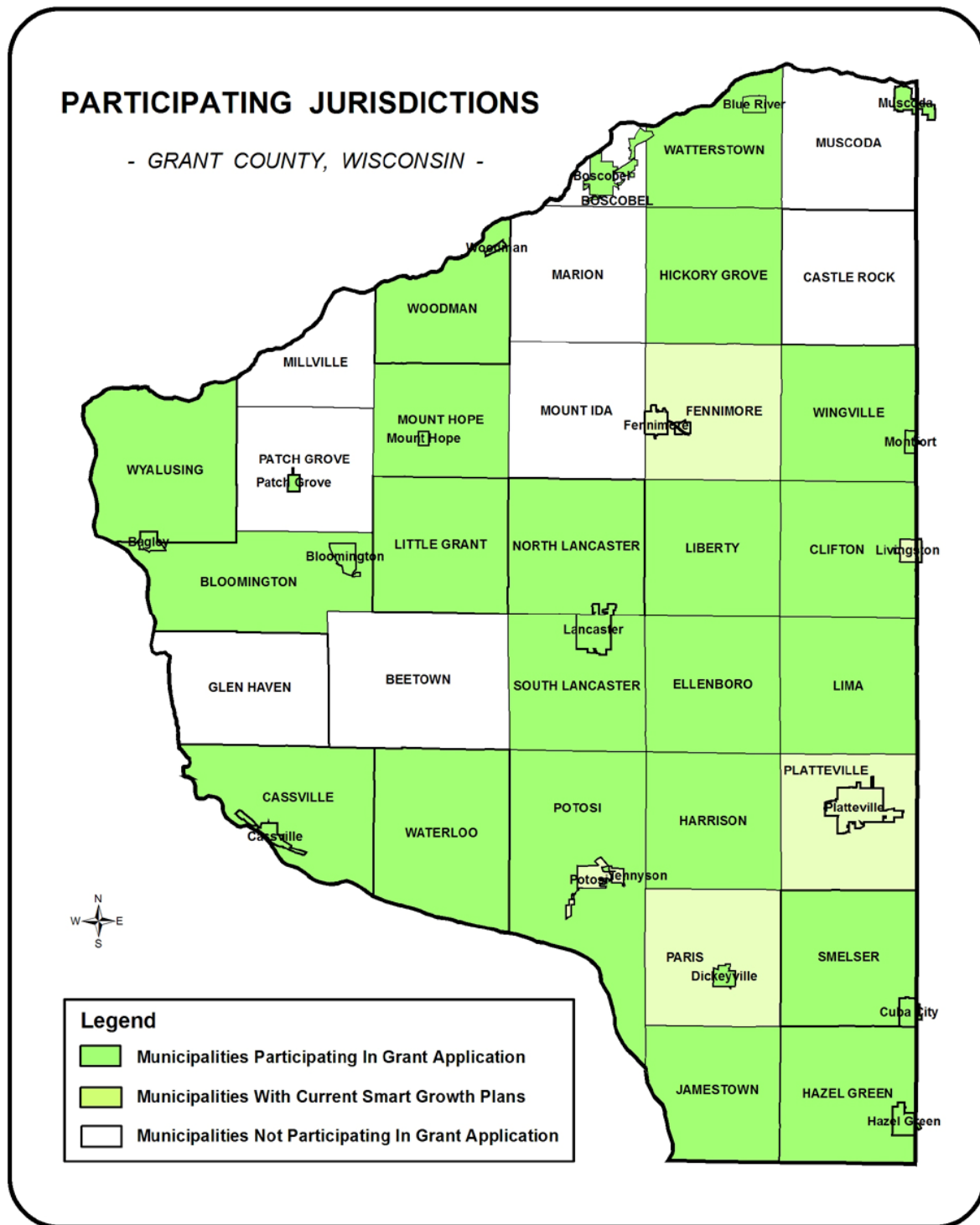
Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit’s comprehensive plan.

- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes fourteen planning goals to guide planning efforts. The fourteen goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this document.

Grant County, together with thirty-six (36) jurisdictions, including the Town of Clifton, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2006. In the spring of 2007, the thirty-month Comprehensive Planning Grant was awarded. Grant County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the forty jurisdictions (Grant County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Grant County that did not participate under the multi-jurisdiction grant were the towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscodia, Paris, Patch Grove, and Platteville, the villages of Livingston, Potosi, and Tennyson, and the cities of Fennimore and Platteville. These jurisdictions either chose to complete their comprehensive plans using other resources or had already done so. The following is a list of all of the jurisdictions participating under the grant.

Grant County	Village of Bagley Village of Bloomington Village of Blue River Village of Cassville Village of Dickeyville Village of Hazel Green Village of Montfort Village of Mount Hope Village of Muscodia Village of Patch Grove Village of Woodman	Town of Mount Hope Town of North Lancaster Town of Potosi Town of Smelsor Town of South Lancaster Town of Waterloo Town of Watterstown Town of Wingville Town of Woodman Town of Wyalusing
	Town of Bloomington Town of Cassville Town of Clifton Town of Ellenboro Town of Harrison Town of Hazel Green Town of Hickory Grove Town of Jamestown Town of Liberty Town of Lima Town of Little Grant	City of Boscobel City of Cuba City City of Lancaster



According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for jurisdictions that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.4.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
 - c. Plan, coordinate, and staff joint-jurisdictional meetings.

- **UW-Extension, Grant County**
 - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

- **Grant County Zoning and Land Use Department**
 - a. Provide information, direction, and feedback to SWWRPC on process and plan development.

- **Town, Village, and City Planning Commissions**
 - a. Provide feedback and direction to SWWRPC in developing plan policies, information, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **County Zoning and Land Use Committee**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **Town, Village, City, and County Boards**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The Town of Clifton Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

Southwest Wisconsin Regional Planning Commission (SWWRPC) and UW-Extension were involved in a variety of outreach activities throughout the planning process. SWWRPC conducted informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension used to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

SWWRPC
<ul style="list-style-type: none"> • Survey
UW-Extension
<ul style="list-style-type: none"> • UW- Extension Newsletter • UW-Extension Webpage • Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The Planning Committee will use the following methods as ways for public participation throughout the planning process:

1. *Provide information in newsletters one week prior and the day of meeting.*
2. *Post agendas and meeting minutes at Bulletin Board one week prior and the day of meeting.*
3. *Post agendas and meeting minutes at public posting sites one week prior and the day of meeting.*

Both community planning meetings and SWWRPC facilitated meetings served as the methods for public participation throughout the entire Town of Clifton Comprehensive Planning Process. Methods of public participation used to notify the primary audiences are listed above along with any other community members including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan. The success of the public participation plan is measured by the extent to which progress has been made towards the achievement of this plan's goals.

During the implementation phase of the project, the Planning Commission adopts, by majority vote, a resolution that formally recommends the adoption of the comprehensive plan (and any future plan amendments) to the Town Board. CD copies of the recommended and adopted plan will be sent to the clerks of the towns of Wingville, Liberty, Lima, the Village of Livingston, Grant County, the Fennimore Community, Platteville-Belmont Community, and the Iowa-Grant School District Administrators (Section 66.1001(4)(b), Stats.) In addition, a CD and a paper copy of the plan will be sent to the Wisconsin Department of Administration and to the Public Library serving the jurisdiction. Paper copies will also go to the Planning Commission, Town Board, and Town Clerk.

In order to comply with Act 307 regarding nonmetallic mining, the Town of Clifton will also send a copy of the plan, per a written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Town of Clifton Board will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.) and provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting. At least 30 days prior to the hearing, a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions constituting a substantial change to the recommended plan may be sent to the distribution list.

1.6 COMMUNITY SURVEY

In the fall of 2007, the staff from SWWRPC distributed a countywide survey to all property owners in Grant County. The purpose of the survey was to provide participating planning commissions with community feedback regarding key elements in the comprehensive plan. A total of 16,491 surveys were sent to property owners in Grant County. The University of Wisconsin River Falls (UWRF) Survey Research Center was responsible for tabulating and analyzing the survey responses. (See Issues and Opportunities Chapter Attachments for your jurisdiction's survey results.)

In April 2002, the Town of Clifton Planning Committee distributed a town-wide survey, similar in scope to the 2007 countywide survey. One hundred twenty-five surveys were sent; 55 were returned, giving the Town a 44% return rate. During the current Comprehensive Planning process, the Clifton Planning Commission relied heavily on the data collected from this 2002 survey, as well as the 2007 one. (See Issues and Opportunities Chapter Attachments for Clifton’s 2002 survey results.)

Population	Town of Clifton Number	Town of Clifton Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	394	100.0%	48,398	100.0%	4,417,933	100.0%
Total Population (1980)	404	100.0%	51,736	100.0%	4,705,767	100.0%
Total Population (1990)	311	100.0%	49,264	100.0%	4,891,769	100.0%
Total Population (2000)	304	100.0%	49,597	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	152	50.0%	25,164	50.7%	2,649,041	49.4
Female	152	50.0%	24,433	49.3%	2,714,634	50.6
Under 10 years	44	14.5%	5,738	11.6%	721,824	13.5%
10 to 19 years	62	20.4%	8,490	17.1%	810,269	15.1%
20 to 34 years	51	16.8%	9,995	20.2%	1,063,460	19.8%
35 to 44 years	60	19.7%	7,096	14.3%	875,522	16.3%
45 to 59 years	46	15.2%	8,533	17.2%	985,048	18.4%
60 to 74 years	33	10.8%	5,918	12.0%	560,306	10.4%
75+ years	8	2.6%	3,827	7.7%	347,246	6.5%
		100.0%		100.0%		100%
Median Age (2000)	33.6		35.9		36.0	

Table 1.1 Population Statistics (Source: DP-1,DP-2. 2000 U.S. Census)

1.7 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

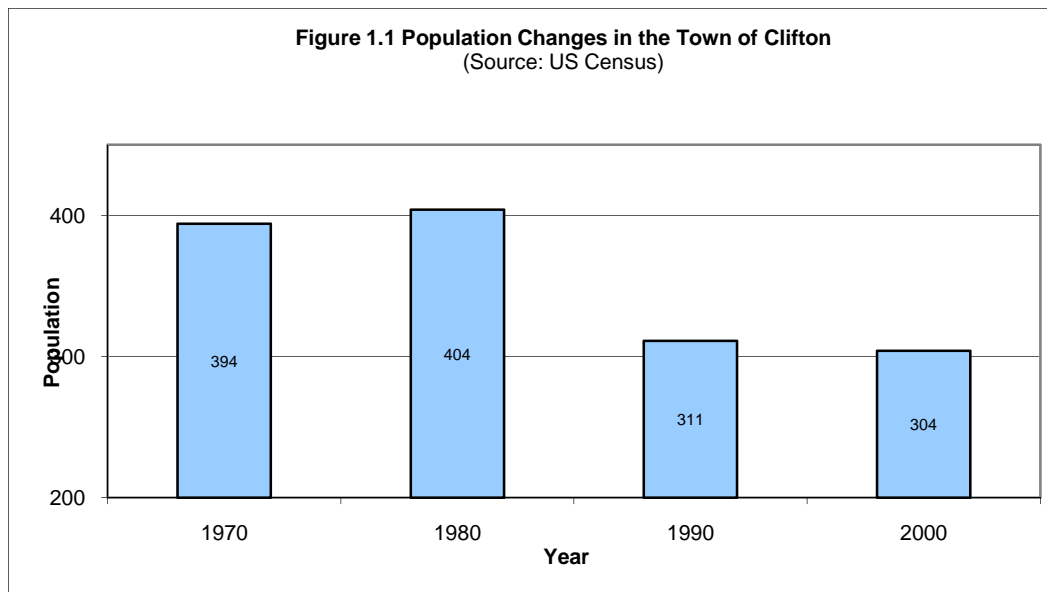


Figure 1.1 shows that the Town of Clifton experienced an overall population decrease from 1970 to 2000 of 22.8%.

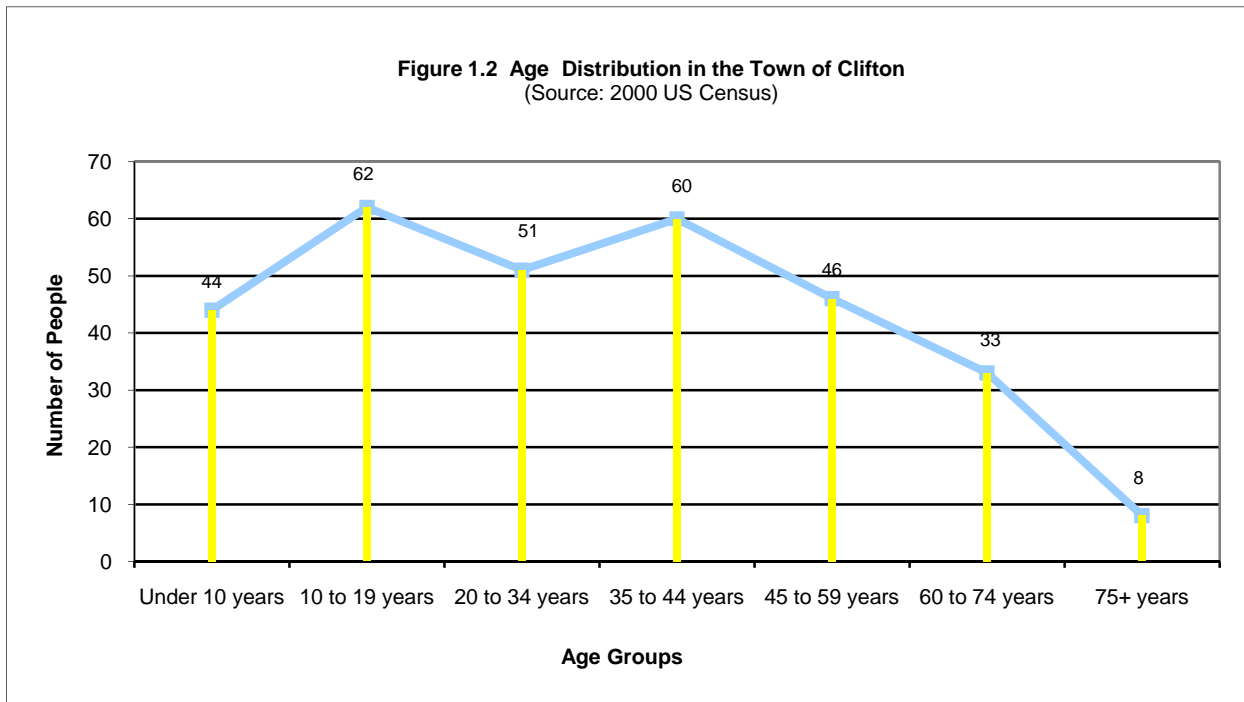


Figure 1.2 shows the population of the Town of Clifton by age distribution for the year 2000. The largest group is people ages 10 to 19 (62 people) making up 20.4 % of the population. The second largest age group of 35 to 44 contains 19.7% of the population with 60 people. The town’s median age is 33.6.

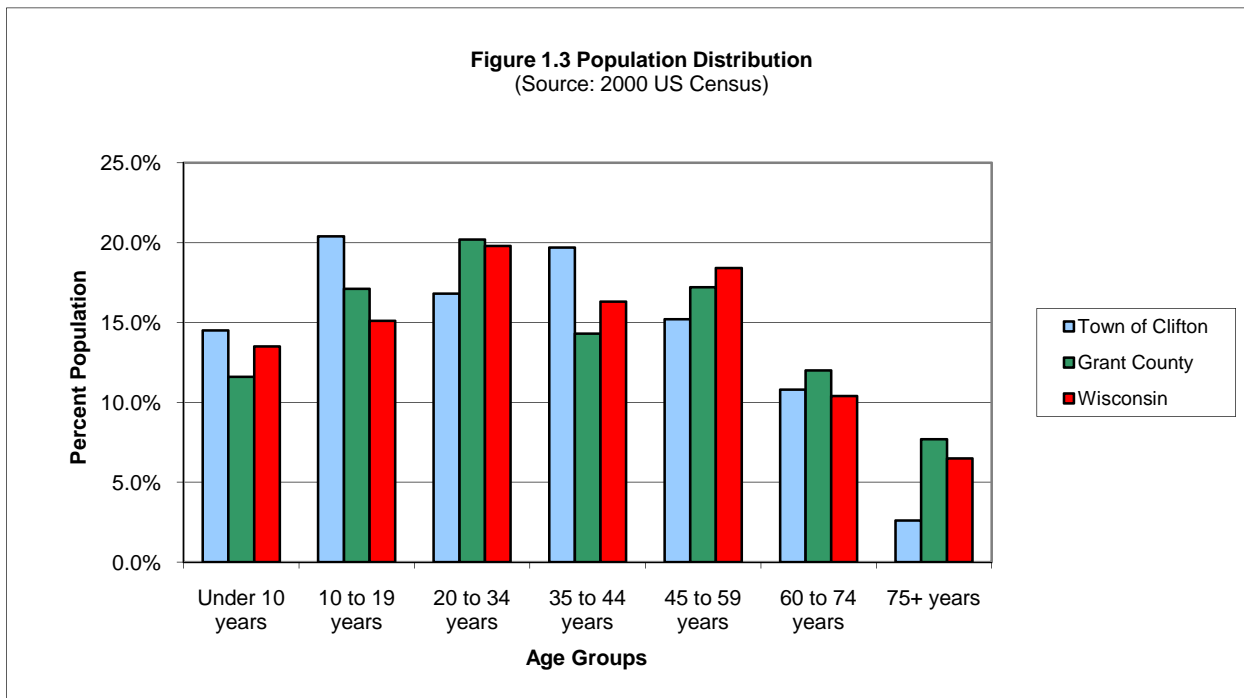


Figure 1.3 compares the population percentage by age group for the Town of Clifton, Grant County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: 2007 SWWRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	45	49	42	50	47	61
10 to 19 Years	51	55	50	59	42	54
20 to 34 Years	61	66	51	60	38	49
35 to 44 Years	34	37	45	53	45	57
45 to 59 Years	57	61	37	44	37	47
60 to 74 Years	25	27	27	31	22	28
75+ Years	7	8	5	6	4	5
Total	281	303	257	303	234	302

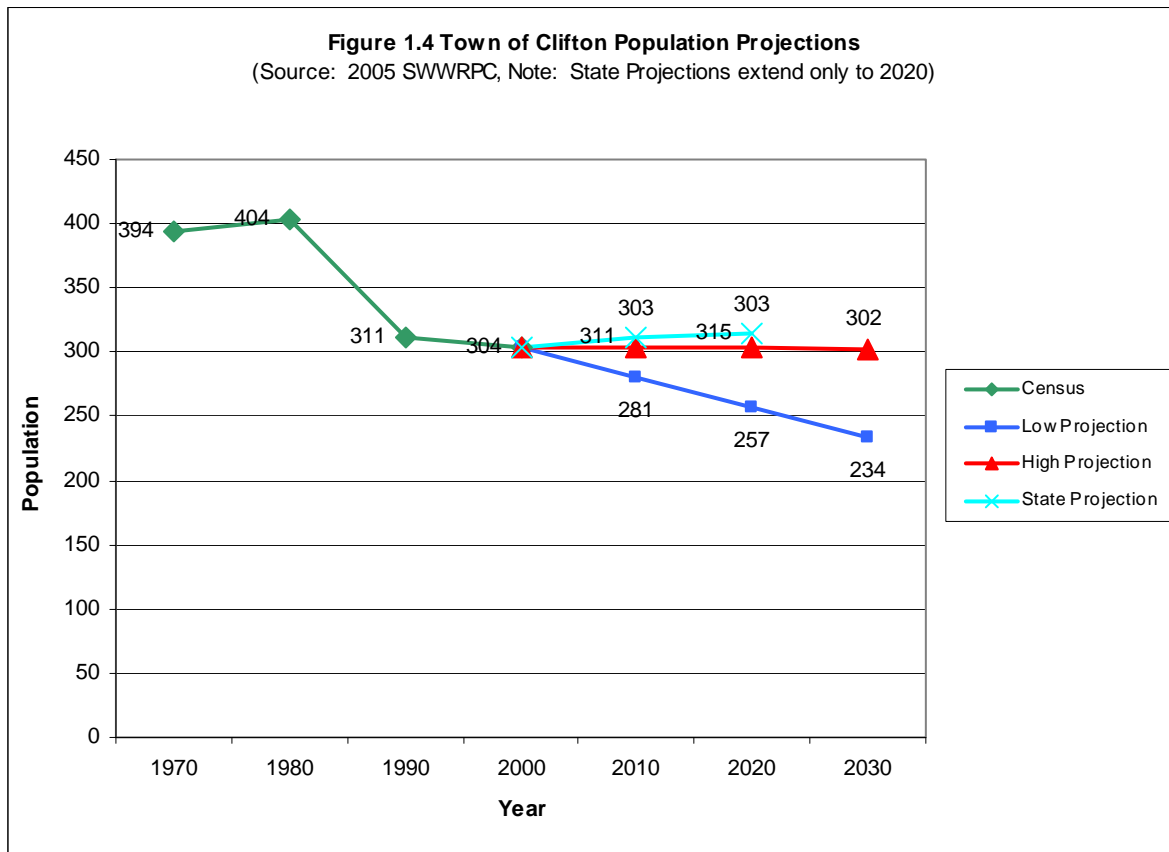


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. The State projection figure appears only slightly higher than the SWWRPC high projection.

Table 1.3 Educational Attainments (Source: DP-1,DP-2. 2000 US Census)

Educational Attainment	Town of Clifton Number	Town of Clifton Percent	Grant County Number	Grant County Percent	Wisconsin Percent
Less than 9th Grade	20	10.9%	2,346	7.7%	5.4%
9th to 12th No Diploma	10	5.5%	2,713	8.9%	9.6%
HS Grad	59	32.2%	12,255	40.0%	34.6%
Some College	39	21.3%	5,828	19.0%	20.6%
Associate Degree	17	9.3%	2,230	7.3%	7.5%
Bachelor's Degree	26	14.2%	3,332	10.9%	15.3%
Graduate/Prof. Degree	12	6.6%	1,921	6.3%	7.2%
Percent High School Grad or Higher	83.6%		83.5%		85.1%

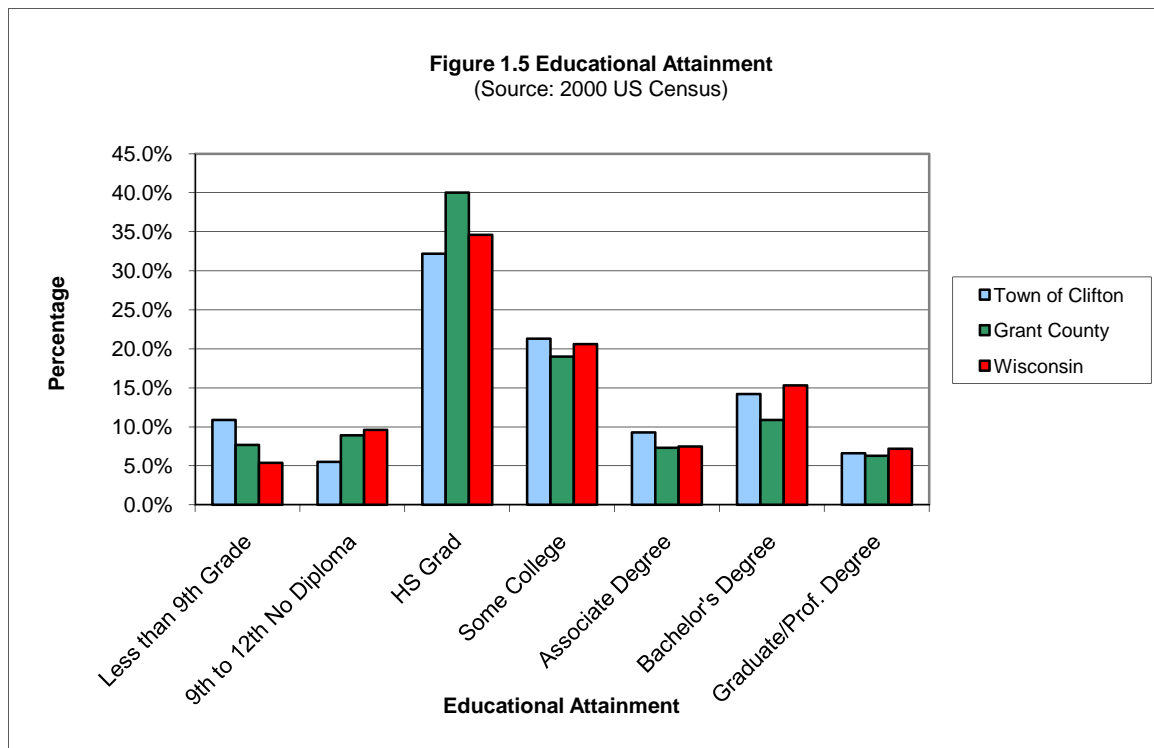


Table 1.4 Occupations (Source: DP-1,DP-2. 2000 US Census)

Occupations	Town of Clifton Number	Town of Clifton Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	24	14.4%	4,981	19.9%	540,930	19.8%
Const, Extraction & Maint.	27	16.2%	2,294	9.1%	237,086	8.7%
Farm, Fishing & Forestry	9	5.4%	753	3.0%	25,725	0.9%
Sales & Office	21	12.6%	5,524	22.0%	690,360	25.2%
Services	7	4.2%	4,025	16.0%	383,619	14.0%
Mgmt, Prof & Related	79	47.3%	7,511	29.9%	857,205	31.3%
Total	167	100%	25,088	100%	2,734,925	100%

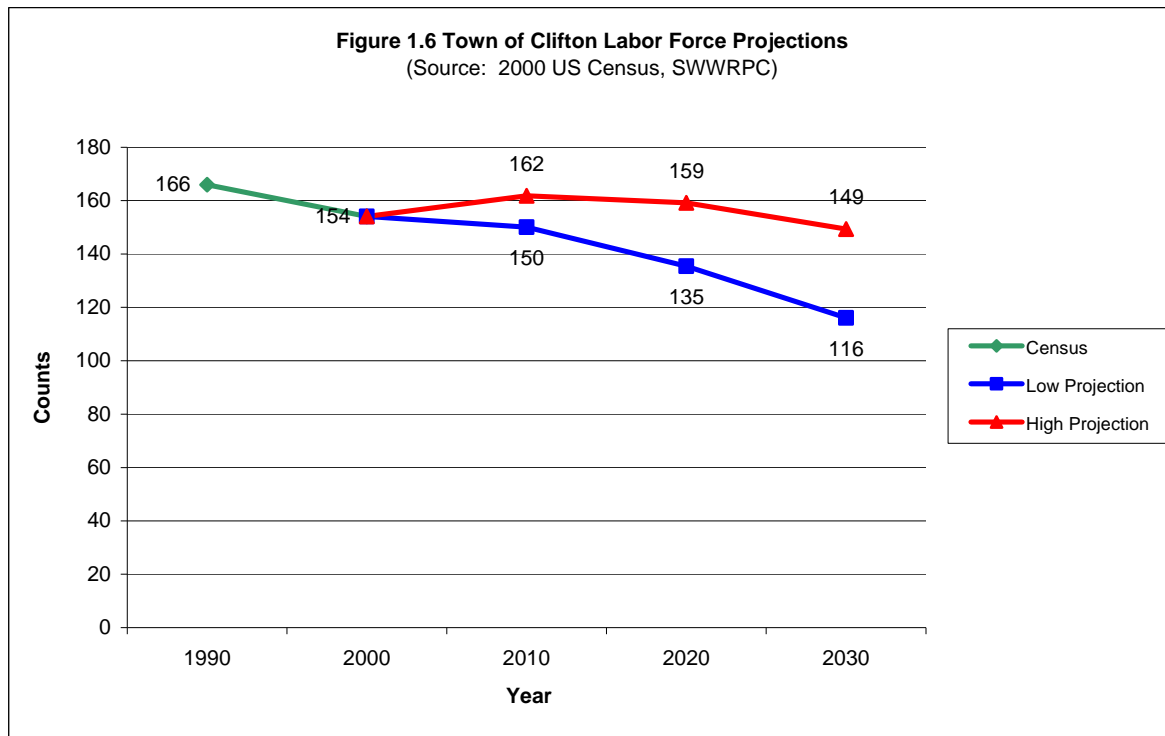


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1980 or 1970.

1.8 ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

At the end of each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities: it is not an exhaustive list. Many of these agencies and programs (a brief program description and contact information is given) can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. Your community should contact the agency of interest to obtain the most up-to-date information. Grants.gov (see below) is one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS**

Town of Clifton

During September and October of 2007 a total of 192 questionnaires were sent to households in the Town of Clifton. A total of 36 questionnaires were returned for a return rate of 19 percent. This number of returned surveys will provide estimates that are expected to be accurate to within plus or minus 13 percent.

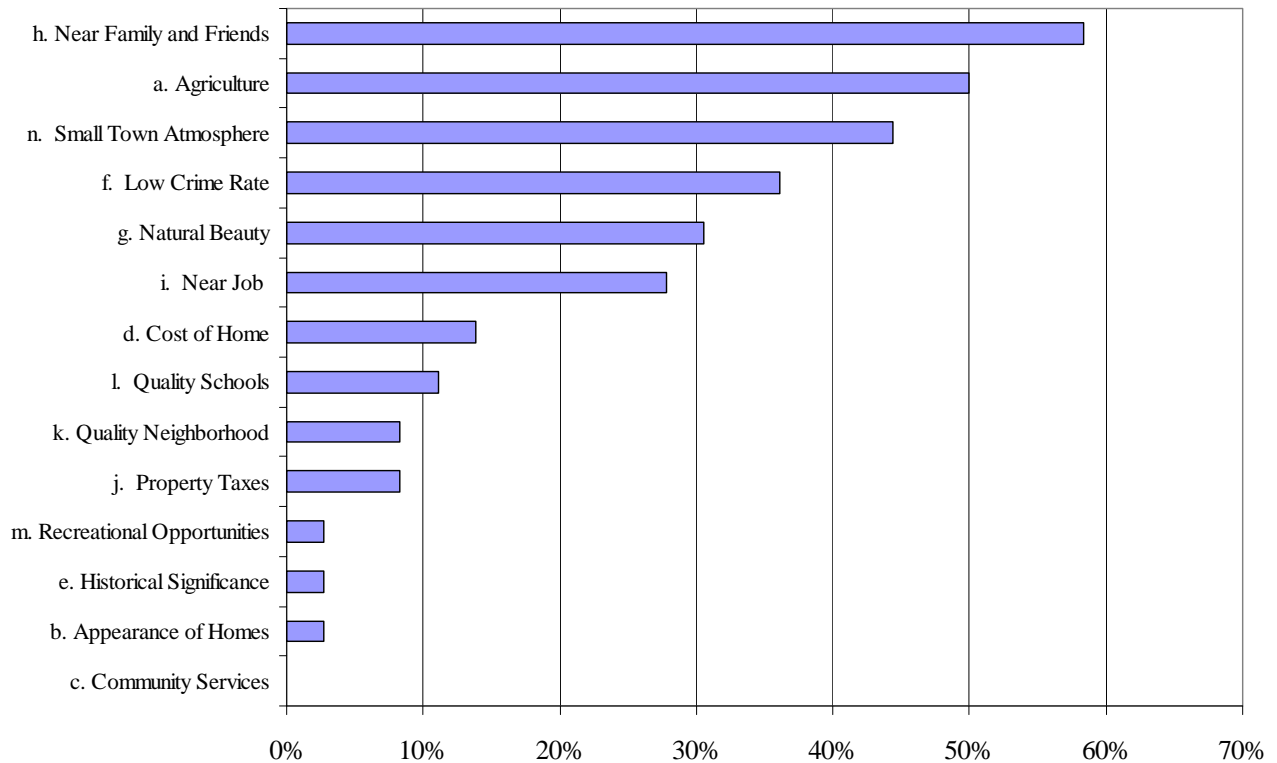
Key results of this survey include:

- The top three reasons Town of Clifton residents choose to live in Grant County are to be near family and friends (58%), the area's agriculture (50%), and because of its small town atmosphere (44%).
- Relative to Grant County as a whole, agriculture and low crime rate are more important factors for Clifton residents in choosing a place to live.
- Clifton residents generally give high marks to many of their community facilities and services, with several being rated as good or excellent by more than three-fourths of respondents. They are less positive about road maintenance, police services, parks & recreation, the public library, and garbage collection. Ratings for the public library, parks & recreation, and garbage collection are significantly lower than the overall County average.
- At least 70 percent of all respondents in Clifton said it was important or very important to protect all natural and cultural resources about which we asked (air quality, groundwater, rivers and streams, etc.). Compared to the County average, Clifton residents are somewhat less concerned about protecting scenic views and undeveloped bluffs.
- Residents of Clifton have mixed opinions about whether there is a need for most types of additional housing. A slight majority sees a need for more elderly housing, single family homes and starter homes. Compared to the County average, Clifton residents are less supportive of focusing on rehabilitation of existing homes and construction of new affordable housing.
- Clifton residents think that visual impacts should be considered when development proposals are evaluated and that driveways should meet standards needed for emergency service vehicles. Although they are opposed to allowing landowners to develop their land any way they want, their level of opposition is less than the County average.
- Most Clifton residents are opposed to using productive farmland for any type of non-farm use. A majority support large-scale livestock operations if they are located at least two miles from existing villages and cities.
- The landholdings in Clifton tend to be larger than the County average and the proportion of landowners who actively farm their land is higher than the overall County average.
- Residents of the Town of Clifton are quite satisfied with the overall road network within the County and with the condition of the Town's roads. Compared to the County average they are substantially less likely to see a need for more biking and walking trails along existing roads.
- Clifton residents, like those in Grant County generally, want to receive information about comprehensive planning via newsletters or direct mail rather than in mass media such as newspapers or radio.
- A majority of Clifton residents support pursuing the development of alternative energy (wind, solar, ethanol) as a means of economic development within Grant County and that commercial and industrial developments on the edge of cities and villages should be required to use municipal water and sewer services. Unlike the overall County average, they do not agree with the proposition that jurisdictions should provide some land for industrial and commercial developments.
- Residents in their open-ended comments and in responses to quantitative questions said that additional retail and commercial development is needed in the County, although they view tourism and downtown "Main Street" commercial development as less important than the overall County average. Residents, in their open-ended comments, also expressed a desire for jobs with better wages than those currently available.

SUMMARY OF KEY POINTS – QUALITY OF LIFE

- The top three reasons for living in Grant County among Clifton residents are to be near family and friends (58%), agriculture (50%), and small town atmosphere (44%).
- Low crime rates, the natural beauty of the area and to be near their job were also important to about 30 percent of Town of Clifton residents.
- Factors such as low crime rate, natural beauty, and being near their jobs are next in importance.
- At the other end of the scale, few Clifton residents choose recreational opportunities, historical significance, appearance of homes, or community services among their top three.

Quality of Life Factors



SUMMARY OF KEY POINTS – QUALITY OF LIFE (COUNTY COMPARISON)

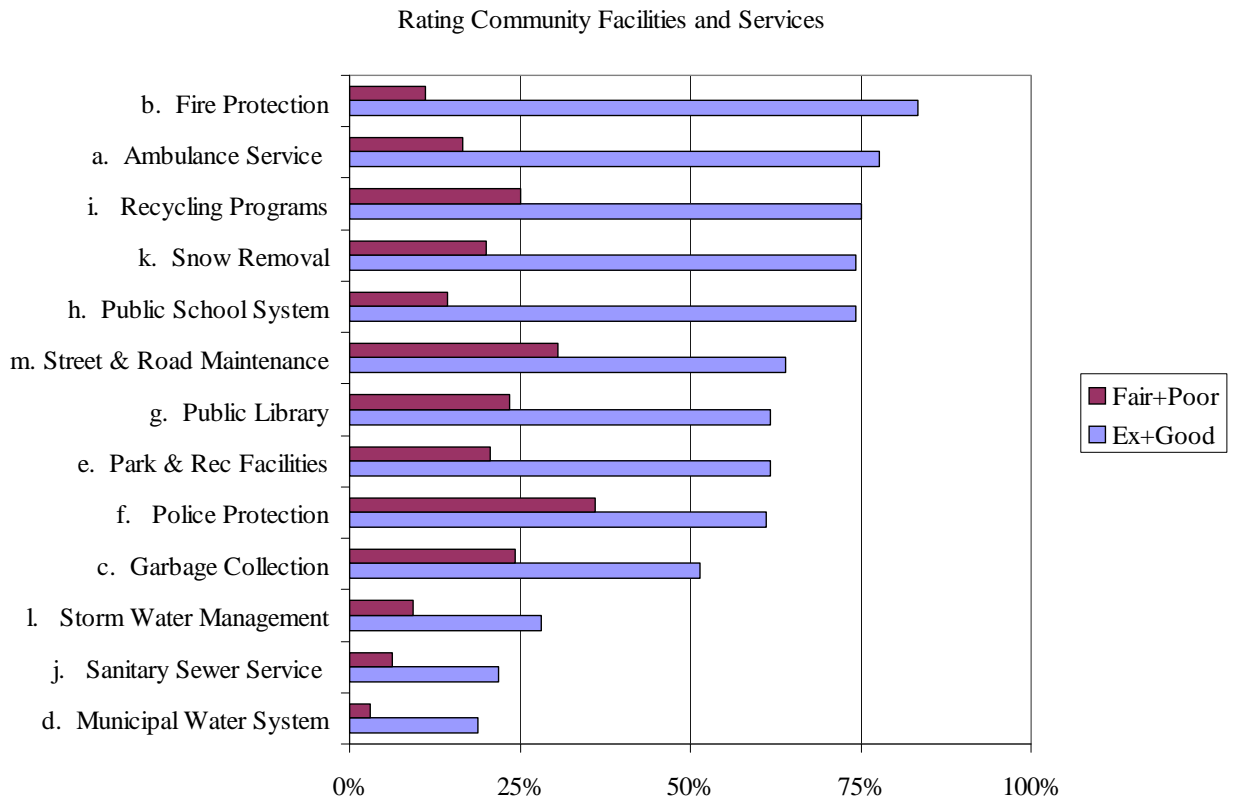
- Like Grant County as a whole, Clifton residents also rank being near family and friends and small town atmosphere among their top three reasons for living in the County. In contrast to the County, Clifton residents place agriculture among their top three factors.
- They give higher importance to the low crime rate than the County average and lower importance to being near their jobs. Although small town atmosphere is in their top three, a lower proportion of Clifton residents chose it than the Grant County average.

1. What are the three most important reasons you and your family choose to live in Grant County?

	Clifton	County		Clifton	County
a. Agriculture	50%	17%	i. Near Job	28%	40%
b. Appearance of Homes	3%	2%	j. Property Taxes	8%	6%
c. Community Services	0%	3%	k. Quality Neighborhood	8%	10%
d. Cost of Home	14%	17%	l. Quality Schools	11%	18%
e. Historical Significance	3%	2%	m. Recreational Opportunities	3%	9%
f. Low Crime Rate	36%	20%	n. Small Town Atmosphere	44%	58%
g. Natural Beauty	31%	24%	o. Other	3%	5%
h. Near Family and Friends	58%	56%			

SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES

- Clifton residents generally give high marks to many of their community facilities and services. Three-fourths or more give excellent or good ratings to local fire protection, ambulance service, recycling programs, snow removal, and the public schools.
- Although over half give excellent or good ratings to road maintenance and police protection, at least a third rate these services as fair or poor.



SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES (COUNTY COMPARISON)

- Compared to the County average, Clifton residents give similar ratings to most community services.
- The exceptions are the public library, parks & recreation, and garbage collection. Although over half rate these as good or excellent, the ratings are noticeably lower than the Grant County average.

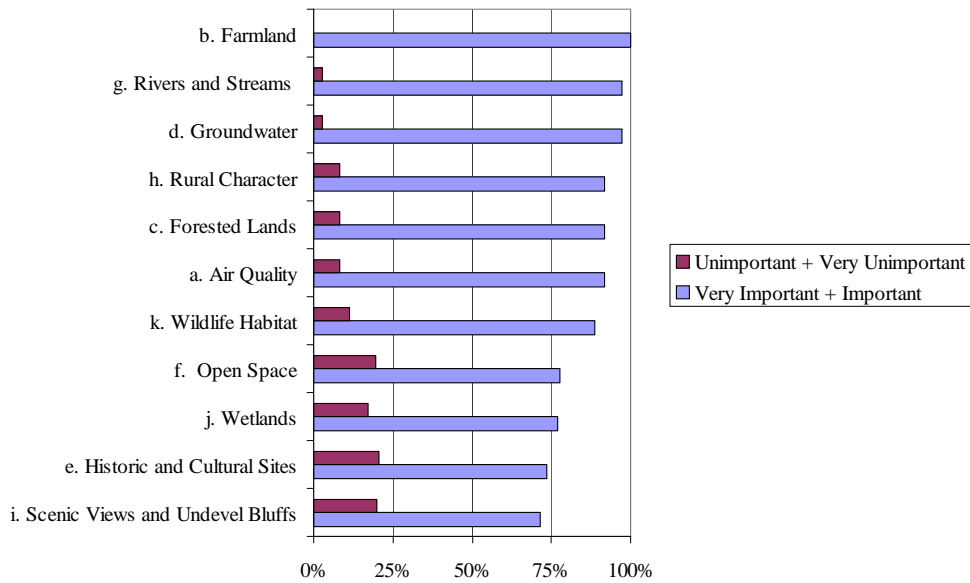
2. Rate the following local services

	Excellent		Good		Fair		Poor		Not Applicable	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
a. Ambulance Service	22%	54%	56%	35%	17%	6%	0%	0%	6%	5%
b. Fire Protection	22%	54%	61%	39%	11%	4%	0%	0%	6%	3%
c. Garbage Collection	9%	39%	42%	39%	12%	9%	12%	2%	24%	11%
d. Municipal Water System	3%	23%	16%	38%	0%	10%	3%	2%	78%	26%
e. Park & Rec Facilities	9%	30%	53%	47%	18%	13%	3%	2%	18%	7%
f. Police Protection	3%	27%	58%	45%	33%	20%	3%	4%	3%	4%
g. Public Library	12%	33%	50%	46%	24%	11%	0%	2%	15%	8%
h. Public School System	23%	30%	51%	49%	14%	13%	0%	2%	11%	6%
i. Recycling Programs	22%	31%	53%	51%	17%	12%	8%	2%	0%	3%
j. Sanitary Sewer Service	3%	25%	19%	42%	6%	8%	0%	1%	72%	24%
k. Snow Removal	9%	27%	66%	47%	11%	17%	9%	2%	6%	7%
l. Storm Water Management	3%	16%	25%	43%	6%	16%	3%	3%	63%	22%
m. Street & Road Maintenance	6%	16%	58%	46%	28%	28%	3%	8%	6%	2%

SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES

- Very large majorities of Clifton residents place great importance on the protection of the natural resource base.
- The combined percentage in the “Important” and “Very Important” categories is above 70 percent for all eleven resources listed and exceeds 90 percent for six of the eleven resources.
- They have near unanimity (97+ percent) regarding the importance of protecting farmland, rivers and streams, and groundwater.

Importance of Protecting Natural & Cultural Resources



SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES (COUNTY COMPARISON)

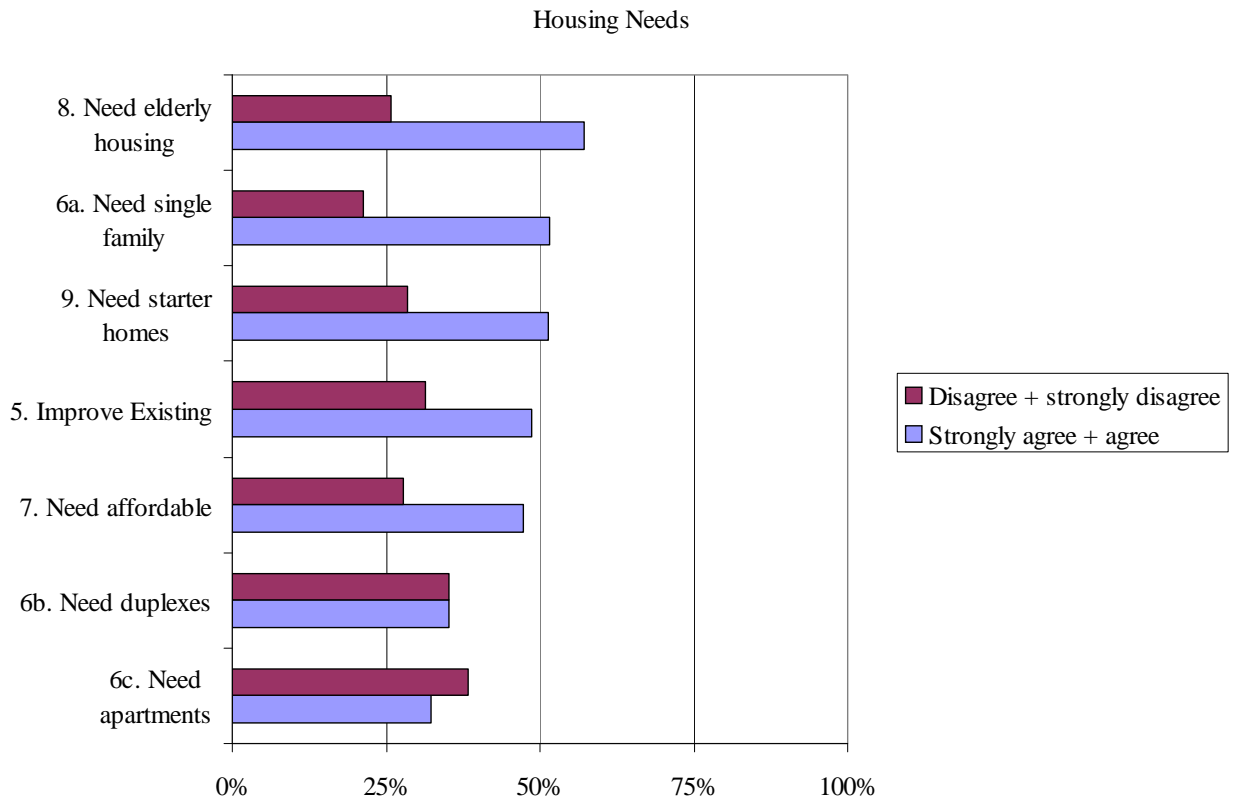
- Residents of Clifton give a similar high level of importance to the protection of natural resources as do County residents as a whole.
- In comparison to the County average, a smaller percentage of Town residents indicated that protecting scenic views and undeveloped bluffs are important.

4. It is important to protect the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	Clift	Cnty	Clif	Cnty	Clift	Cnty	Clifts	Cnty	Clift	Cnty
a. Air Quality	64%	68%	28%	29%	8%	2%	0%	1%	0%	1%
b. Farmland	64%	59%	36%	37%	0%	3%	0%	1%	0%	1%
c. Forested Lands	47%	54%	44%	40%	8%	3%	0%	1%	0%	2%
d. Groundwater	75%	73%	22%	25%	3%	1%	0%	0%	0%	0%
e. Historic and Cultural Sites	24%	27%	50%	57%	21%	13%	0%	1%	6%	2%
f. Open Space	25%	34%	53%	53%	17%	10%	3%	1%	3%	2%
g. Rivers and Streams	56%	64%	42%	34%	3%	2%	0%	0%	0%	0%
h. Rural Character	47%	39%	44%	47%	8%	12%	0%	1%	0%	2%
i. Scenic Views & Undevel Bluffs	40%	46%	31%	42%	20%	9%	0%	2%	9%	1%
j. Wetlands	26%	40%	51%	41%	14%	12%	3%	2%	6%	4%
k. Wildlife Habitat	34%	47%	54%	43%	11%	7%	0%	1%	0%	2%

SUMMARY OF KEY POINTS – HOUSING

- Clifton residents have mixed and varying opinions about housing issues in the Town. Although slightly over half believe there is a need for more elderly housing, single family housing, and starter homes, many others disagree with this assessment. Further, given the relatively wide confidence intervals, we cannot say with certainty that a majority is in favor of even these three housing options.
- Since over half the respondents are age 55 and older, the appeal of senior housing is understandable.
- More Clifton residents agree that there should be a focus on improving existing housing than disagree and more agree that there is a need for more affordable housing in the Town than disagree. Only about 1 in 3 respondents see a need for more duplexes or apartments in the Town.
- This group of questions had an unusually high percentage of “no opinion” responses.



SUMMARY OF KEY POINTS – HOUSING (COUNTY COMPARISON)

- Relative to the County average, Clifton residents are less supportive about focusing on the improvement of existing housing. They are also less likely than the County average to see a need for more affordable housing.
- A majority of Clifton residents prefer residential developments based on a cluster design (smaller lots with more shared open space) to the traditional design (larger lots with no or little shared open space). The proportion of Town residents favoring cluster design is roughly the same as the County average.

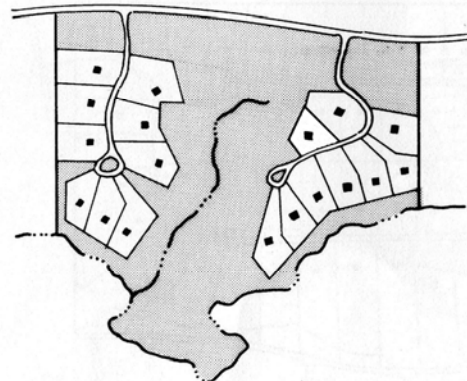
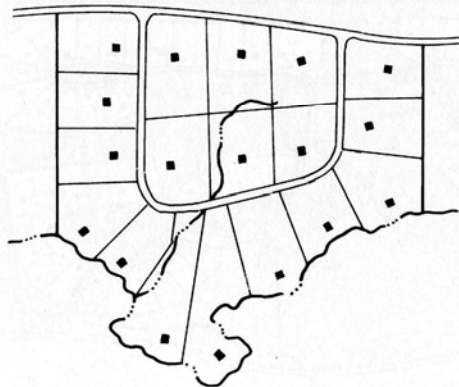
	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
5. Improve existing housing quality.	3%	24%	46%	44%	23%	16%	9%	3%	20%	13%
6. Need following housing types:										
a. Single Family Housing	3%	19%	48%	40%	21%	15%	0%	5%	27%	21%
b. Duplexes (2 units)	6%	8%	29%	33%	29%	25%	6%	9%	29%	25%
c. Apartments (3 or more units)	6%	7%	26%	24%	29%	31%	9%	12%	29%	26%
7. Need affordable housing	6%	31%	42%	36%	25%	14%	3%	6%	25%	13%
8. Need elderly housing	14%	20%	43%	43%	26%	19%	0%	4%	17%	14%
9. Need starter homes	11%	19%	40%	37%	29%	23%	0%	4%	20%	16%

10. Would you prefer housing built in a traditional design (Option A) or a cluster design (Option B)?

OPTION A

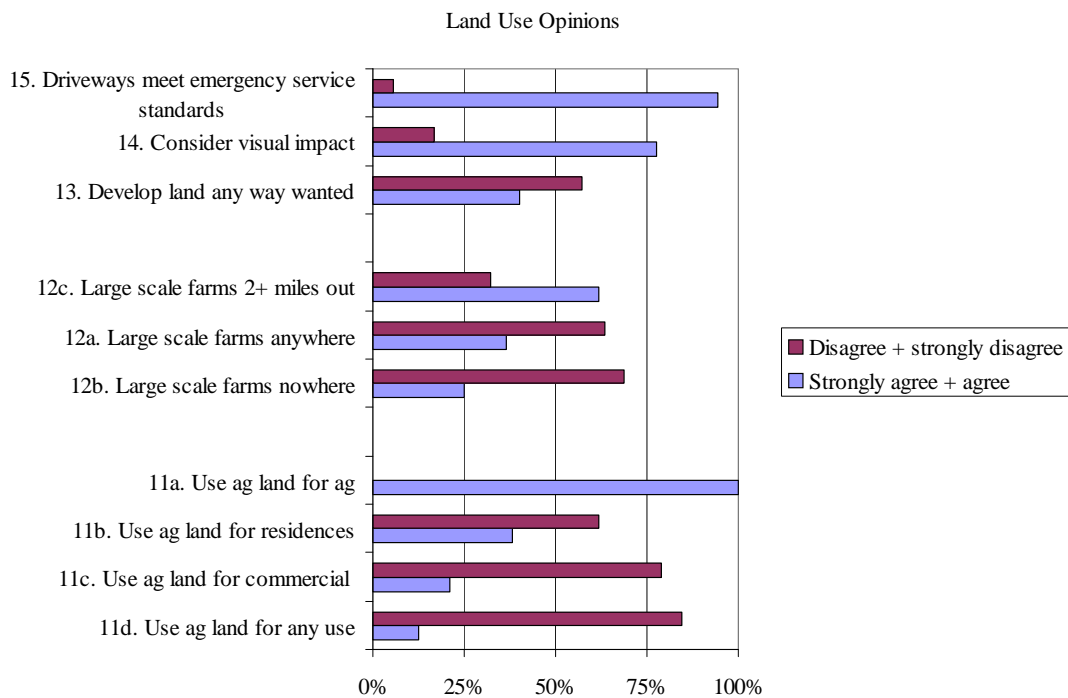
OPTION B

Traditional Design		Cluster Design	
Clifton	County	Clifton	County
31%	39%	69%	61%

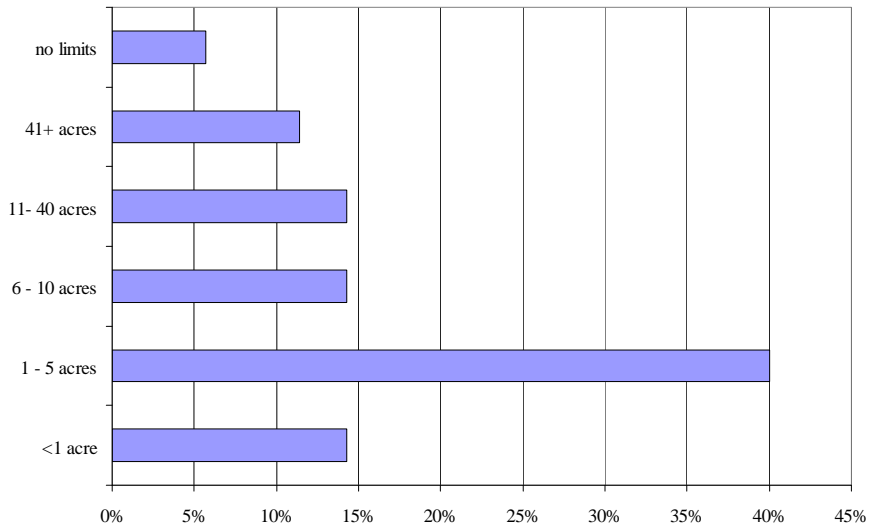


SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE

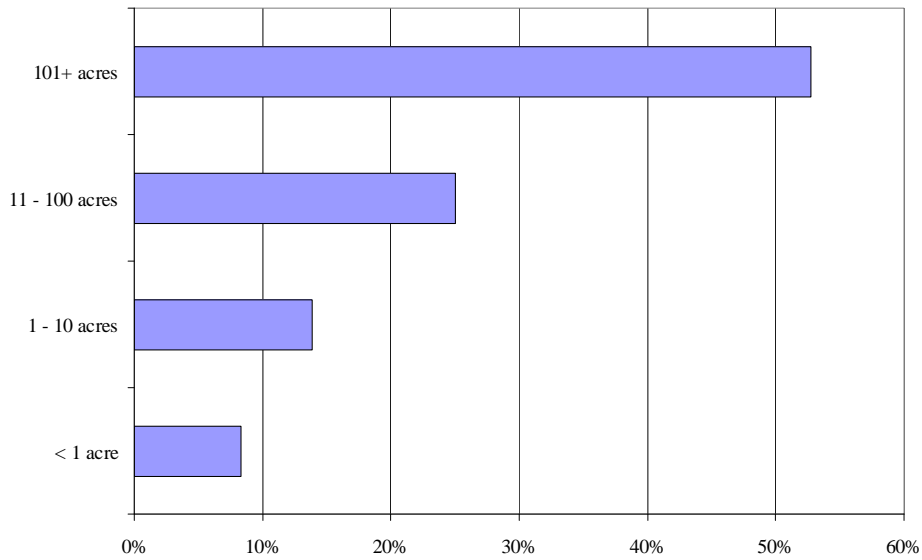
- Large majorities of people living in Clifton feel strongly that driveways should be required to meet standards for emergency vehicle access and that visual impact should be considered in evaluating development proposals.
- Clifton residents have split opinions about whether landowners should be able to develop their land any way they want. Although a majority disagrees (57%), many others (46%) think landowners should be able to develop their land as they desire.
- With respect to the expansion of large-scale farms, those with more than 500 animal units, Clifton residents have fairly clear preferences. They are opposed to both the most restrictive alternative (prohibiting their expansion anywhere in Grant County) and the most liberal option (allowing their development anywhere in the County). More than 6 in 10 agree or strongly agree that such farms should be allowed to expand if they are outside a 2 mile radius of an incorporated area.
- Clifton residents are nearly unanimous in their belief that productive agricultural land should be used in agriculture. Solid majorities oppose the use of such land for other purposes (residential or commercial development or unrestricted use).
- Clifton residents prefer relatively small minimum lot sizes for residential development in rural areas; more than half of respondents favor a minimum lot size of less than 5 acres, while about a quarter prefers rural housing lots to be at least 11 acres.
- Given the agricultural nature of the Town it is not surprising that landholdings tend to be relatively large. Slightly over half the respondents own more than 100 acres.



Preferred Minimum Lot Size



Acres Owned in Grant County



SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE (COUNTY COMPARISON)

- Residents of Clifton share similar opinions as the County average in regard to supporting consideration of visual impact when evaluating development proposals and requiring driveways to meet standards for emergency access. They also share the same level of opposition to the use of productive farmland for purposes other than agriculture and have the same preference that large-scale livestock operations be allowed if located more than 2 miles from an existing city or village. They may be slightly less opposed than the County average to allowing landowners to develop their land any way they want.
- Not surprisingly, there are substantially more landowners in Clifton with holdings over 100 acres than the overall County average. Clifton landowners are much more likely to actively farm their land than the County average and to believe that their farmland will continue to be actively farmed in the near future as well as sixteen to twenty years into the future.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
11a. Use ag land for ag	71%	76%	29%	21%	0%	1%	0%	0%	0%	2%
11b. Use ag land for residences	3%	4%	35%	28%	44%	44%	18%	17%	0%	7%
11c. Use ag land for commercial	0%	3%	21%	19%	45%	45%	33%	26%	0%	7%
11d. Use ag land for any use	3%	4%	9%	8%	41%	40%	44%	36%	3%	12%
12. Expand large farms (500+ an. units):										
a. Anywhere in Grant County	9%	9%	27%	17%	42%	42%	21%	23%	0%	8%
b. Nowhere in Grant County	13%	12%	13%	14%	44%	44%	25%	19%	6%	12%
c. 2 miles outside inc areas	18%	23%	44%	39%	24%	17%	9%	9%	6%	12%
13. Develop land any way wanted	9%	11%	31%	17%	37%	52%	20%	18%	3%	2%
14. Consider visual impacts of development	31%	28%	47%	57%	17%	9%	0%	2%	6%	5%
15. Driveways meet EMS standards	36%	38%	58%	52%	6%	6%	0%	0%	0%	4%

16. There should be a minimum lot size on residential development in rural areas.

Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
19%	24%	44%	48%	22%	16%	11%	5%	3%	8%

17. In your opinion, what should the minimum lot size be for rural residential development?

Less than 1 acre		1 to 5 acres		6 to 10 acres		11 to 40 acres		41 or more acres		No Limitation	
Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
14%	19%	40%	49%	14%	13%	14%	5%	11%	4%	6%	11%

18. How many acres of land do you own in Grant County?

Less Than 1 acre		1-10 acres		11-100 acres		101 acres or more	
Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
8%	60%	14%	17%	25%	10%	53%	13%

19. Do you actively farm the land you own?

Yes		No		Not Applicable	
Clift	Cnty	Clift	Cnty	Clift	Cnty
58%	14%	36%	55%	6%	31%

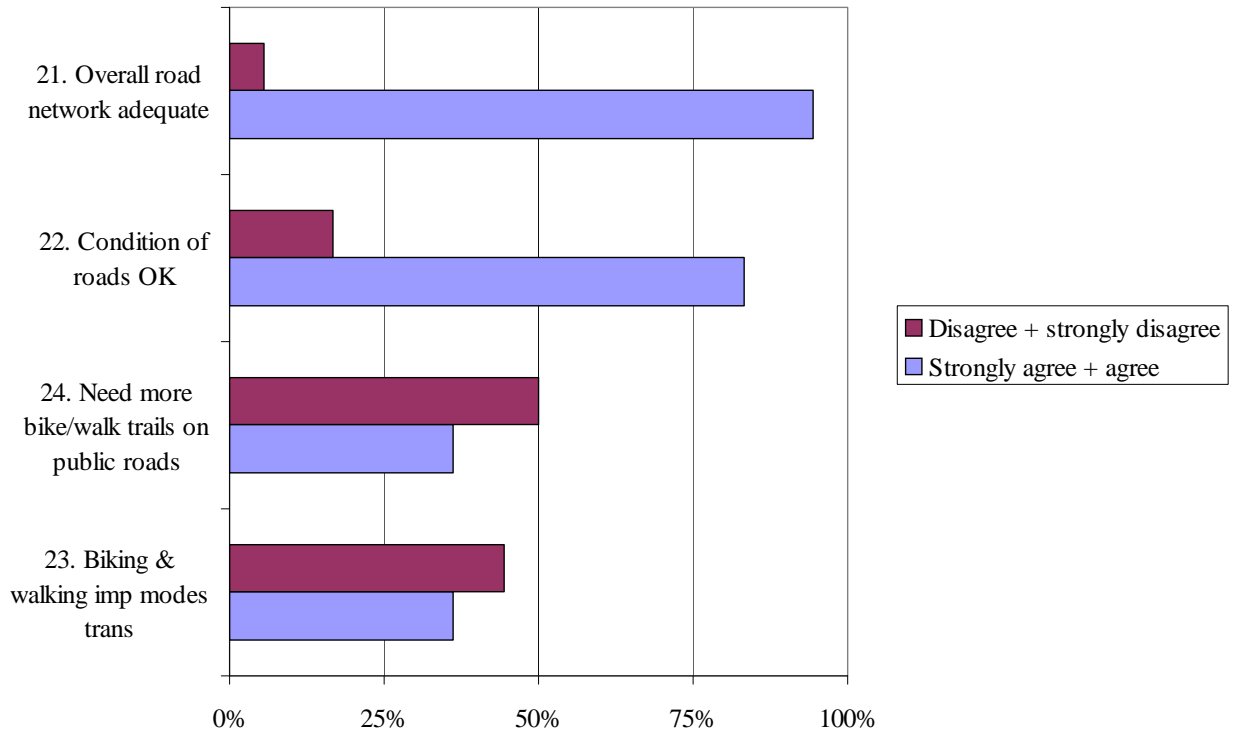
20. Do you think your land will be actively farmed (by you or someone else) in the next:

0-5 years		6-10 years		11-15 years		16-20 years		Not Applicable	
Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
25%	10%	22%	6%	22%	6%	44%	13%	31%	74%

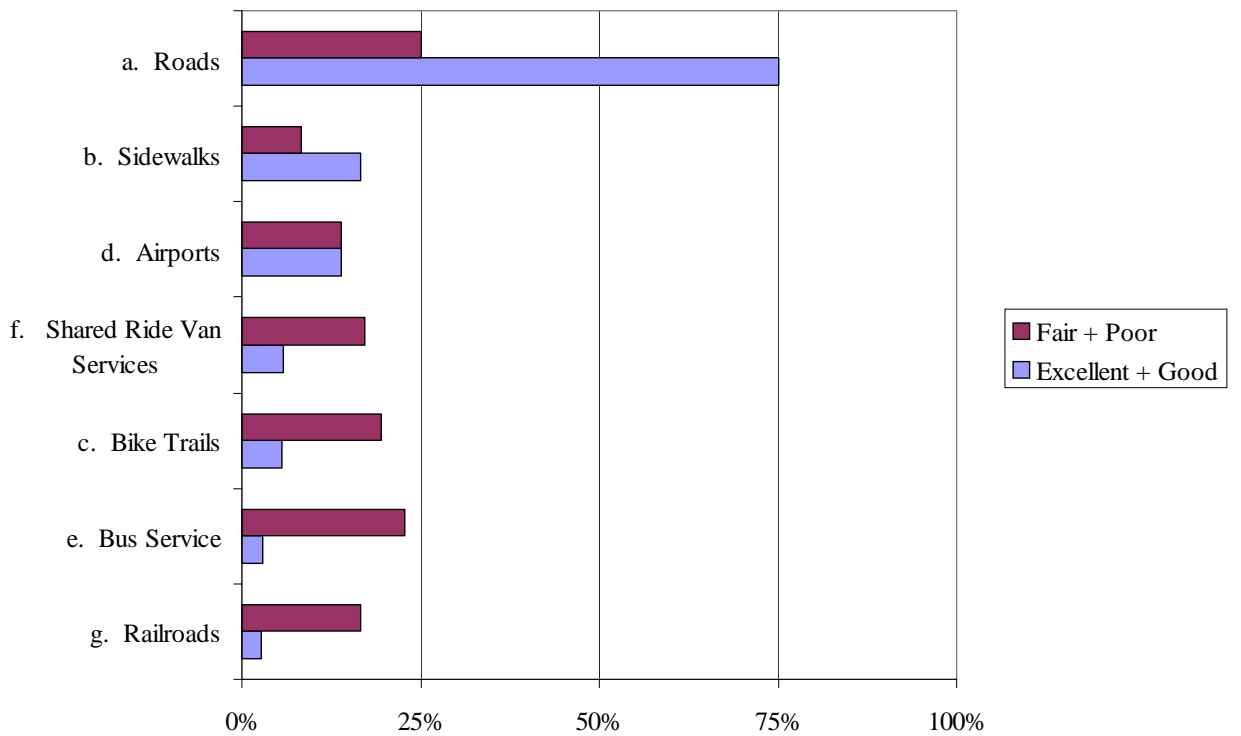
SUMMARY OF KEY POINTS – TRANSPORTATION

- Over 90 percent of the respondents from the Town of Clifton are satisfied with the overall road network in the County. Three-fourths say the Town's roads meet their intended use, and 83 percent agree that the condition of the Town's roads is adequate.
- Only about a third of Clifton residents see biking and walking as important modes of transportation, and half disagree that more biking and walking trails are needed in the Town.
- Many respondents did not rate other transportation modes in the Town, presumably because they are not readily available to them. Of those who did provide ratings, opinions are more favorable for sidewalks and evenly split regarding airport service. On the other hand, among those who provided ratings, larger proportions give low marks to shared van ride service, bike trails, bus service, and railroads than those who say they are good or excellent.

Transportation Opinions



Transportation Quality in Local Jurisdiction



SUMMARY OF KEY POINTS – TRANSPORTATION (COUNTY COMPARISON)

- Compared to the County average, Clifton residents rate the overall road network in the County and their local roads about the same.
- Clifton residents are less likely to think biking and walking are important modes of transportation or to see a need for more biking and walking lanes along public roadways in the Town.
- Since substantial proportions of residents in the County sample did not rate the remaining transportation items listed, comparisons to the Clifton responses are not meaningful.

21-24. Transportation issues

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
21. Road network meets needs	17%	14%	78%	74%	6%	9%	0%	2%	0%	1%
22. Condition of roads adequate	11%	11%	72%	64%	14%	20%	3%	3%	0%	1%
23. Biking & walking imp modes trans	0%	18%	36%	44%	42%	22%	3%	5%	19%	11%
24. Need more bike & walk lanes on pub roads	8%	24%	28%	34%	42%	23%	8%	9%	14%	10%

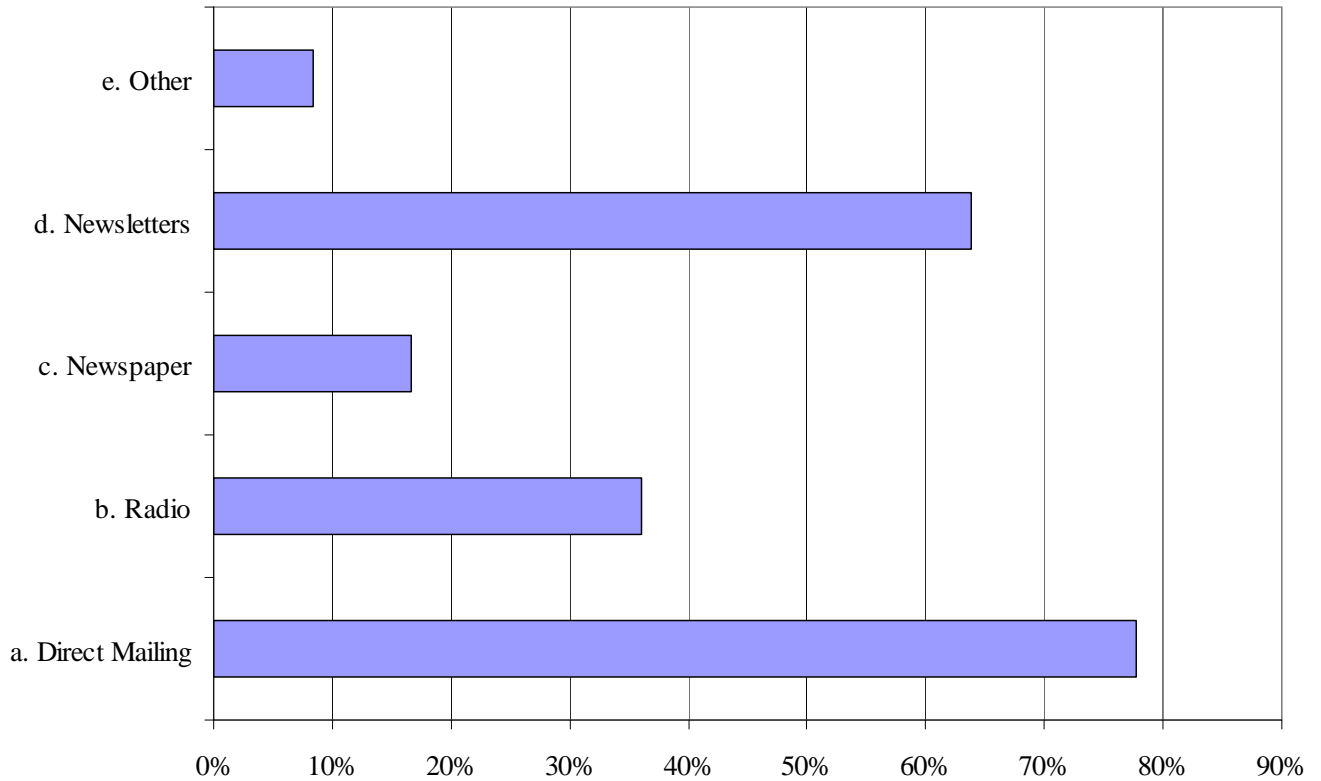
25. Rate the following for your local jurisdiction

	Excellent		Good		Fair		Poor		Not Applicable	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
a. Roads	6%	12%	69%	59%	25%	22%	0%	6%	0%	0%
b. Sidewalks	0%	6%	17%	39%	6%	28%	3%	6%	75%	22%
c. Bike Trails	0%	3%	6%	17%	6%	19%	14%	16%	75%	44%
d. Airports	0%	6%	14%	30%	11%	16%	3%	4%	72%	43%
e. Bus Service	0%	1%	3%	4%	6%	3%	17%	20%	74%	72%
f. Shared Ride Van Services	0%	0%	6%	9%	0%	11%	17%	16%	77%	64%
g. Railroads	0%	2%	3%	11%	0%	10%	17%	13%	81%	64%
h. Other	0%	3%	0%	9%	0%	1%	25%	12%	75%	75%

SUMMARY OF KEY POINTS - COMMUNICATION

- Direct mailings or newsletters are by far the preferred means of communication through which Clifton residents prefer to receive information about comprehensive planning. Radio is preferred by a third and newspapers are preferred by only 17 percent.

Communication Preferences for Comp Plan Info



SUMMARY OF KEY POINTS – COMMUNICATIONS (COUNTY COMPARISON)

- In comparison to the County, residents of Clifton share the same preference for direct mailings and newsletters as sources of information about comprehensive planning. They are particularly less inclined to prefer newspapers as a source of information about comprehensive planning.

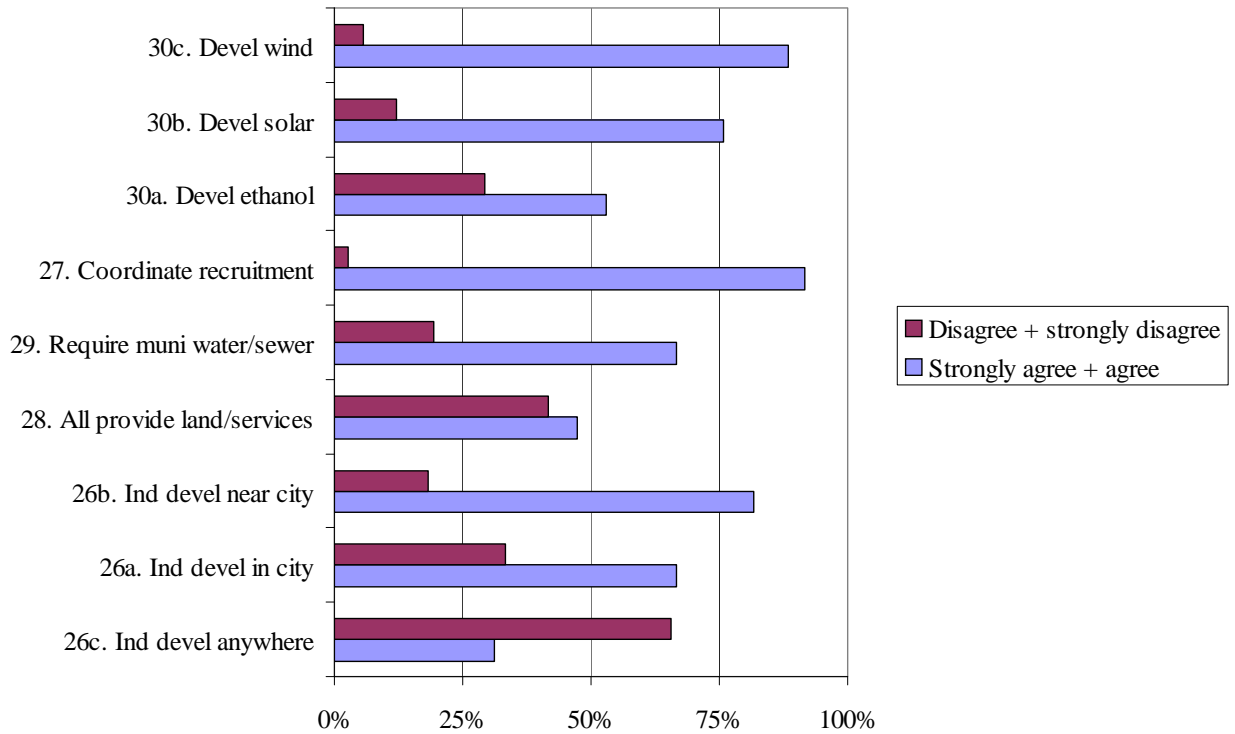
3. What are 2 most effective ways your jurisdiction could provide Comprehensive Planning information to landowners and residents?

	Clifton	Cnty
a. Direct Mailing	78%	70%
b. Radio	36%	21%
c. Newspaper	17%	44%
d. Newsletters	64%	56%
e. Other	8%	4%

SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT

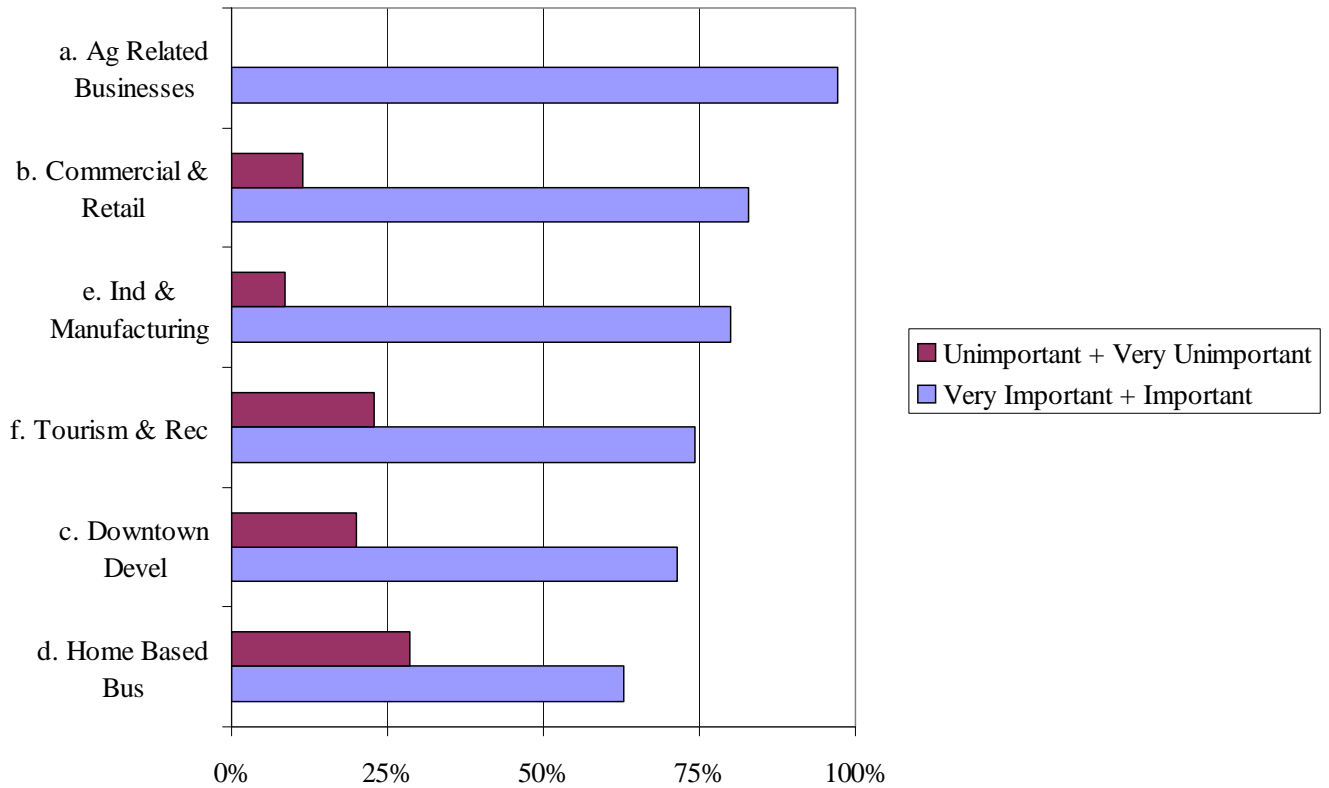
- Residents of Clifton are quite supportive of pursuing the energy alternatives of wind, solar and ethanol for economic development. Only ethanol development faces serious opposition, with more than one in four opposed to this economic development option.
- Clifton residents overwhelmingly believe that Grant County should coordinate efforts to recruit new business and industry.
- They have a stronger preference for manufacturing or commercial businesses that involve truck traffic to be located near existing villages or cities (82%) rather than within an existing community (67%) and are opposed to unrestricted freedom to locate these types of businesses anywhere in the County.
- Those living in Clifton have mixed opinions regarding whether jurisdictions in Grant County should provide some land and infrastructure for industrial and commercial development. Forty-seven percent believe they should, but nearly as many (42%) do not think so.
- Two-thirds say that new development on the edge of communities should be required to use municipal water and sewer services.

Economic Development Opinions



- Clifton residents view a wide variety of types of business development as important in Grant County. Very large majorities agree that agricultural related businesses, commercial/retail, manufacturing, and tourism/recreation are important. A majority views downtown development and home-based businesses as important too.

Importance of Business Development



SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT (COUNTY COMPARISON)

- In general, Clifton residents hold views about economic development issues that are similar to the overall County average.
- Clifton residents are somewhat more inclined to agree that commercial or industrial activities that generate truck traffic could be allowed within an existing city or village.
- Unlike the County average, people living in Clifton are opposed to having all local jurisdictions provide some land and infrastructure for commercial and industrial development.
- The level of support for alternative energy as a method of economic development is very similar in Clifton and the County.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
26. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:										
a. In an existing city or a village	18%	14%	48%	39%	27%	28%	6%	7%	0%	12%
b. Near a city or village	18%	16%	64%	63%	15%	8%	3%	3%	0%	10%
c. Anywhere in Grant County	3%	7%	28%	19%	34%	38%	31%	20%	3%	16%
27. Coordinate business recruitment	47%	53%	44%	40%	3%	2%	0%	2%	6%	3%
28. Provide land & infrastructure for industry/commerce	8%	16%	39%	43%	28%	19%	14%	7%	11%	15%
29. Required muni water & sewer	19%	26%	47%	45%	17%	11%	3%	4%	14%	14%

30. Grant County jurisdictions should pursue the following energy alternatives as a form of economic development:

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
a. Ethanol Plants	18%	22%	35%	33%	24%	23%	6%	9%	18%	13%
b. Solar Energy	27%	39%	48%	45%	9%	5%	3%	1%	12%	10%
c. Wind Energy	37%	48%	51%	43%	6%	2%	0%	2%	6%	6%
d. Other	50%	28%	0%	8%	0%	0%	0%	0%	50%	63%

- Clifton residents have very similar opinions about the importance of various types of business to the County’s economy, but they view tourism & recreation as somewhat less important than the County average.

31. Rate the importance of the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty	Clift	Cnty
a. Ag Related Business	66%	59%	31%	38%	0%	2%	0%	0%	3%	1%
b. Commercial & Retail	20%	33%	63%	59%	11%	7%	0%	1%	6%	1%
c. Downtown Devel	14%	31%	57%	52%	20%	11%	0%	2%	9%	4%
d. Home-Based Bus	14%	17%	49%	54%	29%	22%	0%	3%	9%	4%
e. Ind & Manufacturing	20%	40%	60%	50%	9%	8%	0%	1%	11%	1%
f. Tourism & Rec	17%	36%	57%	55%	23%	7%	0%	1%	3%	1%

SUMMARY OF KEY POINTS – DEMOGRAPHICS

The demographic profile of Clifton respondents matches that of the County in most ways, with a few notable differences.

- Clifton has a higher percentage of residents in the 55 to 64 age group than the County average.
- In terms of annual household income, Clifton has a higher proportion of households with income between \$50,000 and \$74,999.
- In comparison to the County average, there are a larger proportion of residents in Clifton who are self-employed. This is not surprising since farmers are included in the self-employed category. Clifton also has a smaller proportion of retirees than the County average.
- There are a higher percentage of households with no dependent children in Clifton.

35. Gender

Male		Female	
Clift	Cnty	Clift	Cnty
47%	53%	53%	47%

36. Age

18-24		25-34		35-44	
Clift	Cnty	Clift	Cnty	Clift	Cnty
0%	0%	6%	7%	11%	13%

45-54		55-64		65 and older	
Clift	Cnty	Clift	Cnty	Clift	Cnty
17%	23%	36%	22%	31%	35%

37. Employment Status

Emp Full Time		Emp Part Time		Self Employed	
Clift	Cnty	Clift	Cnty	Clift	Cnty
43%	44%	9%	6%	23%	10%

Unemployed		Retired		Other	
Clift	Cnty	Clift	Cnty	Clift	Cnty
0%	1%	23%	37%	3%	1%

38. Place of Residence

Own		Rent		Other	
Clift	Cnty	Clift	Cnty	Clift	Cnty
97%	99%	3%	1%	0%	0%

39. Number of Adults (18+) in Household

0		1		2	
Clift	Cnty	Clift	Cnty	Clift	Cnty
		25%	20%	67%	71%

3		4		5+	
Clift	Cnty	Clift	Cnty	Clift	Cnty
8%	7%	0%	2%	0%	1%

40. Number of Children (under 18) in Household

0		1		2	
Clift	Cnty	Clift	Cnty	Clift	Cnty
83%	67%	6%	14%	9%	11%

3		4		5+	
Clift	Cnty	Clift	Cnty	Clift	Cnty
3%	7%	0%	1%	0%	0%

41. Household Income

Under \$15,000		\$15K - \$24,999		\$25K - \$49,999	
Clift	Cnty	Clift	Cnty	Clift	Cnty
3%	7%	3%	14%	26%	33%

\$50K - \$74,999		\$75K - \$99,999		\$100,000+	
Clift	Cnty	Clift	Cnty	Clift	Cnty
39%	25%	16%	15%	13%	6%

42. Years Lived in Grant County

Less than 1		1-4		5-9	
Clift	Cnty	Clift	Cnty	Clift	Cnty
0%	1%	6%	5%	6%	9%

10-24		25+	
Clift	Cnty	Clift	Cnty
25%	14%	64%	71%

COMMENTS**Q32. Is there anything about living in Grant County that you don't like?****Transportation (4)**

- Getting to be a few too many Amish on the roads.
- Gravel roads.
- Hwy 80 Montfort to Platteville needs replacing before 2012.
- Poor quality of State roads.

Governance (3)

- County Board is too big.
- Narrow minded public employees.
- Too many persons on county board.

Taxes (5)

- Ag land given too much of a tax break relative to balance of tax base. If you don't farm you can't afford to live or own land in the county. Farms shouldn't be taxed at development "market" value, but they don't pay their fair share of property taxes.
- High property taxes.
- High Taxes.
- Property taxes are too high.
- The taxes! The harder a person works the more they improve their property/and the higher the taxes are!! Not the American way! Take care of us at home!

Job Issues (2)

- Cost of living expensive - wages are bad.
- Low opportunity for young people to obtain jobs that provide ample life style.

No/Nothing (2)

- No (2)

Shopping Issues (1)

- Need more businesses locally so don't have to travel so much to shop or for entertainment.

Land Use Issues (1)

- The development of agricultural land buildings homes and etc.

Miscellaneous (1)

- Cold, snow in winters.

Q33. If you could change one thing in your local jurisdiction, what would it be?**Transportation (7)**

- Being able to walk on the country roads. Currently the traffic on our country roads "fly"- I am surprised more Amish people are not injured.
- Better roads, many of our roads are gravel and narrow.
- For Amish and Mennonite people to keep horse manure off all roads. To clean up after their horses in parking lots.
- More road signs (Amish buggies, curves etc.).
- The increase in horse and buggy traffic is a safety hazard especially at night. Flashing lights at night should be a minimum.
- Have all gravel roads blacktopped or seal coated.
- Safe roads for the Amish Traffic.

Governance (1)

- Limit number of years a person can hold public office.

Economic Development (2)

- I would change the mind set of people who against development of new business and bring more conveniences to the county - bring Grant county into the 21st century.
- Local governments need to pursue businesses in small town such as Livingston as they already have a business park.

Taxes (7)

- I would lower property taxes (2).
- Bring down expenses to run schools that make our taxes so high. Cut out many of sports and use time for teaching.

- Property Taxes have become outrageous.
- Take more school costs off property taxes.
- The reevaluation of jurisdiction to the needed midrate so the bottom line effect is known at "green book" time.
- The taxes!

Environmental/Cultural/Recreational Issues (3)

- Control of wildlife - more open hunting- more recreation type trails.
- Garbage pickup and rural mail delivery.
- Make recycling required for commercial businesses.

Job Issues (1)

- More jobs paying \$10.00 to \$17.00 an hr.

No/Nothing (1)

- None. Very few students go on to make a living in sports. To say nothing about the injuries it would prevent.

Land Use Issues (1)

- Keep everything rural.

Miscellaneous (1)

- People that are collecting disability should be checked up on because most are able to work instead of sitting in the local tavern all day and getting paid for it.

Q34. Other comments

Transportation (1)

- Amish and Mennonite farmers- should pay some kind of road tax as they use public roads and drive steel wheel machines on them.

Taxes (1)

- More money saving measures need to be implemented. Property taxes are doubling this year.

Job Issues (1)

- Don't put "future" on hold- seek more high quality employment opportunities with greater competition for the local people's skills.

Housing Issues (1)

- Housing is not the business of government.

School Issues (1)

- Very few students go on to make a living in sports. To say nothing about the injuries it would prevent.

Miscellaneous (3)

- This survey is worthless- should have used a 10-1 rating from strongly agree to strongly disagree. Example- to me cultural sites are not "unimportant" but I don't feel they are particularly important. There is no neutral rating on any question.
- This is a very broad -based survey and highly interpretable. Hopefully a number of follow-up meetings and surveys will follow which will capture a more [undecipherable] view.
- Reference to other questions: 6a, 7+10. We live in rural area. Single family housing should go with a farm. 'Affordable' housing is not a question for rural areas. Rental properties shouldn't belong-nor should housing developments as in question 10. This "one size fits all" questionnaire is too vague and not very helpful in narrowing down most ideas.

Town of Clifton – 2002 Survey Results

Frequencies

1. Is the continued existence of family farms important?

Statistics

N	Valid	55
	Missing	0

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	53	96.4	96.4	96.4
	No	1	1.8	1.8	98.2
	No Opinion	1	1.8	1.8	100.0
	Total	55	100.0	100.0	

2. Is the preservation of farmland is important?

N	Valid	54
	Missing	1

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly Agree	42	76.4	77.8	77.8
	Agree	9	16.4	16.7	94.4
	Neutral	1	1.8	1.9	96.3
	Disagree	1	1.8	1.9	98.1
	Strongly Disagree	1	1.8	1.9	100.0
	Total	54	98.2	100.0	
Missing	NO RESPONSE	1	1.8		
Total		55	100.0		

3. Why do you live in the township?

	N/Valid	Missing
Minimal land use restriction	19	36
Quiet rural country atmosphere	48	7
Good Schools	17	38
Preservation of farmland is important	54	1
Safe environment/feeling of security	38	17
Location (proximity to work, healthcare, rec/arts	13	42

Frequency Table

1. I live in the Clifton Township because there are minimal land use restrictions

	Frequency	Percent	Valid Percent	Cumulative Percent
--	-----------	---------	---------------	--------------------

Valid/Yes	19	34.5	100.0	100.0
Missing/NO RESPONSE	36	65.5		
Total	55	100.0		

2. I live in the Clifton Township because of its quiet rural atmosphere

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	48	87.3	100.0	100.0
Missing/NO RESPONSE	7	12.7		
Total	55	100.0		

3. I live in the Clifton Township because of the good schools

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	17	30.9	100.0	100.0
Missing/NO RESPONSE	38	69.1		
Total	55	100.0		

4. I live in the Clifton Township because preservation of farmland is important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly Agree	42	76.4	77.8	77.8
	Agree	9	16.4	16.7	94.4
	Neutral	1	1.8	1.9	96.3
	Disagree	1	1.8	1.9	98.1
	Strongly Disagree	1	1.8	1.9	100.0
	Total	54	98.2	100.0	
	NO RESPONSE	1	1.8		
Total		55	100.0		

5. I live in Clifton Township because it's a safe environment/feeling of security

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	38	69.1	100.0	100.0
Missing/NO RESPONSE	17	30.9		
Total	55	100.0		

6. I live in the Clifton Township because of its location (proximity to work, healthcare, rec/arts, etc.)

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	13	23.6	100.0	100.0

Missing	NO RESPONSE	41	74.5		
	System	1	1.8		
	Total	42	76.4		
Total		55	100.0		

Frequencies

Statistics		
	N/Valid	Missing
Protect/preserve farmland from development	48	7
Protect/preserve streams/wetlands from development	37	18
Protect/preserve woodlands from development	36	19
Protect/preserve wildlife habitat from development	27	28

Frequency Table

Protect/preserve farmland from development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	48	87.3	100.0	100.0
Missing/NO RESPONSE	7	12.7		
TOTAL	55	100.0		

Protect/preserve Streams/Wetlands from development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	37	67.3	100.0	100.0
Missing/NO RESPONSE	18	32.7		
TOTAL	55	100.0		

Protect/preserve Woodlands from development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	36	65.5	100.0	100.0
Missing/NO RESPONSE	19	34.5		
TOTAL	55	100.0		

Protect/preserve Wildlife Habitat from development				
	Frequency	Percent	Valid	Cumulative

			Percent	Percent
Valid/Yes	27	49.1	100.0	100.0
Missing/NO RESPONSE	28	50.9		
TOTAL	55	100.0		

Frequencies

Statistics		
	N/Valid	Missing
Opposed to development of commercial business development	23	32
Opposed to development of large concentrate livestock facilities	34	21
Opposed to development of cropland disappearance	41	14
Opposed to development of recreational business development (ATV parks, campgrounds, golf courses)	24	31
Opposed to development of industrial business development	35	20
Opposed to development of quarrying	16	39
Opposed to development of residential development	21	34

Frequency Table

Opposed to development of commercial business development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	23	41.8	100.0	100.0
Missing/NO RESPONSE	32	58.2		
Total	55	100.0		

Opposed to development of large concentrated livestock facilities				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	34	61.8	100.0	100.0
Missing/NO RESPONSE	21	38.2		
Total	55	100.0		

Opposed to development of cropland disappearance

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	41	74.5	100.0	100.0
Missing/NO RESPONSE	14	25.5		
Total	55	100.0		

Opposed to development of recreational business development (ATV parks, campgrounds, golf courses)				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	24	43.6	100.0	100.0
Missing/NO RESPONSE	31	56.4		
Total	55	100.0		

Opposed to development of industrial business development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	35	63.6	100.0	100.0
Missing/NO RESPONSE	20	36.4		
Total	55	100.0		

Opposed to development of quarrying				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	16	29.1	100.0	100.0
Missing/NO RESPONSE	39	70.9		
Total	55	100.0		

Opposed to development of residential development				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid/Yes	21	38.2	100.0	100.0
Missing/NO RESPONSE	34	61.8		
Total	55	100.0		

Frequencies

Statistics	
<i>Agree with statement:</i>	
N/Valid	49
Missing	6

<i>Agree with statement:</i>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	People should be able to do whatever they want w/o regard to the rights of their neighbors	6	10.9	12.2	12.2
	Twtnshp gov has the responsibility to protect the interest of landowners through the use of Comprehensive Land Use Planning.	43	78.2	87.8	100.0
	Total	49	89.1	100.0	
Missing	NO RESPONSE	6	10.9		
Total		55	100.0		