

1. Are you a property owner in Boulder Junction? - Comments

Answer Respondent

Had a house built here 10 years ago. eugene.klisnick@att.net

since 1994 Anonymous

20 years / 40 years in family. Anonymous

ACTIVE VOLUNTEER - AND INTERESTED IN OUR COMMUNITY Anonymous

My husband and I have been property owners since 1991, 25 years. Anonymous

We rent full time. Anonymous

I own a Main Street business. Anonymous

Have a trailer site at Camp Holiday so spend 60-90 days/year in BJ. Anonymous

Taxes too high Anonymous

we have owned lake property for 99 years - we've been here longer than most Anonymous

None of the Buying, Construction, maintenance, Upkeep should be placed on the Property Taxpayers ! Ownership should not be by the town but a Foundation to assume liability for possible ground water contamination from former Sam Willaims Store/gas station/Post Office and anyother unsold properties on Main Street ! There is a reason these properties have been sitting Vacant ! We have enough Parks in Town now and with all the signage we are looking like Wisconsin Dells !! Anonymous

But have been coming every summer for 18 years. Anonymous

Yes, I have lived here all of my life. I have watched this beautiful community grow with everyone: churches, businesses, individuals and organizations working together side by side. Not divided as the community is now. Anonymous

For 89 years Anonymous

5493 Ada St. Anonymous

I love living in this community and want it to move forward and continue to be the unique and charming place it has always been. Doing just that takes a lot of work and a lot of people who want Boulder to continue to be a lovely place to live. Anonymous

We stay for the summers 4-5 months Anonymous

Natural Lakes Anonymous

My family has owned property in Boulder Jct since the early 1940s. My parents are currently year-round residents of the town and very active with organizations and committees within the town. Anonymous

I live here year around, shop, eat out, use the roads, trails etc. Anonymous

Residents of Natural Lakes and frontier Lakes support Boulder Junction as their adopted town both socially and economically. Anonymous

Parents cottage in boulder junction Anonymous

WE LIVE IN P.I. BUT DO ALL OF OUR SHOPPING, MAIL, CHURCH AND VOLUNTEER ACTIVITIES IN BJ. Anonymous

sweet Emma's franthiel@gmail.com

for 20 years Anonymous

I live in P.I. but am very active in the B.J. Community Anonymous

Used to be for 25 years Anonymous

What about fixing our roads???

Purchasing a home in February Anonymous

2. Are you a full-time resident of Boulder Junction? - Comments

Answer Respondent

but have a year round home and plans to become year round residents very soon. Anonymous

Family has been here since 1967. Anonymous

Alternate by-weekly between BJ and Morton Grove, IL eugene.klisnick@att.net

since 2010 Anonymous

FOR 20 YEARS Anonymous

Seasonal summer cabin for over 70 yrs Anonymous

Renting a property year round. skowbelkeller@mac.com

Alternate between home in IL and BJ by-monthly. Anonymous

My husband and I have been full-time residents of Boulder Junction since 2010, 6 years. Anonymous

Long time resident 30 years + Anonymous

I am a Boulder Junction business owner but reside outside of town. Anonymous

half-time Anonymous

We should focus on Using our new Beautiful Comunity Center for Town activities ! We need to fix our rural town roads so tourist and taxpayers can get to town to shop ! Anonymous

I have a 3 season cottage on Wild Rice Lake in BJ Anonymous

"I have been here all of my life.

I watch as tourists come and go. I drive out of town and see the marquee thank the tourists for visiting. What about appreciation for those who stay here work here and make it a beautiful place for those tourists to visit?" Anonymous

For 78 years Anonymous

St. Germain however, Boulder Junction is our favorite small town in Vilas and have considered relocating. Anonymous

I even love being here in all of the seasons. Anonymous

Part time resident Anonymous

Spend a 4-6 weeks annually Anonymous

I was born and raised in this town. Anonymous

See Above Anonymous

Over 50 years. Anonymous

I am involved in a number of community organizations. I also vote every election & have in past 40 years of my adult life. Anonymous

Full time resident, not BJ, but area. Anonymous

Shouldn't the roads be a priority instead of the plaza???

3. Are you a business owner in Boulder Junction? - Comments

Answer Respondent

Retired. Volunteer work only. eugene.klisnick@att.net

I am self employed. wendineupert@yahoo.com

since 2010 Anonymous

Was for 30 years Anonymous

however, we are related to multiple business owners and other property owners in town Anonymous

BJ was a Tourist/Resort/Fishing/Snowmobiling town but has turned into a Retirement/Cycling community younger people moving out to find jobs! Anonymous

But I am in contact with the public of BJ Anonymous

No longer, but family owned/operated a resort for many years. Anonymous

YES AND I AM PROUD OF IT! Anonymous

Roads should be a priority!!! Anonymous

4. Do you believe Boulder Junction must change or evolve in order to remain a premiere northwoods tourist destination? - Comments

Answer Respondent

Bicycles, swimming and fishing are great activities. If tourism is going to continue to be the primary industry to the town, then we better evolve to be the best destination in the northwoods. Manitowish Waters and our other neighboring communities appear to be doing a better job at promoting and recreating their community image to attract the finite tourist bases of Milwaukee, Chicago and Minneapolis. Of course this takes money and it has to be well spent to create the right buzz and results. Anonymous

Minor improvements. Fill the vacant businesses. Add more small food services. Improve vehicle parking, especially for trailers. Consider public washrooms. Support the Chamber with more volunteers. eugene.klisnick@att.net

Yes, somewhat, but not to become big "cityish" michael@lifeinthenorthwoods.com

Not if this is the direction of change. janiesflies@yahoo.com

Not sure we should limit our thinking to being a just a tourist destination. greg@vangrinsven.us

Evolve to a degree but at the loss of its unique charm. The biggest change is improved cell and Internet access. tkacena@aol.com

Get off the silent sports band wagon and help business get more traffic into town. There is more than one group of people that would enjoy this town and spend money here. We need to keep that in mind and market everyone. Harley Davidson riders came through town and spent money. We need to get those folks and ATVs/UTVs (3 seasons of income) in town. The Harley folks went to bars, shops, etc. and they are noisy (NOT silent) and cause no problems. This town needs to evolve, not go stag-net. info@boulderjunctionmotorlodge.com

Yes but it shouldn't do it to the detriment of the charm and quaint attributed of the town. wendineupert@yahoo.com

Town must continue to anticipate the needs/desires of both residents and visitors and change to accommodate them.
ader@hughes.net

Must is a strong word. Boulder Junction needs to remain relevant to the demographic of the tourist. Change for the sake of change is not always good. People visit the Northwoods to enjoy the beauty of the woods and water.. A plaza in the downtown area is a waste of money. We have successful businesses in Boulder, and we have resources that are available and under utilized, Community Center, Recreation Park, Winter Park, we should be asking ourselves why, before wasting more money. denny@mcgannscfe.com

Towns that do not evolve will eventull die off info@boulderbearmotorlodge.com

what ever we have been doing for the last 40 years seems to be working fine Anonymous

Change is constant. Doing so in a manner consistant with need and resources is wise. The statement above implies we already are a premiere destination and what we should strive to do is maintain what we already have. Making sure the roads are safe and in good repair is

very important not only for the tourists, but for the overall well being of the community and should be considered as a priority. We must also be fiscally responsible. Diverting limited funds to secondary issues would not be wise Anonymous

I think there are better ways to generate traffic. Anonymous

"A PLAZA IS NOT THE ANSWER!!!!!!

WE HAVE EVOLVED INTO A WARM, WELCOMING COMMUNITY WITH A VARIETY OF DIFFERENT ACTIVITIES, PROGRAMS COVERING SPORTS, ALL KINDS OF FAMILY ENTERTAINMENT, FAIRS, SHOWS, MUSIC, ETC." Anonymous

Evolve - But in a way that maintains our unique northwoods classic character. Anonymous

I have watched towns in Michigan, Minnesota, Montana and Wisconsin shrink and lose their attractiveness as they fail to evolve, improve and change to meet population changes. Anonymous

Change and evolve are different. I don't believe BJ should move away from its history of being a family vacation destination. We should build on that reputation. We are guilty of chasing ideas rather than executing a long term strategic plan. Anonymous

Only to keep up existing property. Fill empty store but DO NOT change the general feel of BJ. It ain't Madison or Milwaukee!
Anonymous

Boulder Jct. has evolved by expanding bike trails to attract tourists. This project takes that expansion to the next level, providing restrooms, a resting place, and a venue for other forms of entertainment, bringing more people to our town to eat and shop. Anonymous

Expand upon what makes it great now, NOT change Anonymous

People love the Woods part of the Northwoods.... why can't we expand on Winter Park? The perfect Northwoods setting.
Anonymous

Yes to a point, the tourists do not want to lose the old Boulder feel... Anonymous

We should always keep up with changing demands but always remember that we are not a big city. Anonymous

I think the bike trail was enough for now and they have brought little business in as it is. Anonymous

I believe people like the way it is, it provides a small town feel that most people don't get at their full time home, and it will always remain a tourist destination without changing it too much (given there are plenty of lakes to bring people in) Anonymous

I'm answering no because this is being gone about in the wrong way - where is the community level analysis of what works, what needs improvement and what doesn't work and must change. This proposal does not seem to meet any economic or fundamental improvement need

Anonymous

The bike path is a clear indication of that. Anonymous

PART OF BOULDER JUNCTION'S MYSTIQUE IS HOW TIMELESS IT FEELS. WITH THAT SAID, SOME MODERN AMENITIES HERE AND THERE MAY HELP KEEP MORE BUSINESSES OPEN. THUS, LEADING TO AN ENHANCED TOURIST DESTINATION FOR VACATIONERS. Anonymous

Yes ! No longer a Premier Tourist Town ! The only reason the cyclist come to BJ is because trail system is free ! Every other town is jumping on the bike trail program and people will flock to the closest free trail ! BJ bike trails are maintained at taxpayer exence better than our town roads ! Roads are Shameful ! We need to take care of our infasteucture to keep up our property values ! Former town chairman kept taxes low to get elected but now we have major roadi improvements needed imediatl Anonymous

To the absolute contrary, I believe it is Boulder Junction, the way it is, that continues to bring our tourists back. You can get a big city feel anywhere, you can't get "Boulder Junction" just anywhere. Anonymous

I don't believe Boulder Junction has to change. I think the biking trails and craft fairs, auto shows, restaurants will still bring in tourist. It's a very nice town already. Anonymous

No. The tourists we have talked to like the town exactly they way it is. That is why they come here. The best thing to do is reconstruct the roads the town board had decided were in need of repairs. A clean and friendly town is why they come here. Anonymous

Atv trails Anonymous

Yes but hopefully not become a "Minocqua". I really would hate to see chain restaurants, hotels, stores, etc. Boulder Junction is unique in that regard. It's nice to only have locally owned businesses. Anonymous

I say no, because the majority of the appeal are the "memories" and the fact that it's nice to have some things that stay the same .. it's like, if it isn't broken don't try to fix it. However, I realize that the business community in Boulder needs to attract new business, so well thought out really good changes are always welcome .. as long as they don't diminish what is already there. Anonymous

Every town has a different vibe or flavor. Anonymous

"But lets be realistic and think things out. We are not a wealthy community.

It certainly seems that Duke and Reuss are influenced by anyone with money to donate to a project and that is all they can see, the little man or business doesn't matter. It appears money talks!

Isn't it a 'conflict of interest' when I see the Reuss business working on the park and roofs?

I am so disillusioned

For the plaza to be better received more information should be presented." Anonymous

Clean up the disreputable eye sores in downtown. The empty neglected filling stations and pursue ways of attracting businesses to fill the empty buildings. Anonymous

Desperately need downtown restroom area. Start small, phase 1, then be ready for additional phases. Remember movie Field if Dreams, if you build it they will come. Anonymous

It would be difficult but it would be nice to draw in some businesses that could provide higher wage jobs Anonymous

done properly. evolve while maintaining it's character. Anonymous

I do. If not we will become another Sayner, Presque Isle or Marinesco, which are not towns that are attractive. Our bike trail and our new library and community center have been huge improvements. I volunteer at the library and hear all of the comments about how beautiful our library and community center are. We need to continue to work to keep BJ a place tourists want to be. Anonymous

No. We come to the Northwoods to get away from all the crazy "keep up with the jones" type changing. Keep it simple. Location is nice on the corner. Only problem with Boulder is fishing is being forgotten. Heck your Colorama dinner didn't have anything on fishing. Although they do not contribute financially for the food businesses they mostly consume liquid or ice cream.....no food.....bicycles need a place to chill and rest/potty on the end of town your considering. W/water fountain Anonymous

More downtown draws, especially music. Anonymous

Evolve is a very vague term here. Yes, it must evolve to remain an attractive tourist destination, but also in the same sense stay the same, by maintaining its beautiful small-town charm and appeal. Time seems to stop, or at least slow down, when you are in Boulder Jct. Never want to loose that small town feel..... Anonymous

But in a way that keeps us a quaint northern Wis resort town. That's why people come here...NOT for some "planned" town plaza. They have that in the cities. Anonymous

Yes, however, we must take things in baby steps otherwise the town wise be divided like we are now and we need to make sure that the citizens have a complete involvement in the towns decisions. Furthermore, we cannot keep spending money like it is growing on some trees that we can keep borrowing from. Anonymous

Some ongoing change is always necessary to keep up. The type of change is where there will be disagreement. Anonymous

We need internet that is easily available and doesn't put the burden on visitors. You shouldn't have to buy something to be able to answer an email from work or have to go looking for internet access or beg for the password. Make sure the gathering space has electrical outlets available, too. Say what you want about young people but obviously they have money to spend on technology so they could spend some more here. Or, they can take their money and their gadgets where it is easier to function. Anonymous

Strongly believe this is important. Anonymous

I ASK MYSELF, "CAN THE CURRENT TOURIST CLIENTELE BE SUSTAINED 5, 10, 15 YEARS FROM NOW." AND MY ANSWER IS, "I DON'T THINK THAT IT CAN AS PRESENTLY STRUCTURED." OUR TOURISTS ARE GETTING OLDER, THE YOUNGER GENERATION GOES TO AMUSEMENT, ENTERTAINMENT PARKS SUCH AS 6 FLAGS AND DISNEY WORLD. SO WE MUST RECOGNIZE AND THEN ADAPT. Anonymous

Do not waste the money and put a plaza at the end of town. Take up funds buy the old Georges building rip it down and make a beautiful place to relax right in the center of our town. A place to rest while shopping or have a snack with the kids. It could be so wonderful. Please look at the whole picture before this is just another thing that gets rushed through and flops. franthiel@gmail.com

Too some extent. Part of our appeal is of an old, cozy up north experience. Minoqua has changed. We should not become another Minocqua. We should always work to maintain our cozy, quaint comfort. JLANGGROUP@aol.com

DEfinitely!!! Anonymous

I guess if we let our town fade out we can always move to Manitowish Waters where people care about their town. Anonymous

We need Atv's allowed! Anonymous

"Wasn't the road repairs a priority...why is the plaza taking over???? I get the impression someone come forth with money to do a project. I know Duke and Reuss are all about the money!!!!

When is Jeff Long going to step down and realize he's no longer chairman!! Enough padding his pockets!!!

I noticed with questions and answers the b

screan said to be respectful, what about Jeff Long's rudeness to Colleen Swanson. He was very disrespectful" Anonymous

I think if we are a tourist destination we should welcome all tourism. Atv's, dual sports, biking etc. Sports that support our town 4 seasons of the year. Anonymous

We need to allow all tourist activities in town such as ATVs. We are a tourist town. Anonymous

Allowing ATV tourists Anonymous

We've had questions from customers about ATV traffic coming through at dinner point Anonymous

Only, if the "attractions", on the greater percentage basis, are acceptable to those drawn to woods, water, and wildlife, which are our current major attractions. Anonymous

This is a dumb question and its clear Dennis Duke put this survey together to slant it the way he wants it, Anonymous

Not at the expense of the taxpayers. Lets have the from out of state board members keep their ideas in the states they came from. Anonymous

Depending on what. Anonymous

We are evolving with our trail system and the great outdoors. Anonymous

When I see how busy town is during the summer months (summer residents, vacationers & campers), autumn (leaf-peepers) & winter (snowmobilers), along with fishermen & hunters, I don't know how much more of a "draw" you want to put out there. Folks know what Boulder Jct is about - all we have to do is hang out the "Open" sign. They are here no matter what. Anonymous

Bathrooms would be nice in the downtown area! But not at 1.5 million dollars! Anonymous

Yes, changes have been happening over all the years I have I have lived here (since 1974). Anonymous

Need to fill the vacant stores Anonymous

Start with roads!!! Anonymous

5. Do you believe Boulder Junction must maintain its character or charm to remain a premiere north woods tourist destination? -

Comments

Answer Respondent

It is a must. This does not mean that we should not change to adapt to the wants and wishes of our customers. Businesses need to do their part by keeping their business and properties in great condition and the town needs to keep the common areas in excellent shape. I remember when people used to think the town was like a Dickens Village. Not so much anymore. Anonymous

The charm of BJ is what made us build a house here. eugene.klisnick@att.net

Yes, but it is not the only qualification that must be met. greg@vangrinsven.us

To an extent; Boulder Junction needs to broaden it's horizons and allow other folks (not just silent sports) and INVITE them into town. info@boulderjunctionmotorlodge.com

Definitely wendineupert@yahoo.com

Classic "rocking chair" and new Mural are great attractions/additions to Main street. ader@hughes.net

We have successful businesses in our downtown area and we also have irresponsible property owners that have dilapidated buildings and their should be an ordinance to make them bring their properties up to code or they should be condemned. Putting a Plaza in downtown Boulder without addressing the Ghetto Buildings is ludicrous. kenny@mcgannscfe.com

This is critical. People come here to get away, they like the atmosphere info@boulderbearmotorlodge.com

just keep the status qua which is a job in itself Anonymous

I think there is a way to keep its charm but become more modern. Anonymous

"A PLAZA IS NOT THE ANSWER!!!!!!!!!!!!!!!!!!!!!!

WE HAVE BUILT A BEAUTIFUL, WELL-THOUGHT OUT COMMUNITY BUILDING THAT WAS SUPPOSED TO TAKE CARE OF ALL THESE 'SUPPOSED' CIVIC, SPECIAL OCCASIONS, ETC.

IT IS BEAUTIFULLY LANDSCAPED AND A COVERED PAVILION WITH ELECTRICITY!" Anonymous

When talking with people who have been to Boulder Jct., they comment on the beauty that surrounds the town and the things to do in and around it. skowbelkeller@mac.com

Absolutely, it's what visitors, family, and friends that I talk to love about BJ. Anonymous

"Strongly believe that B.J. must continue to be that very special place that people want to visit.

My health care staff continue to rave about B.J. and their efforts to bike to this ""special place"" on the marvelous bike trails." Anonymous

That is why we bought property here. Anonymous

The character and charm of Boulder Jct. is part and parcel of the shops, restaurants, and amenities it provides. Empty storefronts, unimproved land, and closed shops do not contribute to the character and charm of our town. Improving our town in ways that will complement its charm and character will attract the next generation of tourists, our lifeline. Anonymous

Small town charm is what people love about Boulder Junction. Anonymous

The word plaza does not fit this town! Anonymous

A city plaza is not part of a small town charm. Anonymous

Open the vacant business places on Main Street . The one in particular that has been vacant for years and is an eyesore ! Anonymous

"It must remain 'charming' but the nature of that charm may change and evolve. So I dispute the word 'maintain' which implies that charm is fixed.

Boulder Junction can change and still be charming." Anonymous

Very important! Keep it rustic, not touristy. Anonymous

However, this should not become suburban - this plaza concept does not fit the northwoods nostalgic feel of town well - furthermore, the town has not optimized other assets such as the community building, winter park, Blaisdel park, etc. Also, Anonymous

THE ENHANCEMENT'S MUST NOT CHANGE THE "FEEL" OF BOULDER JUNCTION. THE TOWN IS TRULY UNIQUE. THAT'S WHY I LIKE THE WORD ENHANCE, INSTEAD OF CHANGE. Anonymous

Need more Snowmobile/ ATV trails ! With all the State owned property we have we should be able to use it instead of select groups ! State is logging off/selling off land in BJ ! Anonymous

That is why they come here. H Anonymous

I believe you could use 1.2 million to do a lot of improvements to things we already have. Anonymous

Absolutely. Anonymous

This is another yes and no ... YES it must maintain its character & charm, but changes .. as long as they blend are advantageous to the business community. Anonymous

It is a charming little community that all visitors love Anonymous

The reason our family chose Boulder JCT back in the 1930s was because it was quaint and quiet. While we realize that change is a necessary part of progress, we'd hate to see so much progress' that we lose the unique smallness of our little piece of heaven. Too much improvement and we'll just be another Minocqua. May as well move to a city, then. Anonymous

Absolutely. Anonymous

"I have friends in Minocqua who tell me Boulder Junction always has something fun going on....more so than Minocqua.

Boulder Junction has always had the reputation of being charming.we cannot just stand still and think it will always remain that way. Manitowish has a lovely park where they have music and they get huge crowds, plus they are getting a reputation that far sutpasses Boulder Junction which they have done by moving forward." Anonymous

Just like you are.....no need to overly modernize. If people want modernization they'll go to New York Anonymous

Northwoods charm....not urban designing Anonymous

Yes but we are not doing so at the present time and things MUST CHANGE in that aspect. Anonymous

While character and charm are nice, that's not necessarily what impacts BJ's economics. BJ is not defined by silent sports. That's perception by some, but not reality. Fishermen with motor boats and snowmobilers bring in the money. Is a heating business charming? Or an empty business? Anonymous

It would be nice to have something on the other end of downtown that would be welcoming too, like the community building is when you are coming north on M. It doesn't have to be huge but some kind of gateway landmark that also is useful. Coming east into town on K is a bleak and tired kind of view. Anonymous

Maintain what we have now. Beautiful quiet area gwplb@centurytel.net

think of the charm sitting IN TOWN would add to the look as people drive through.I will even plant the gardens.EVER SEE ST ANNE CHURCH IN THE MIDDLE OF JULY,I have talked with lots who come just to take photos. franthiel@gmail.com

Absolutely, otherwise we are no different from Land o Lakes, Eagle River, Rhinelander etc. We will never become a regional center. JLANGGROU@aol.com

Either we go forward or backward. This town has always been a favorite, but I see Manitowish Waters far surpassing us now. Anonymous

especially with neighboring towns improving. Anonymous

"We have charm and enough debt

If we're going to purchase land, don't the tac payers vote before spending \$30,000-\$100,000 just for the planing that's alot of money!!!

Maybe more charm could be added with the road project!!" Anonymous

Music in the streets, musky days and more. We don't need a town plaza. Many bigger towns have them and they are empty. Anonymous

We chose to live near B.J. because of its "character and charm". B.J. has more to offer than P.I. and M.W., especially regarding the quality of its shops, motels and restaurants Anonymous

We are an attraction for all people,tourists and residents, because of our woods, waters, and wildlife. NOT WATER SLIDES, BALLOON RIDES, BAND SHELTERS. WE ARE NOT A WISCONSIN DELLS OR DISNEYLAND ATTRACTION! Anonymous

This is a dumber question from Dennis Duke, he should recuse himself from voting on this matter he is clearly not representing the electors of this community and really does not care what the electors and citizens of this community want. Anonymous

A Town Plaza will not help maintain the image Anonymous

Customers love Boulder Junction because it is quaint and charming! I talk to almost everyone who comes thru my door! Why do you like Boulder Jct because of the neat shops and I can walk all over town and plenty of parking!! Anonymous

Boulder Jct's charm comes from the quiet & get away from the hustle of the bigger communities our visitors come from. The openness of the woods, the lakes, the fresh air & clean water. That's what draws folks up here. They don't have to be entertained; they make their own fun. Anonymous

YOUR COMMITTEE DOES NOT REPRESENT ANYONE ON MAIN ST!! DID YOU EVEN BOTHER TO TALK TO ANYONE ON MAIN ST? NO!
ANOTHER WHITE ELEPHANT TO BE BUILT IN BOULDER JUNCTION! WE ARE STILL PAYING OFF 3 MILLION DOLLAR THAT WAS USED TO BUILD THE
WHITE ELEPHANT OF A COMMUNITY CENTER! Anonymous

it is a premiere destination. do you even know what that means probably not! Anonymous

We have character and charm here in Boulder Junction! Do you even know why people flock to this town it's because of our quaint
shops and shop owners! Anonymous

Did you bother to talk to anyone on Main St?? NO! Anonymous

"Road repair should be the start all that money.... \$30,000.00-\$100,000.00 that we would pay the designers/engineers to design a plaza
we don't need....would be a great down payment on our road repair!!!!

Or take that \$30,000.00-\$100,000.00 and put toilets in down town or rent portapots april-october?????" Anonymous

People come here for the small town ambiance and the friendly atmosphere Anonymous

**6. Do you believe a "Town Plaza" or "Town Commons" in the main business district would help tourism and the general business
economy? - Comments**

Answer Respondent

From the outside looking in, it appears that the chamber's marketing plan or lack there of over the past decade has assisted in the towns
reduction in destination appeal. The loss of resort lodging due to condo conversion and the associated loss of weekly turnover of new families
visiting the area are a bigger issue than not having a Town Plaza. You need to find the recreation activities that bring in the discretionary
spending and the families. Anonymous

"I think parking is a priority over a plaza. If we had off street parking for boats, trailers, and overflow for cars, more people would come
to town. I believe a lot of people do not stop because of the lack of parking.

A large parking area that doubled as a trailhead for biking would be money better spent and put people in the town." canoes9@hotmail.com

An elaborate plaza will do nothing to make BJ a better place. People will not come to BJ just to hear a music venue or sit in a park.
eugene.klisnick@att.net

"Something fairly simple and ""Northwoody"". Definitely restrooms, some shelter, seating, wi-fi. But please don't call it a ""plaza"".

Would prefer it to be in the center of the main street." michael@lifeinthenorthwoods.com

I believe we have invested a great deal of effort creating a beautiful new community building. I believe any further development of a pavilion should be located near this facility, to enhance an already established location. We should have learned that moving and separating facilities (winter park) from a central location does not work. janiesflies@yahoo.com

Location is very important consideration as site will become geographic center for activity and those businesses in proximity will benefit most. Those farthest away will suffer. dick@aqualandalehouse.com

See comment in #8 info@boulderjunctionmotorlodge.com

Not as it is currently being proposed. If it were bathrooms drinking fountain rest area and maybe wifi that would be sufficient. Utilizing the other public areas more effectively would draw visitor and citizens to more areas of our Down town. wendineupert@yahoo.com

It will draw people and provide place for them to rest and then resume shopping or eating in B.J.ader@hughes.net

While I agree with this statement, I do not agree with the two proposed plazas - too expensive and more than we need. Don't need ice skating rink since we have at WinterPark. We need a pavillion for concerts/events that includes restrooms and a "vending" window (like Rest Park in MW). We don't need to get that fancy. Ideally, keep it simple to start and then add more each year as funding allows - keep adding landscaping. Don't need to make it too complicatd because then town has to maintain. csanderson@boulderjunction.wislib.org

We need to concentrate on the roads the town board seems to think that roads and the town plaza do not go hand in had, well they are wrong. If the roads are in poor shape the tourists will not come if the roads are in poor shape then economic development will not happen, if the roads are in poor shape the the plaza should not happen we need too take care of the roads first then tourism and the economic development will happen in the town!! Anonymous

If is is about bathrooms then say so. Downtown businesses should welcome their customers to use bathrooms that the business maintains. Cities don't have public bathrooms for shoppers. Malls do and the shop rent pays for them thus the shoppers. Not the tax payers. evergreenwi@gmail.com

how dose that maintain charm when our infrastucture it falling apart Anonymous

It would attract first time visitors or get people to return for a visit, but helping the economy longer term would depend on lodging, dining, shopping, and other amenities. Anonymous

why did the town board let this major project get so far ? do they not have some type of mission statement just to take care of our every day problems without wasting time outside their electoral positions. Anonymous

What it will do is get us into further debt which will be paid for by all of us in the community many on a fixed income. The proposals presented were not impressive when it came to the benefits previous towns gained once they went with the plaza concept. Input from my customers reveal that they love the town atmosphere, love the location, and an opportunity to get away from the rat race and experience serenity in a clean environment. The only disappointment expressed is the lack of restrooms. Anonymous

I think the town should focus on more popular entertainment before funding something like this. Anonymous

This idea is stupid. People come up here to enjoy the Northwoods atmosphere. Anonymous

Any improvement to the downtown only enhances the property value of all property owners in Boulder Junction Twp.
maccoa@centurytel.net

"A PLAZA IS NOT THE ANSWER!!!!!!!!!!!!!!

WE HAVE BUILT A BEAUTIFUL, WELL THOUGHT-OUT COMMUNITY BUILDING THAT WAS SUPPOSED TO TAKE CARE OF ALL THESE 'SUPPOSED' CIVIC, SPECIAL OCCASIONS, ETC.

WHAT PERCENTAGE IS OUR NEW COMMUNITY BUILDING UTILIZED?

IS THERE A WAITING LIST TO USE THE BJCC?

IF OUR NEW COMMUNITY BUILDING WAS CONSTANTLY OVERBOOKED AND WE WERE IN DESPERATE NEED OF MORE SPACE."

Anonymous

I not sure about the "tourism" aspect, but for the local community for events and schools, clubs etc., it makes sense. Anonymous

A town commons will not do much for tourism or the general business economy if the local businesses do not remain open when activities are going on outside of normal business hrs. skowbelkeller@mac.com

Only if it has ample programming keeping it alive and being used by a critical mass of people with interesting events/activities in order to be a draw. The infrastructure itself will not help our economy. Anonymous

I would support putting bathrooms in close to the center of town. Anonymous

Only if it is part of a larger plan that includes business owners and addresses helping/growing the business district and local economy. Isn't that the thrust of the connect communities program? Anonymous

Yes, especially if it has an area to sit and use electronic devices. Retaining people in town who might shop more, dine at restaurants and enjoy the friendly residents is always a plus. Anonymous

"This idea is without basis. Town decisions should be fact based and economically justified.

Another case of the old boys club pushing a self serving idea.

Do the homework and present an overwhelming justification based on research. Similar to how a business is run." Anonymous

Public washrooms might be an idea. Plaza, NO. Anonymous

Having a place to rest, having a place to offer outside activities in town on Main Street will attract more tourists and inevitably have the effect of more foot traffic in stores and restaurants. Anonymous

I am not sure about its effect as far as tourism is concerned Anonymous

I think the additional amenities should be added to the community center grounds. Anonymous

People will continue to come to our charming downtown area without an 'attraction'. What is wrong with using the 'yard' space at the community building? There are businesses on that side of town too, and a business that needs to be filled as well. Anonymous

We need public bathrooms located on Main Street and a band shell/concert venue... Anonymous

Why would anyone want to sit there when there are benches in front of many business's to watch the activity of the town . If you want a picnic or gathering go to one of our parks . This would be a waste of the tourism dollar. Anonymous

Strongly Anonymous

Depending upon what is located there and where it is. Anonymous

Gives people another reason to come to town and spend more time there. Anonymous

Against plaza Anonymous

There has been no data shared to demonstrate a real demand or economic impact. Proceeding with any further investment while these facts are not in evidence is irresponsible at the very least. Anonymous

There has been no clear information on what the "Plaza" would be for. If for information, then it would be redundant as most businesses, the Internet and the Chamber of Commerce have most of the information anyone would be looking for. If this for having a venue for entertainment purposes, then it may be worthwhile. Anonymous

Would become another property off the tax rolls for taxpayers to maintain! We have enough Parks in Town already and Should focus on area around our new Beautiful BJ Comunity Center which Showcases our town! Anonymous

The name "plaza" is often linked to a strip mall. Town Commons, or Town Center, sound nicer. Anonymous

Why no maybe selection Anonymous

"The only improvement needed is to add restrooms to the west end of town from May to October. This can be done with little cost if we utilize the lot the town currently owns and rental costs to be paid by recent board decision to increased room tax.

I would guess most of the towns our visitors come from have a ""Plaza"". Why would they want one here?" Anonymous

I think it would be a nice addition to the downtown area. But I also think you need to fill the empty buildings. Too many places have closed only to be replaced by a plumbing & heating business, a real estate office, etc. These are not tourist-friendly businesses. Anonymous

I love the designs. They would be a wonderful addition to the town. Anonymous

Maybe potties at various locations throughout the town. There are benches throughout town Anonymous

If it is placed in the CORRECT location away from private residents. Anonymous

All you have to do is visit towns such as: Estes Park CO, Vale CO, Whistler BC for example to know how plazas can add more charm and attraction. Too bad you don't have a creek to build around. Estes Park has a creek and small waterfall that one could sit by for hours and their plaza area exposes visitors to more retail opportunities as well. With or without a water feature, I feel it's a big plus. Just don't ever open a wax museum....PLEASE. Anonymous

We do need a public restroom in the downtown area. One of the eyesore previous filling station locations (there are 3) should be used to accomplish this. It not only would get the public restroom issue addressed, but would also eliminate an existing eyesore. Anonymous

We definitely need a plaza. We need a place for musicians to play where their valuable instruments need not sit on wet ground, we need bathrooms in the downtown area, we need a lovely shaded place for tourists and us to sit. It would beautify our downtown area, it would encourage shoppers to stay, it would make our downtown a special place to be for all of us. Anonymous

No you already have a wonderful variety of business. The town is beautiful and quiet. Anonymous

Not as proposed and due to the high cost to maintain it. Anonymous

Please listen to the people of this town. There are so many against this!! Anonymous

It might help. Anonymous

There is so much history in Boulder Jct, dating back to when the trains came thru town, that I don't think tourists even realize. Sharing that history and everything the area has to offer with the public is a wonderful idea, but also needs to be done RIGHT!!! KEEP THE SMALL TOWN APPEAL AND CHARM, NOT LIKE MINOCQUA- way to touristy. Accessible public bathrooms would also be a plus!! Portable bathrooms are just not conducive to the elderly and families with small children. Anonymous

People aren't looking for something like that. We already have two parks and a wonderful community center with beautiful grounds. Let's utilize those!! Anonymous

Please consider the other identified alternate sites Anonymous

Would like to see a proposed conceptual drawing of the layout to better understand what is being proposed. Anonymous

However, I do believe in the concept of a smaller version of a town park and not a plaza. Anonymous

It could help but isn't totally necessary Anonymous

Who would it help? The summertime music nights draw mostly locals and most of the businesses are closed then. Mad Dog's and the Beer Bar are about the only businesses that benefit from that. Anonymous

"1) We do need some reasonable restroom accommodations closer to the Triangle. It would take the pressure off businesses at that end of downtown and would be nicer for visitors.

2) We need a place to sit/talk that doesn't require eating or keeping a restaurant table too long when others are waiting.

3) Music on Main Street needs a venue that is less makeshift and more inviting. I like that you can get ice cream nearby or popcorn."

Anonymous

Most definitely and our kids and grandchildren say the same thing. Anonymous

BJ NEEDS A FOCAL POINT FOR CIVIC AND CLUB ACTIVITIES. A PLACE FOR ENTERTAINMENT AND QUIET BEAUTY AND REST. A REFUGE FOR HUSBANDS TO SIT WHILE THEIR WIVES SHOP. Anonymous

Surround the shops in the resting/entertaining plaza after all it is for the town. franthiel@gmail.com

Absolutely. Anonymous

It would enrich the downtown area like the mural, rocking chair and bike trail have. Anonymous

The plaza only needs Bathrooms, a stage for music, WIFI, and some seating! Anonymous

Great addition to town, especially with bathrooms, WI FI and spaces to sit Anonymous

"No.....

Men don't sit and wait for their wives to get done shopping. Why not go to northern lattes or beer bar or mad dog jakes or sit on a bench woman go shopping together!" Anonymous

"None of the parks are promoted, updated and winter park is not maintained.

There is bird dodo all over the picnic tables.

we don't promote the town hall like everyone has talked about. How is this going to be different." Anonymous

Possibly, but not at the corner of Hwy M & K by the flag pole Anonymous

DEPENDING on the content within the "Town Plaza" concept. What would the "Plaza" depict or offer, unique to our area, that would draw more tourism? LOCATION is very important! Present location is not acceptable to the current nearby landowners! The traffic pattern and flow will be dangerous also. Anonymous

The proposed \$1.5 million investment will do nothing to increase tourism or the general business economy. Anonymous

We have 2 parks now that are under utilized, and a community center that is also under utilized Anonymous

What a joke!!!! Anonymous

Just put bathrooms in that's all you need to do. Don't waste money on stupid stuff like this. This plan will do nothing to help the business in town. People come to boulder to get away from all the yuppy stuff leave well enough alone!!!! Anonymous

Complete waste of money!!!!!!!!!!!!!!!!!!!!!! No matter who is paying for it!! Anonymous

How about something that will really make a difference for business in town like motorcycle events and atv utv trails. Look at the surrounding community's with atv utv traffic huge income booster you need to think outside the box. The motorcycles that came through town last week spent more money in a couple days here than the bicycle people spend all summer long. Anonymous

No! You are going to have partys, weddings and gatherings there! That is why we built a 3million dollar community center for events to be held there! And there is a extra large parking lot there! Use some common sense that seems to be lacking with this committee.

Anonymous

How can you generate more business downtown with a plaza that would, in one case Music on Main Street, have events when businesses downtown are closed? What is open downtown after 6 p.m. besides the taverns & Coontail Corner? It's hard enough for most businesses to employ enough people during regular hours. I just can't see a plaza bringing that in. I can't get beyond what kind of maintenance this is going to require once built or the impact on the residents that live in the downtown area. Anonymous

NO! WE AGAIN WILL BECOME THE LAUGHING STOCK OF THE NORTHWOODS! JUST LIKE THE HAIR BRAIN SCHEME TO RAISE ROOM TAX.....WHAT DID ALL YOU CHAMBER DIRECTORS SAY THAT EVERYONE ELSE IN VILAS COUNTY WILL RAISE THERES!! REALLY TO THIS DATE NO ONE HAS! THIS IS JUST ANOTHER JEFF LONG STUPID IDEA!! Anonymous

Listen to your town!!! No Plaza!!! Anonymous

you plan on having vendors set up there just like another flea market! you and your committee don't have any common sense! go back were you came from! Anonymous

Do you think gangs will help business in the downtown area?? I don't! Anonymous

Why would visitors who come here to enjoy the lakes and natural beauty want to sit in a Town Plaza? If they come to town to shop, why do we want them to sit in a plaza? If they are biking, do we want them to bring their lunches and sit in a plaza to eat them, or do we want them to stop in at a restaurant and help our economy by enjoying a wonderful lunch? How can this possibly help the economy? Anonymous

A detailed analysis at the front end of this survey would have helped to give an informed response. Therefore I am voting against the idea. Anonymous

We need road repair first!!!! Anonymous

This is an absolutely ridiculous idea. This is not Madison or Chicago. As stated prior people love the small town. Instead of a plaza how about putting another waste of money to use such as the Winter Park which has become a place for people to take their dogs to poop. Let's start using what we have instead of wasting more money. Anonymous

7. Would you support a Town Plaza project if no tax levy is needed? - Comments

Answer Respondent

I would support a small park and public washrooms. Also, improved parking. Not a "kiddy" park or fancy "Water features".
eugene.klisnick@att.net

Depends on many factors whether I support. janny@bjtco.net

Not in the location suggested. janiesflies@yahoo.com

The seasonal nature of visitors makes this initiative likely to fail tkacena@aol.com

Would not want property on tax roll taken off for use as plaza. dick@aqualandalehouse.com

Not in its current state. I would love to see incentives or support provided to fill the empty storefronts which will increase foot traffic in town. wendineupert@yahoo.com

Again, while I say yes, I do not support the 2 current plans. Would only support something simpler and cheaper - ideally no more than \$500,000. csanderson@boulderjunction.wislib.org

We have a large park which needs updating. Spend money on the kids play ground, ball field. Put in a band shell there or near the community building. Make the dog park work for resident and visitors. The Winter Park facility could also be changed to accommodate music events and have year round bathrooms. We have lots of park areas that are under utilized because they just haven't been developed. \$1,000,000 is a lot of money that could be spent to enhance the existing parks. evergreenwi@gmail.com

No comment, I am a tourist. Anonymous

there always seem to be a tax levy cost, let the private sector develop & invest. Anonymous

Don't get me wrong every Wisconsinite enjoys polka but that will not draw in my generation. Anonymous

Open air noise is not needed, we have enough noise as it is. Anonymous

"NO -NO -NO & NO-!!!

IT WOULD SOON BECOME AN EYE-SORE WHICH AGAIN WOULD NEED CONSTANT UPKEEP - AT WHOSE EXPENSE? WE HOME OWNER TAX PAYERS OR THE BUSINESS PEOPLE WHO WOULD SUPPOSEDLY BENEFIT FROM KEEPING THEIR BUSINESSES OPEN ALL HOURS OF DAYS AND NIGHTS?

WOULD A BUSINESS LIKE A HEATING CO., A CAR REPAIR OR A HARDWARE STORE BENEFIT FROM A PLAZA?" Anonymous

The bigger question is who will maintain the town plaza? The money to do that will have to come from some budget.
skowbelkeller@mac.com

Only if it is programmed. And only if it is within the \$700,000-\$850,000 range. Anything over \$1 million is out of balance with our needs. Anonymous

Maybe - depends on funding source. I don't believe any tax money should be used on a town plaza - including room tax. There are many other things that room tax money could and should be used for. I would support using room tax money for maintenance of the plaza if other funds can be secured for its construction. Anonymous

But you are moving too fast. True or not, my perception is that you are aiming for a Cadillac almost urban feel plaza - we need public restrooms and a low-keyed but charming performance area (ie, for music)with as little hardscape as necessary for mobility, etc.. And at a reasonable price as far under \$1 million as possible. This feels like the first community center planning experience all over again. No doubt you have good intentions, but you are losing the public with this approach. Anonymous

Strongly support, even if there were a small tax levy needed Anonymous

Not without an economic justification. What if the research bears a negative impact? Do the homework Anonymous

"Probably...I'm not sure most of our tourists are feeling the need for that.

Most are coming to Boulder for a specific purpose and already know what they are looking for.

I do like the mural on the side wall at Badger. That turned out nice." Anonymous

"At a reasonable price.

Covered shelter and public bathrooms needed." Anonymous

We have other park like areas that Boulder could develop more instead. Anonymous

If it does not cost tax payers money... Anonymous

Cannot believe this would have no tax levi ever. Anonymous

I would also donate to such a project. Anonymous

Not a full time resident Anonymous

Use the new community building and update the current play area. Anonymous

No, because there has been no study of operating costs, how those would be paid, and it that will draw town funds - our taxpayer monies - away from critical expenditures such as safety, road maintenance, supporting tourism boosting expenditures, etc. Anonymous

Taxpayers would be liable for maintainence and ground water issues forever once title is in towns possession ! Need some foundation to take ownership to avoid lifetime liability for groundwater issues! Anonymous

No and Impossible! Anonymous

Not at this location. Possibly at Winter park or the community center. Anonymous

Not in the currently proposed location. There are too many primary residences that would have quality of life disruptions by locating a plaza with entertainment venues in the currently proposed location at the corner of Ada and Main. Anonymous

The currently selected site is at an already unsafe intersection in town. If we must have a plaza it should be at a different location such as the old Duke's phillips 66 site or where the antique shop that hasn't been open for years is. (Sam Williams store site) Anonymous

Definitely. Anonymous

Town funds should not be spent on anything more than public restrooms at this time. I continually hear from visitors about how bad the current shape of the towns roads are and they won't come back. If we want to get visitors to stay and or return, FIX THE ROADS! Anonymous

No since this would be funded by 'room tax' which could be spent on better projects to increase tourism. I would only support this project if it were entirely funded by private donations including future maintenance. NO room tax should be spent on this project.

Anonymous

It is NOT needed. Something more for the town to maintain, like the bike trails, with no monetary help from a "bike club" or plaza maintainence donation. We MUST have the roads redone. They are shameful. It's embarrassing to have tourists drive on them. Anonymous

Simply because it would not be completely done by room tax and would eventually fall back on the tax payers. Anonymous

That money can be used for other things that would actually help the economy. Or perhaps too much money is being taken away from current business. Anonymous

Yes! Yes! Anonymous

I WOULD BE WILLING TO DONATE MONEY YEARLY SO THAT BJ REMAINS VIABLE. Anonymous

I just want to see one thing done right. franthiel@gmail.com

I would have to see what it is, and what it's objectives are. JLANGGROUP@aol.com

"Consider all the concerns!!!!

Don't forget the board works for the citizens of BJ!!!!

Maybe the person with money for a project needs to know even the small person gets a vote!!!

I have seen someone with money for a project in action before, Duke and Reuss just mowed over the little guy or business! Truly it's all about money!!!" Anonymous

I am still waiting for two other projects that have been approved to be finished. The hiring of a town safety officer and roads to be fixed. Anonymous

AGAIN, what would the "Plaza" offer, that would be unique and part of our CURRENT woods, waters, and wildlife attractions? The rising impact of state and federal government taxation, will impact our local resident families on social security, and especially low income and those at or near poverty level. Anonymous

This is the dumbest question Duke could pose, the Town Board must listen to the citizens of this community and not the special interest groups Anonymous

Who is going to clean the place and shovel snow the tax payers! That's were the tax levy goes up! Anonymous

As the proposal stated, as I understand it, it would draw from the room tax fund & donations. My feeling is that the room tax fund would be depleted in order to fund this project. The fund right now is being used for the bike trail maintenance. If that fund is depleted, where would the maintenance on the trails come from & the maintenance on the plaza? Eventually, it would fall on the taxpayers of Boulder Jct. You cannot tell from year-to-year what your collections (room tax) are going to be. Anonymous

WHO IS GOING TO MAINTAIN IT TAX DOLLARS! Anonymous

Tax payers money will end up maintaining another useless building in town! What happened to winter park?? What happened to using the community center for events! We do not need to build another useless structure in town at our shop keepers expense! Anonymous

Tax payers will end up paying for it! Anonymous

Anonymous

Again ridiculous idea Anonymous

8. Do you think a Town Plaza would benefit property values in Boulder Junction? - Comments

Boulder Junction needs to find businesses that will result in jobs that will result in more families moving back to the area. Senior's are a blessing to the community, but they are not the town's future and economic growth and jobs will help the town regain its standing as a great destination and place to live. Anonymous

It would just cost extra need of volunteers and cost for maintenance for the town. eugene.klisnick@att.net

"To the extent that it can add to an economically sound and vibrant businesses community for BJ, then yes, it would benefit property values.

But the correlation is relatively small in my estimation so I answered no." greg@vangrinsven.us

Not sure. junebug47gre@unac.com

What are the benefits; what will the Town Plaza bring in for tourists? This needs to be discussed and voted on.
info@boulderjunctionmotorlodge.com

A. Plaza will not improve property values and could effectively lower property values for homeowners that would have to deal with the noise, the litter and parking problems. The town needs to take action on the Ghetto buildings in town. denny@mcgannscafe.com

Any improvements to our downtown benefit property values. csanderson@boulderjunction.wislib.org

It would not hurt them. info@boulderbearmotorlodge.com

Maybe the downtown motels. evergreenwi@gmail.com

I don't think it would affect it much one way or another. Anonymous

What idiot came up with this. It appears some one wants to take over our town. Leave it alone as is, or let the people . home owners come up with ideas for our town, not some rich controlling clown. Anonymous

Definitely. Any improvement to enhance the BJ image is an improvement that would affect the property values.
macooa@centurytel.net

"DO YOU REALLY MEAN THIS QUESTION!!!!!!

ARE YOU REFERRING TO BUSINESS PROPERTY ON MAIN STREET OR WE TAX PAYERS WHO DO NOT LIVE ON MAIN STREET!!!!" Anonymous

The only thing that would benefit other property values in Boulder Jct. is getting after the businesses/properties that are eye sores and forcing them to either repair/maintain/take down what is no longer being used. I.E. the cement block garage in the middle of the shopping area.
skowbelkeller@mac.com

Only if it improves our economy which happens only with drawing a critical mass of people. The infrastructure alone in and of itself, no.
Anonymous

Not everyone in Boulder township lives close to town. I live 7 miles away and I don't know how that would benefit my property values,
Anonymous

But I think only to the extent that a home in or near a charming healthy town keeps properties desirable and attractive to buyers.
Anonymous

A vibrant town has always been proven to enhance property values and draw people to live in the area, therefore property values will increase. Anonymous

Again...opinion does not reflect actual Anonymous

An improved piece of land is better than one that is not, both in terms of the tax rolls and visually speaking. Although a town plaza would not pay taxes, the hope is that revenue collected from various sources would offset maintenance and upkeep for which the town would be responsible. The attractiveness of the addition to our town could have benefits to our property values long term, though. Anonymous

Feel neutral on this one. Anonymous

People are not going to move to Boulder just because it has a plaza! If there is nothing to do with, or in, the plaza, why would people be encouraged to live in the town. Besides property values are high now; which only encourages rich retirees to move our town, not the everyday person... Anonymous

A healthy and thriving business district does raise property values. Would you buy property in a town with no businesses? Remember when we didn't have a grocery store? Anonymous

NO, in fact it could be visually dissonant with the nostalgic feel of the town and it may draw traffic away from local businesses - especially those directly hurt by competing vendors who show up for events but do not support our tax base or community in any way. If our local businesses suffer, we all suffer - taxes will increase and quality of life - and our value as a destination - will decline. Anonymous

Property would be taken off the tax roll and maintainace would be put on the taxpayer ! Example. Bike trails ! Snowmobile Club takes care of there own and probably bring in the most tourist dollars over fishing now! Anonymous

Would most likely hurt property values. Any town can be a Wausau. It takes character and charm to be a Boulder Junction. We need to stop trying to be like everywhere else, as then you become a nobody. What next? Our own Walmart? A Kwik Trip? A McDonalds? Anonymous

Plaza is a nice to have but it is unclear of its immediate effect on property value. If site is kept up and utilized it would reason that values could increase is the area is disused and not maintained values would decrease Anonymous

Well maintained roads would better benefit our property values and no debt! Anonymous

A lot of money was recently spent on our beautiful community center/library, and the garden is gorgeous. There's also the spacious Winter Park. Instead of developing the corner of Ada & K, why not take advantage of either of those spaces? Maximize the spaces that are already partially developed and easily accessible. Anonymous

Definitely! Especially affected would be Mad Dog Jake's, Arlene's Pottery, OUtdoorsman, Boulder Beer Bar, The Coffee Shop, Peeplelures, the leather shop....all of the business which are on the west end of town would definitely benefit. Anonymous

Maybe for a few near the plaza, but not most. Anonymous

I believe the sight between the beer bar and the gift store would be the best location for the commons project. Anonymous

no because it would rise taxes in the present scheme of the plans and I see people moving then. Anonymous

ABSolutely, anyone who says differently does not understand business nor marketing. Anonymous

Of course!!! Any improvement to a town increases property values and encourages persons to purchase homes here. Anonymous

If done tastefully! Anonymous

absolutely Anonymous

"I would like a copy of all comments. ...hope copies will be available!!!

I hope Mrs. Ader realizes not everyone is happy about a plaza and more debt for our community even if her and her plaza committee husband are for. People have a right to their comments and if it gets heated...we want to be heard and have that right!!!#" Anonymous

Only for SOME, and if new purchases of available lands were capable of supporting the rising costs and upkeep of present, and any new developments. Adjacent home owners, near the site, will suffer with the added noise, traffic flow, parking needs, and possible "smells".

Anonymous

"Ask the people on Ada street, what happens when this becomes an after hours gathering place when the bars close to continue drinking and smoking.

Dennis Duke is really not interested in what the people in this town wants and this survey is a joke. He is going to vote in favor of the PLaza regardless and he really should excuse himself from voting." Anonymous

Wow what a pathetic survey! Anonymous

NO! The so called plaza will attract drunks and ladies of the night! That will not benefit anyone! Anonymous

I think it would become, yet again, another "amenity" that would become obsolete. This town put up a Winter Park, that is not being used. We need to promote these parks & recs areas that are already in existence & go from there. If one of the most needed things downtown are restrooms, then put up restrooms much like the pit toilets at the campgrounds or at the bike trailhead at Rice Creek. Add sinks & air dryers, & garbage cans. That wouldn't cost \$1.3 million dollars. Anonymous

ARE YOU KIDDING ME! Anonymous

I don't think drunks and prostitutes will benefit anyone! Including property values! Anonymous

If you do you must not understand business of any kind! Anonymous

Duke go back to where ever you came from! you are a loser! Anonymous

Road repair would!!!! Anonymous

No plaza. No plaza Anonymous