

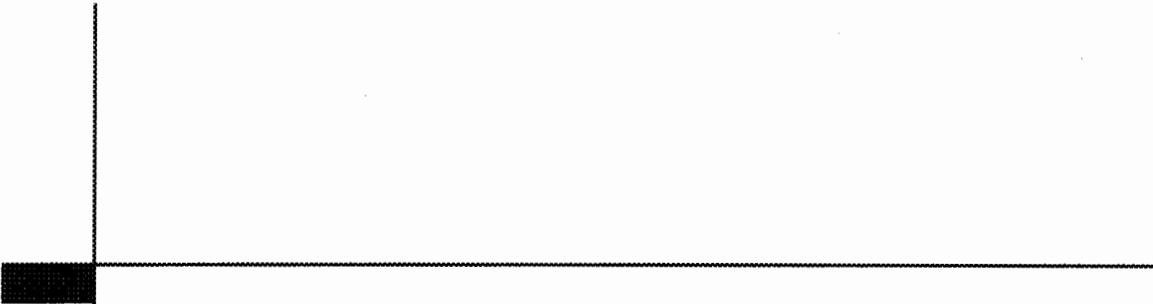
Appendix C

Portage County Comprehensive Planning
and Zoning Survey Final Report
December, 2001

and

Town of Lanark October 16, 1997
Land Use Questionnaire Results

Town of Lanark
2019 Comprehensive Plan



Portage County Comprehensive Planning & Zoning Survey

Final Report

December, 2001

Town of Lanark

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Lanark Planning Survey

County Trends and Land Use

1. From the year 2000 to 2020, Portage County's population is projected to increase 21 percent from 67,182 to 81,242. At what rate would you like to see growth occur?

	Responses	Percent
Faster than projected	5	2%
Present projected rate of growth	52	25%
Slower than projected	109	53%
No growth	26	13%
Don't Know	15	7%
Total	207	100%

2. The following types of growth should be encouraged within Portage County

Single family residential

	Responses	Percent
1- Strongly Disagree	12	6%
2-Disagree	13	6%
3-Neutral	42	21%
4-Agree	67	33%
5-Strongly Agree	66	33%
DK-Don't Know	2	1%
Total	202	100%

Valid cases 200

Average 3.8

Multi-family residential

	Responses	Percent
1- Strongly Disagree	45	23%
2-Disagree	40	20%
3-Neutral	69	35%
4-Agree	25	13%
5-Strongly Agree	16	8%
DK-Don't Know	3	2%
Total	198	100%

Valid cases 195

Average 2.6

Rural residential

	Responses	Percent
1- Strongly Disagree	30	15%
2-Disagree	34	17%
3-Neutral	47	24%
4-Agree	44	22%
5-Strongly Agree	40	20%
DK-Don't Know	2	1%
Total	197	100%
Valid cases	195	
Average	3.2	

Family farms

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	4	2%
3-Neutral	22	11%
4-Agree	60	29%
5-Strongly Agree	116	56%
DK-Don't Know	2	1%
Total	207	100%
Valid cases	205	
Average	4.4	

Small businesses

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	10	5%
3-Neutral	38	19%
4-Agree	87	44%
5-Strongly Agree	55	28%
DK-Don't Know	1	1%
Total	199	100%
Valid cases	198	
Average	3.9	

Hobby farms

	Responses	Percent
1- Strongly Disagree	15	8%
2-Disagree	13	7%
3-Neutral	59	30%
4-Agree	69	35%
5-Strongly Agree	39	20%
DK-Don't Know	3	2%
Total	198	100%
Valid cases	195	
Average	3.5	

Large corporate farms

	Responses	Percent
1- Strongly Disagree	87	45%
2-Disagree	54	28%
3-Neutral	27	14%
4-Agree	18	9%
5-Strongly Agree	6	3%
DK-Don't Know	3	2%
Total	195	100%
Valid cases	192	
Average	2.0	

Large retail outlets/centers

	Responses	Percent
1- Strongly Disagree	62	32%
2-Disagree	44	22%
3-Neutral	48	24%
4-Agree	22	11%
5-Strongly Agree	17	9%
DK-Don't Know	3	2%
Total	196	100%
Valid cases	193	
Average	2.4	

<u>Light industry</u>			<u>Heavy industry</u>		
	Responses	Percent		Responses	Percent
1- Strongly Disagree	20	10%	1- Strongly Disagree	58	29%
2-Disagree	13	6%	2-Disagree	35	18%
3-Neutral	41	20%	3-Neutral	50	25%
4-Agree	95	47%	4-Agree	39	20%
5-Strongly Agree	32	16%	5-Strongly Agree	12	6%
DK-Don't Know	2	1%	DK-Don't Know	4	2%
Total	203	100%	Total	198	100%
Valid cases	201		Valid cases	194	
Average	3.5		Average	2.5	

3. Local units of government have the responsibility to protect property owners and the community by regulating land use.

	Responses	Percent
1- Strongly Disagree	22	10%
2-Disagree	20	9%
3-Neutral	28	13%
4-Agree	85	39%
5-Strongly Agree	61	28%
DK-Don't Know	0	0%
Total	216	100%
Valid cases	216	
Average	3.7	

4. The use of zoning regulations is beneficial.

	Responses	Percent
1- Strongly Disagree	15	7%
2-Disagree	9	4%
3-Neutral	35	16%
4-Agree	94	43%
5-Strongly Agree	64	29%
DK-Don't Know	1	0%
Total	218	100%
Valid cases	217	
Average	3.8	

5. People should be allowed to develop their property any way they see fit.

	Responses	Percent
1- Strongly Disagree	68	31%
2-Disagree	68	31%
3-Neutral	20	9%
4-Agree	27	12%
5-Strongly Agree	32	15%
DK-Don't Know	1	0%
Total	216	100%
Valid cases	215	
Average	2.5	

Housing

6. Ideal urban neighborhoods would include homes as well as:

<u>Apartments</u>			<u>Shopping</u>		
	Responses	Percent		Responses	Percent
1- Strongly Disagree	31	16%	1- Strongly Disagree	15	7%
2-Disagree	19	10%	2-Disagree	6	3%
3-Neutral	44	22%	3-Neutral	26	13%
4-Agree	76	38%	4-Agree	116	57%
5-Strongly Agree	27	14%	5-Strongly Agree	40	20%
DK-Don't Know	1	1%	DK-Don't Know	1	0%
Total	198	100%	Total	204	100%
Valid cases	197		Valid cases	203	
Average	3.2		Average	3.8	

<u>Employment</u>	Responses	Percent
1- Strongly Disagree	11	6%
2-Disagree	11	6%
3-Neutral	37	19%
4-Agree	91	46%
5-Strongly Agree	48	24%
DK-Don't Know	1	1%
Total	199	100%
Valid cases	198	
Average	3.8	

<u>Parks</u>	Responses	Percent
1- Strongly Disagree	10	5%
2-Disagree	5	2%
3-Neutral	22	11%
4-Agree	97	48%
5-Strongly Agree	68	33%
DK-Don't Know	1	0%
Total	203	100%
Valid cases	202	
Average	4.0	

<u>Sidewalks</u>	Responses	Percent
1- Strongly Disagree	25	13%
2-Disagree	19	10%
3-Neutral	53	27%
4-Agree	53	27%
5-Strongly Agree	45	23%
DK-Don't Know	4	2%
Total	199	100%
Valid cases	195	
Average	3.4	

<u>Schools</u>	Responses	Percent
1- Strongly Disagree	12	6%
2-Disagree	6	3%
3-Neutral	29	14%
4-Agree	105	51%
5-Strongly Agree	52	25%
DK-Don't Know	1	0%
Total	205	100%
Valid cases	204	
Average	3.9	

<u>Alleys</u>	Responses	Percent
1- Strongly Disagree	35	18%
2-Disagree	36	19%
3-Neutral	65	34%
4-Agree	38	20%
5-Strongly Agree	12	6%
DK-Don't Know	7	4%
Total	193	100%
Valid cases	186	
Average	2.8	

7. Other than farm residences, what types of housing would be appropriate in rural areas

Single family (2+ acre)

	Responses	Percent
1- Strongly Disagree	20	10%
2-Disagree	15	7%
3-Neutral	19	9%
4-Agree	72	35%
5-Strongly Agree	77	38%
DK-Don't Know	2	1%
Total	205	100%

Valid cases 203
Average 3.8

Duplexes

	Responses	Percent
1- Strongly Disagree	76	40%
2-Disagree	58	30%
3-Neutral	29	15%
4-Agree	22	11%
5-Strongly Agree	5	3%
DK-Don't Know	2	1%
Total	192	100%

Valid cases 190
Average 2.1

Mobile home parks

	Responses	Percent
1- Strongly Disagree	115	59%
2-Disagree	36	19%
3-Neutral	24	12%
4-Agree	11	6%
5-Strongly Agree	5	3%
DK-Don't Know	3	2%
Total	194	100%

Valid cases 191
Average 1.7

Single family (<2 acre)

	Responses	Percent
1- Strongly Disagree	57	29%
2-Disagree	48	24%
3-Neutral	22	11%
4-Agree	37	19%
5-Strongly Agree	30	15%
DK-Don't Know	2	1%
Total	196	100%

Valid cases 194
Average 2.7

Multi-family apartments

	Responses	Percent
1- Strongly Disagree	106	54%
2-Disagree	53	27%
3-Neutral	22	11%
4-Agree	11	6%
5-Strongly Agree	3	2%
DK-Don't Know	2	1%
Total	197	100%

Valid cases 195
Average 1.7

No new non-farm housing

	Responses	Percent
1- Strongly Disagree	45	23%
2-Disagree	51	26%
3-Neutral	53	27%
4-Agree	25	13%
5-Strongly Agree	17	9%
DK-Don't Know	7	4%
Total	198	100%

Valid cases 191
Average 2.6

8. My city/village/township has a need for more:

Moderately priced homes

	Responses	Percent
1- Strongly Disagree	19	9%
2-Disagree	22	11%
3-Neutral	52	26%
4-Agree	73	36%
5-Strongly Agree	27	13%
DK-Don't Know	10	5%
Total	203	100%
Valid cases	193	
Average	3.3	

Higher priced homes

	Responses	Percent
1- Strongly Disagree	52	27%
2-Disagree	56	29%
3-Neutral	55	28%
4-Agree	22	11%
5-Strongly Agree	3	2%
DK-Don't Know	8	4%
Total	196	100%
Valid cases	188	
Average	2.3	

Manufactured(mobile) homes

	Responses	Percent
1- Strongly Disagree	84	44%
2-Disagree	52	27%
3-Neutral	33	17%
4-Agree	12	6%
5-Strongly Agree	7	4%
DK-Don't Know	5	3%
Total	193	100%
Valid cases	188	
Average	2.0	

Public/subsidized housing

	Responses	Percent
1- Strongly Disagree	71	36%
2-Disagree	59	30%
3-Neutral	39	20%
4-Agree	12	6%
5-Strongly Agree	4	2%
DK-Don't Know	10	5%
Total	195	100%
Valid cases	185	
Average	2.0	

Multi-unit rental housing

	Responses	Percent
1- Strongly Disagree	78	40%
2-Disagree	67	34%
3-Neutral	31	16%
4-Agree	11	6%
5-Strongly Agree	2	1%
DK-Don't Know	8	4%
Total	197	100%
Valid cases	189	
Average	1.9	

Housing for seniors

	Responses	Percent
1- Strongly Disagree	22	11%
2-Disagree	21	10%
3-Neutral	59	29%
4-Agree	63	31%
5-Strongly Agree	30	15%
DK-Don't Know	11	5%
Total	206	100%
Valid cases	195	
Average	3.3	

9. The overall quality of housing in my city/village/township is good.

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	21	10%
3-Neutral	39	18%
4-Agree	119	55%
5-Strongly Agree	25	12%
DK-Don't Know	6	3%
Total	215	100%
Valid cases	209	
Average	3.7	

10. Government should provide financial assistance for lower income residents to maintain and improve their homes.

	Responses	Percent
1- Strongly Disagree	41	19%
2-Disagree	43	20%
3-Neutral	43	20%
4-Agree	63	29%
5-Strongly Agree	22	10%
DK-Don't Know	5	2%
Total	217	100%
Valid cases	212	
Average	2.9	

Utilities & Community Facilities

11. New homes and businesses should be encouraged :

11a. Primarily in communities where sewer and water are available...

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	20	10%
3-Neutral	37	18%
4-Agree	89	43%
5-Strongly Agree	57	27%
DK-Don't Know	1	0%
Total	209	100%

Valid cases 208
 Average 3.8

11b. Next to communities where sewer and water could be extended...

	Responses	Percent
1- Strongly Disagree	14	7%
2-Disagree	37	18%
3-Neutral	50	25%
4-Agree	74	37%
5-Strongly Agree	21	10%
DK-Don't Know	5	2%
Total	201	100%

Valid cases 196
 Average 3.3

11c. Anywhere in the County, with or without sewer and water services...

	Responses	Percent
1- Strongly Disagree	51	25%
2-Disagree	60	29%
3-Neutral	35	17%
4-Agree	42	20%
5-Strongly Agree	14	7%
DK-Don't Know	5	2%
Total	207	100%

Valid cases 202
 Average 2.5

12. Future boundaries should be established for municipal water and sanitary sewer systems.

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	20	9%
3-Neutral	52	24%
4-Agree	98	45%
5-Strongly Agree	27	12%
DK-Don't Know	13	6%
Total	218	100%
Valid cases	205	
Average	3.6	

13. The boundaries described in Question 12 should be

	Responses	Percent
Very inflexible, essentially stopping development outside of the boundary.	58	28%
Somewhat flexible, allowing for some development outside the boundary	134	65%
Very flexible, allowing anyone who asks for sewer and water to get it wherever they are.	14	7%
Total	206	100%

14. How would you rate each of the following local services.

Sanitary sewer

	Responses	Percent
1-Very Poor	0	0%
2-Poor	3	1%
3-Average	27	13%
4-Good	20	10%
5-Excellent	8	4%
DU-Don't Use	151	72%
Total	209	100%
Valid cases	58	
Average	3.6	

Municipal water

	Responses	Percent
1-Very Poor	1	0%
2-Poor	3	1%
3-Average	24	12%
4-Good	19	9%
5-Excellent	7	3%
DU-Don't Use	154	74%
Total	208	100%
Valid cases	54	
Average	3.5	

Police protection

	Responses	Percent
1-Very Poor	5	2%
2-Poor	13	6%
3-Average	93	44%
4-Good	65	31%
5-Excellent	13	6%
DU-Don't Use	23	11%
Total	212	100%
Valid cases	189	
Average	3.4	

Fire protection

	Responses	Percent
1-Very Poor	5	2%
2-Poor	12	6%
3-Average	80	38%
4-Good	70	33%
5-Excellent	14	7%
DU-Don't Use	30	14%
Total	211	100%
Valid cases	181	
Average	3.4	

Ambulance service

	Responses	Percent
1-Very Poor	6	3%
2-Poor	19	9%
3-Average	68	32%
4-Good	69	33%
5-Excellent	10	5%
DU-Don't Use	39	18%
Total	211	100%
Valid cases	172	
Average	3.3	

Social service

	Responses	Percent
1-Very Poor	3	1%
2-Poor	16	8%
3-Average	53	25%
4-Good	41	19%
5-Excellent	8	4%
DU-Don't Use	90	43%
Total	211	100%
Valid cases	121	
Average	3.3	

Garbage collection

	Responses	Percent
1-Very Poor	4	2%
2-Poor	10	5%
3-Average	47	22%
4-Good	69	32%
5-Excellent	16	8%
DU-Don't Use	67	31%
Total	213	100%
Valid cases	146	
Average	3.6	

Library

	Responses	Percent
1-Very Poor	1	0%
2-Poor	6	3%
3-Average	42	20%
4-Good	74	35%
5-Excellent	30	14%
DU-Don't Use	57	27%
Total	210	100%
Valid cases	153	
Average	3.8	

Parks

	Responses	Percent
1-Very Poor	4	2%
2-Poor	6	3%
3-Average	50	23%
4-Good	90	42%
5-Excellent	28	13%
DU-Don't Use	35	16%
Total	213	100%
Valid cases	178	
Average	3.7	

Recycling program

	Responses	Percent
1-Very Poor	5	2%
2-Poor	14	7%
3-Average	54	25%
4-Good	79	37%
5-Excellent	25	12%
DU-Don't Use	36	17%
Total	213	100%
Valid cases	177	
Average	3.6	

Education

	Responses	Percent
1-Very Poor	2	1%
2-Poor	5	2%
3-Average	54	26%
4-Good	66	31%
5-Excellent	27	13%
DU-Don't Use	57	27%
Total	211	100%
Valid cases	154	
Average	3.7	

Recreation programs

	Responses	Percent
1-Very Poor	5	2%
2-Poor	16	8%
3-Average	55	26%
4-Good	51	24%
5-Excellent	12	6%
DU-Don't Use	72	34%
Total	211	100%
Valid cases	139	
Average	3.4	

Agricultural, Natural, & Cultural Resources

16. Portage County should work with farmers to identify and protect productive agricultural regions.

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	2	1%
3-Neutral	17	8%
4-Agree	88	40%
5-Strongly Agree	102	47%
DK-Don't Know	2	1%
Total	218	100%
Valid cases	216	
Average	4.3	

17. Local units of government in Portage County should address the issue of development in productive agricultural regions by:

17a. Preserving farmland at all costs

	Responses	Percent
1- Strongly Disagree	13	6%
2-Disagree	43	20%
3-Neutral	39	18%
4-Agree	67	32%
5-Strongly Agree	45	21%
DK-Don't Know	4	2%
Total	211	100%
Valid cases	207	
Average	3.4	

17b. Protecting productive farmland, but allowing growth in areas not suitable for agricultural use.

	Responses	Percent
1- Strongly Disagree	13	6%
2-Disagree	20	10%
3-Neutral	27	13%
4-Agree	103	50%
5-Strongly Agree	41	20%
DK-Don't Know	2	1%
Total	206	100%
Valid cases	204	
Average	3.7	

17c. Not protecting farmland, let owners develop as they see fit

	Responses	Percent
1- Strongly Disagree	106	53%
2-Disagree	48	24%
3-Neutral	18	9%
4-Agree	11	5%
5-Strongly Agree	15	7%
DK-Don't Know	3	1%
Total	201	100%
Valid cases	198	
Average	1.9	

18. The rural economy of Portage County should be protected by having growth directed into and around existing developed areas.

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	17	8%
3-Neutral	36	17%
4-Agree	97	46%
5-Strongly Agree	50	23%
DK-Don't Know	5	2%
Total	213	100%
Valid cases	208	
Average	3.8	

19. My city/village/township should make an effort to identify and protect the following:

19a. Woodlands

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	10	5%
3-Neutral	23	11%
4-Agree	73	34%
5-Strongly Agree	105	48%
DK-Don't Know	1	0%
Total	217	100%
Valid cases	216	
Average	4.2	

19b. Wetlands and floodplains

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	10	5%
3-Neutral	29	14%
4-Agree	61	29%
5-Strongly Agree	106	50%
DK-Don't Know	2	1%
Total	214	100%
Valid cases	212	
Average	4.2	

19c. Open spaces

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	10	5%
3-Neutral	48	23%
4-Agree	64	30%
5-Strongly Agree	81	38%
DK-Don't Know	2	1%
Total	213	100%
Valid cases	211	
Average	3.9	

19d. Lakes, rivers and streams

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	5	2%
3-Neutral	20	9%
4-Agree	68	31%
5-Strongly Agree	119	55%
DK-Don't Know	1	0%
Total	216	100%
Valid cases	215	
Average	4.4	

19e. Endangered species habitat

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	14	7%
3-Neutral	38	18%
4-Agree	55	26%
5-Strongly Agree	99	46%
DK-Don't Know	1	0%
Total	214	100%
Valid cases	213	
Average	4.1	

19f. Parkland, existing and future

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	8	4%
3-Neutral	29	14%
4-Agree	78	36%
5-Strongly Agree	93	43%
DK-Don't Know	1	0%
Total	214	100%
Valid cases	213	
Average	4.2	

19g. Historic and cultural sites

	Responses	Percent
1- Strongly Disagree	2	1%
2-Disagree	10	5%
3-Neutral	39	18%
4-Agree	77	36%
5-Strongly Agree	84	39%
DK-Don't Know	1	0%
Total	213	100%
Valid cases	212	
Average	4.1	

20. The following represent a threat to the quality of Portage County's groundwater:

20a. Residential runoff

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	19	9%
3-Neutral	42	20%
4-Agree	70	34%
5-Strongly Agree	59	29%
DK-Don't Know	13	6%
Total	207	100%
Valid cases	194	
Average	3.8	

20b. Agricultural pesticides and fertilizers

	Responses	Percent
1- Strongly Disagree	0	0%
2-Disagree	9	4%
3-Neutral	30	14%
4-Agree	81	38%
5-Strongly Agree	88	41%
DK-Don't Know	6	3%
Total	214	100%
Valid cases	208	
Average	4.2	

20c. Manure and liquid waste application

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	17	8%
3-Neutral	57	27%
4-Agree	61	29%
5-Strongly Agree	61	29%
DK-Don't Know	9	4%
Total	209	100%
Valid cases	200	
Average	3.8	

20e. Sewage holding tank and septic tank spreading

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	37	18%
3-Neutral	74	36%
4-Agree	45	22%
5-Strongly Agree	27	13%
DK-Don't Know	17	8%
Total	208	100%
Valid cases	191	
Average	3.2	

20g. Industrial waste land spreading

	Responses	Percent
1- Strongly Disagree	1	0%
2-Disagree	9	4%
3-Neutral	45	22%
4-Agree	79	38%
5-Strongly Agree	58	28%
DK-Don't Know	17	8%
Total	209	100%
Valid cases	192	
Average	4.0	

20d. Commercial/Industrial storm water runoff and infiltration

	Responses	Percent
1- Strongly Disagree	1	0%
2-Disagree	7	3%
3-Neutral	50	24%
4-Agree	81	40%
5-Strongly Agree	52	25%
DK-Don't Know	14	7%
Total	205	100%
Valid cases	191	
Average	3.9	

20f. Improperly abandoned wells

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	15	7%
3-Neutral	56	27%
4-Agree	73	35%
5-Strongly Agree	35	17%
DK-Don't Know	21	10%
Total	206	100%
Valid cases	185	
Average	3.6	

20h. municipal waste and sludge land spreading

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	18	9%
3-Neutral	49	23%
4-Agree	65	31%
5-Strongly Agree	53	25%
DK-Don't Know	21	10%
Total	210	100%
Valid cases	189	
Average	3.8	

21. The following represent a threat to the quantity of Portage County's groundwater:

21a. Municipal wells

	Responses	Percent
1- Strongly Disagree	9	4%
2-Disagree	40	19%
3-Neutral	76	37%
4-Agree	48	23%
5-Strongly Agree	10	5%
DK-Don't Know	24	12%
Total	207	100%
Valid cases	183	
Average	3.1	

21c. Drinking water bottling plants

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	22	11%
3-Neutral	45	22%
4-Agree	42	20%
5-Strongly Agree	76	36%
DK-Don't Know	18	9%
Total	209	100%
Valid cases	191	
Average	3.8	

21e. Private wells

	Responses	Percent
1- Strongly Disagree	49	23%
2-Disagree	77	37%
3-Neutral	49	23%
4-Agree	9	4%
5-Strongly Agree	7	3%
DK-Don't Know	19	9%
Total	210	100%
Valid cases	191	
Average	2.2	

21b. Agricultural irrigation wells

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	27	13%
3-Neutral	62	30%
4-Agree	57	27%
5-Strongly Agree	41	20%
DK-Don't Know	19	9%
Total	210	100%
Valid cases	191	
Average	3.5	

21d. Industrial water users

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	17	8%
3-Neutral	58	28%
4-Agree	61	29%
5-Strongly Agree	48	23%
DK-Don't Know	21	10%
Total	208	100%
Valid cases	187	
Average	3.7	

Commerce and Employment

22. What types of new development do you believe would be good for Portage County to attract?

22a. Retail development

	Responses	Percent
1- Strongly Disagree	24	11%
2-Disagree	25	12%
3-Neutral	63	30%
4-Agree	73	34%
5-Strongly Agree	21	10%
DK-Don't Know	6	3%
Total	212	100%
Valid cases	206	
Average	3.2	

22b. Service Development

	Responses	Percent
1- Strongly Disagree	20	10%
2-Disagree	35	17%
3-Neutral	83	40%
4-Agree	58	28%
5-Strongly Agree	9	4%
DK-Don't Know	4	2%
Total	209	100%
Valid cases	205	
Average	3.0	

22c. Office Development

	Responses	Percent
1- Strongly Disagree	26	12%
2-Disagree	37	18%
3-Neutral	69	33%
4-Agree	58	28%
5-Strongly Agree	13	6%
DK-Don't Know	6	3%
Total	209	100%
Valid cases	203	
Average	3.0	

22d. Industrial Development

	Responses	Percent
1- Strongly Disagree	25	12%
2-Disagree	38	18%
3-Neutral	52	25%
4-Agree	65	31%
5-Strongly Agree	27	13%
DK-Don't Know	5	2%
Total	212	100%
Valid cases	207	
Average	3.1	

23. New retail or commercial businesses should only be located in cities or villages

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	26	12%
3-Neutral	26	12%
4-Agree	95	45%
5-Strongly Agree	57	27%
DK-Don't Know	2	1%
Total	213	100%
Valid cases	211	
Average	3.8	

24. There are enough job opportunities to make a living in Portage County.

	Responses	Percent
1- Strongly Disagree	13	6%
2-Disagree	56	26%
3-Neutral	43	20%
4-Agree	55	26%
5-Strongly Agree	17	8%
DK-Don't Know	31	14%
Total	215	100%
Valid cases	184	
Average	3.0	

25. Tax dollars should be used to develop new jobs in the County.

	Responses	Percent
1- Strongly Disagree	38	18%
2-Disagree	45	21%
3-Neutral	57	27%
4-Agree	51	24%
5-Strongly Agree	13	6%
DK-Don't Know	10	5%
Total	214	100%
Valid cases	204	
Average	2.8	

Transportation

26. Local roads in my city/village/township are in good condition

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	34	16%
3-Neutral	35	16%
4-Agree	126	58%
5-Strongly Agree	15	7%
DK-Don't Know	2	1%
Total	218	100%
Valid cases	216	
Average	3.5	

27. Portage County Highways are in good condition.

	Responses	Percent
1- Strongly Disagree	2	1%
2-Disagree	10	5%
3-Neutral	29	13%
4-Agree	151	69%
5-Strongly Agree	24	11%
DK-Don't Know	3	1%
Total	219	100%
Valid cases	216	
Average	3.9	

28. Local units of government in Portage County need to provide:

28a. more bicycle routes

	Responses	Percent
1- Strongly Disagree	29	14%
2-Disagree	27	13%
3-Neutral	60	28%
4-Agree	56	26%
5-Strongly Agree	27	13%
DK-Don't Know	14	7%
Total	213	100%
Valid cases	199	
Average	3.1	

28b. more pedestrian routes

	Responses	Percent
1- Strongly Disagree	28	13%
2-Disagree	29	13%
3-Neutral	71	33%
4-Agree	50	23%
5-Strongly Agree	24	11%
DK-Don't Know	16	7%
Total	218	100%
Valid cases	202	
Average	3.1	

29. Local units of government should provide connections to regional trail systems.

	Responses	Percent
1- Strongly Disagree	23	11%
2-Disagree	21	10%
3-Neutral	59	27%
4-Agree	69	32%
5-Strongly Agree	38	18%
DK-Don't Know	6	3%
Total	216	100%
Valid cases	210	
Average	3.4	

30. How would you rate the following transportation-related services in Portage County:

Road maintenance

	Responses	Percent
1-Very Poor	0	0%
2-Poor	12	6%
3-Average	70	32%
4-Good	110	51%
5-Excellent	21	10%
DU-Don't Use	3	1%
Total	216	100%
Valid cases	213	
Average	3.7	

Public parking

	Responses	Percent
1-Very Poor	2	1%
2-Poor	19	9%
3-Average	86	40%
4-Good	68	32%
5-Excellent	9	4%
DU-Don't Use	29	14%
Total	213	100%
Valid cases	184	
Average	3.3	

Bicycle/pedestrian facilities

	Responses	Percent
1-Very Poor	7	3%
2-Poor	18	9%
3-Average	74	35%
4-Good	36	17%
5-Excellent	6	3%
DU-Don't Use	68	33%
Total	209	100%
Valid cases	141	
Average	3.1	

Snow plowing

	Responses	Percent
1-Very Poor	0	0%
2-Poor	11	5%
3-Average	58	27%
4-Good	106	50%
5-Excellent	36	17%
DU-Don't Use	3	1%
Total	214	100%
Valid cases	211	
Average	3.8	

Bus / Taxi / etc.

	Responses	Percent
1-Very Poor	6	3%
2-Poor	27	13%
3-Average	54	25%
4-Good	21	10%
5-Excellent	2	1%
DU-Don't Use	103	48%
Total	213	100%
Valid cases	110	
Average	2.9	

Transportation for seniors

	Responses	Percent
1-Very Poor	4	2%
2-Poor	13	6%
3-Average	47	22%
4-Good	27	13%
5-Excellent	3	1%
DU-Don't Use	118	56%
Total	212	100%
Valid cases	94	
Average	3.1	

Transportation for disabled

	Responses	Percent
1-Very Poor	5	2%
2-Poor	11	5%
3-Average	47	22%
4-Good	25	12%
5-Excellent	3	1%
DU-Don't Use	120	57%
Total	211	100%
Valid cases	91	
Average	3.1	

Airport facilities

	Responses	Percent
1-Very Poor	7	3%
2-Poor	17	8%
3-Average	55	26%
4-Good	31	15%
5-Excellent	3	1%
DU-Don't Use	96	46%
Total	209	100%
Valid cases	113	
Average	3.1	

Issues and Opportunities

31. My preference for development in rural Portage County in the year 2020 is:

	Responses	Percent
Preservation of the existing rural landscape with limited amounts of new development.	114	53%
Preservation of the existing landscape with moderate amounts of new development.	81	38%
Unrestricted development in rural areas.	20	9%
Total	215	100%

32. my preference for development in urban Portage County in the year 2020 is:

	Responses	Percent
Infill and redevelopment with no outward expansion of existing urban areas.	49	23%
Some outward expansion of existing urban areas with a focus on infill and redevelopment.	144	68%
Unrestricted growth of the urban areas with a focus on outward expansion.	18	9%
Total	211	100%

33. As Portage County and local government units plan for future development, should they discourage, encourage, or remain neutral regarding each of the following:

33a. Environmental preservation

	Responses	Percent
Encourage	179	84%
Remain neutral	28	13%
Discourage	5	2%
Don't Know	1	0%
Total	213	100%

33b. Farmland preservation

	Responses	Percent
Encourage	174	81%
Remain neutral	32	15%
Discourage	8	4%
Don't Know	2	1%
Total	216	100%

33c. Industrial development

	Responses	Percent
Encourage	87	41%
Remain neutral	84	40%
Discourage	38	18%
Don't Know	3	1%
Total	212	100%

33d. Residential development

	Responses	Percent
Encourage	61	29%
Remain neutral	108	52%
Discourage	36	17%
Don't Know	4	2%
Total	209	100%

33e. Retail development

	Responses	Percent
Encourage	69	33%
Remain neutral	90	43%
Discourage	41	20%
Don't Know	9	4%
Total	209	100%

33f. Tourism facilities

	Responses	Percent
Encourage	92	44%
Remain neutral	75	36%
Discourage	36	17%
Don't Know	8	4%
Total	211	100%

33g. Vacation homes

	Responses	Percent
Encourage	41	19%
Remain neutral	98	46%
Discourage	65	31%
Don't Know	9	4%
Total	213	100%

Demographics

36. How long have you been a resident in Portage County?

	Responses	Percent
Less than 1 year	4	2%
1 - 5 years	24	11%
6 - 10 years	27	12%
11 - 20 years	33	15%
over 20 years	94	43%
Not a resident but own land	35	16%
Total	217	100%

38. I currently

	Responses	Percent
Own	204	98%
Rent	5	2%
Total	209	100%

39. Please indicate your gender:

	Responses	Percent
Male	132	63%
Female	77	37%
Total	209	100%

40. What is your age:

	Responses	Percent
under 18	0	0%
18-24	1	0%
25-34	18	8%
35-44	44	20%
45-54	57	27%
55-64	37	17%
65-74	43	20%
over 75	15	7%
Total	215	100%

42. What is the highest level of education you have completed?

	Responses	Percent
some high school	11	5%
high school graduate	73	35%
technical college	36	17%
junior college	3	1%
college	52	25%
post graduate	33	16%
Total	208	100%

43. What is your employment status:

	Responses	Percent
employed	111	53%
unemployed	4	2%
self-employed	25	12%
student	4	2%
retired	62	30%
do not work	4	2%
Total	210	100%

44. What is your field of employment?

	Responses	Percent
Agriculture	10	8%
Wholesale trade	0	0%
Manufacturing	23	17%
Finance/Insurance/Real Estate	13	10%
Government	14	11%
Retail trade	11	8%
Transportation/Public Utilities	2	2%
Services	53	40%
Construction/Mining	6	5%
Total	132	100%

41. How many people live in your household, including yourself?

	Responses	Percent
0	1	1%
1	27	14%
2	110	56%
3	32	16%
4	19	10%
5	9	5%
6	0	0%
7	0	0%
8	0	0%
9	0	0%
10	0	0%
Over 10	0	0%
Total	198	100%

41a. number under 18 years old.

	Responses	Percent
0	108	69%
1	25	16%
2	19	12%
3	5	3%
4	0	0%
5	0	0%
6	0	0%
7	0	0%
8	0	0%
9	0	0%
10	0	0%
Over 10	0	0%
Total	157	100%

45. Where do you work?

	Responses	Percent
Portage County	39	30%
Stevens	33	25%
Point/Plover/Whiting/ParkRidge		
Marshfield Area	0	0%
Wisconsin Rapids	1	1%
Mosinee/Wausau Area	2	2%
Waupaca Area	36	27%
Outside Central Wisconsin	20	15%
Total	131	100%

46. What is your approximate gross (before tax) yearly family income?

	Responses	Percent
under \$15,000	22	11%
\$15,001 to \$29,999	39	20%
\$30,000 to \$49,999	48	25%
\$50,000 to \$99,999	69	35%
\$100,000 or more	17	9%
Total	195	100%

15. One recreational program or facility that my family or I would like to see provided somewhere in Portage County is:

T. Lanark

1. anything
2. none
3. more frisbee golf
4. ?
5. WOLF LAKE
6. ?
7. none
8. -
9. more trails (pedestrian & bikes, only)
10. hiking / trails
11. ?
12. YMCA (or similar facility) in Amherst-Waupaca Area
13. More Mtn. Bike trails please!
14. NONE
15. ATV Competitions.
16. -
17. n/a
18. public indoor shooting range
19. Parks/Hiking Trails
20. Tennis and/or Racket Facil.
21. Bike trail completed
22. Lanark
23. Snowmobile routes
24. more swimming
25. -0-
26. youth sports - that may start becoming available as the school recently started soccer and flag football
27. none
28. A good teenage facility
29. -
30. -
31. Youth center
32. NONE
33. parks
34. A.T.V. Trails
35. primitive camping areas
36. Handicap trails for wheelchairs
37. Driveway to Wolf Lake paved
38. public pools, fitness center
39. County Bike Trail
40. BOYS AND GIRLS CLUB
41. Archery range
42. Nature walks
43. Zoo/Wildlife area
44. Drive-in movie
45. I am pleased with facilities
46. none

47. -
48. Wolf Lake Park extension
49. Lake should be useable swimming - fishing etc
50. Safe bike lanes into and throughout the Stevens Point/Plover area.
51. motor tours
52. zoo
53. don't know
54. more bike paths
55. not a thing
56. more cross country skiing
57. recreation center for teenage & college youth other than YMCA
58. n/a
59. YMCA/YWCA
60. ?
61. parks for walking, biking, viewing wildlife
62. rural residents access?
63. ?
64. Another shooting range
65. ATV TRAILS
66. ?
67. Recreation for the elderly
68. Everything is available
69. Lake & river access
70. a trail that allows horses
71. Lighted XC Ski trails
72. None
73. don't know
74. ?
75. Interconnected Hiking/Biking trails
76. A supervised space for teens Also quality day care, and after school care for kids who would be home alone otherwise
77. activities for seniors
78. Protect undeveloped lakes
79. Family Centers vs teen centers (not the \$ YMCA)
80. None
81. Campgrounds
82. Mountain Climbing
83. Wolf Lake
84. N/A
85. Bike trails/walking paths
86. activities for all children
87. dog park
88. ski trails
89. Ski-bike-hike trails/park less challenging then standing rocks
90. N/R
91. none

34. Please tell us the SINGLE greatest problem or concern you have regarding your city/village/township.
T. Lanark

1. Roads are not up to date
2. taxes are too high.
3. some Lanark residents refusing to follow the guidelines established by township officials
4. no voting
5. POLICE, ROADS
6. narrow/ dangerous township roads and poor visibility
7. Enforcement of existing zoning laws- inconsistent
8. ruining environment- esp water
9. none
10. drive-thru traffic- speeding- beer cans- cigarettes thrown- too much development
11. trailers and home built in farm fields
12. FRIEND ON THE BOARD TO PASS WHAT THEY WANT.
13. INADEQUATE POLICE PRESENTS
14. High taxes
15. possible pollution of air and water
16. maintaining affordable living
17. They are too secretive for there own agenda. They make decisions for the township without the townships true input. The only input is there own. Any one else is put down. If there is voting involved its done unfairly.
18. rural areas are being lost - becoming "mini-cities" - keep rural areas rural!
19. some of our neighbors do not have garbage pickup - where are they putting their garbage-?
20. urban sprawl
21. Traffic to fast on side roads
22. subdivision of land for small homesites
23. WPS so far out for service calls \$
24. Dividing farm lands into 5 acre parcels.
25. Local units of government don't work together, they compete with each other for development
26. restriction on development on 5+ acres
27. Drunks driving
28. land being split into subdivisions
29. Poorly kept roadsides everywhere - so dangerous
30. Lanark Township shows preference when making ruling
31. lack of industrial base
32. ground water quality
33. Neighbors who accumulate "junk" in their yard; ex: several unworking vehicles, broken snowmobiles, etc.
34. Land-use
35. Park on the outskirts of Portage like Waupaca-Swan Park
36. Too many residential developments
37. Over Building
38. Emergency services being 10 minutes or more away.
39. water bills are outrageous
40. unrestricted growth/home building/trailers on existing farm land
41. Taxes way to high for people trying to keep wood stay woods
42. Lack of high paying jobs in Amherst area
43. may have to wait 15 mins or longer for an ambulance
44. Concern on who would answer a 911 call, Portage ir Waupaca, we live on County line.
45. Government control
46. SNOW PLOWING
47. There is no such thing as "smart" growth. We are already beyond the carrying capacity of this planet.

48. TO MANY PEOPLE
49. Being too strict home building
50. Ramming land use/smart growth down our throats. We have until 2010, lets proceed more cautiously. Long time residents are being ignored and disdained.
51. Taxes
52. High Property Tax
53. Building (new) inspections lagging
54. our market drive economy being replaced by a government driven economy
55. Too many restrictions for recreational use on privately owned land
56. inadequate tax base
57. land value, Residential development in areas better suited for other uses
58. they don't think "long-term" enough 50 or 100 years ahead
59. Farm land being used for home building
60. Too many restrictions as to how I may use my land.
61. subdivision of rural areas
62. pollution of water resources
63. All talk about Farm Preservation but doing nothing to help farmers other than restricting the sale of land if the farmers are struggling to make ends meet
64. Rising Taxes
65. school not adequately funded
66. Any development on the rivers/lakes
67. Crooked government
68. Living next to an industrial plant
69. Inconsiderate and arrogant neighbors
70. breaking the land up into less than 5 acre parcels
71. Unrestricted growth & use of land
72. small parcels of land w/ substandard houses &/or trailers
73. CONCERN: UNRESTRAINED GROWTH
74. Farm land turning into housing
75. MONITORING CONDITIONS AT SOME RESIDENCES REFARDING JUNKAND
DEBRI
76. clearing road of brush after storm still not done
77. Turning ag land into multiple single family residences segregating landscape.
78. Loss of woodland areas due to small lot development.
79. To many unnecessary rules & regulations
80. Government control
81. Land use. Too many homes on farmland. We need clustered homes rather than continuing to increase minimum lot size. This encourages gentrification while STILL using up farm land.
82. overdevelopment in rural land
83. having local government tell you what to do with your land
84. none
85. to much rural development
86. Overdevelopment in our rural areas
87. Don't allow holding tank- (blame homeowners for improper land spreading)
88. Preserving our rural quality of life against urban sprawl...
89. Houses being built in hard to reach areas for fire & EMS
90. far from emergency services - police, fire protection, ambulance
91. subdividing of land in rural areas/destruction of rural landscape
92. Too many new homes
93. Growing to much - too many people
94. Lanark Township has some hills, difficult to maintain
95. rapid growth

96. To many mobile homes & small acreage parcels popping up all over.
97. Poor rd. Mtncc. No laws to fine people for shabby mtnc. to homes and property
98. Taxes going up.
99. taxes
100. none
101. High taxes - lack of qualified town government
102. way too much being split up into small parcels.
103. rural development
104. The spread of mobile homes - old beat up ones- not new ones
105. water quality
106. The Portage County Land Use Act - the loss of my rights as a landowner. What's next?
Telling us we have to all drive Volvo's!
107. Too much development, loss of too much farmland & forests!!!
108. Better roads and more deer sign crossings speed limit signs
109. Poor use of money in road repair
110. slow plowing of roads in winter can make it difficult to get to work
111. Roads & high taxes
112. Lack of nearby and economical recreational programs, especially for youth.
113. Poor interest by the personal of the Planning and Zoning Dept.
114. Development destroying rural character.
115. Cars and trucks speeding way above the limits (in this subdivision)
116. Dividing large tracts of land for new homes
117. can't think of one
118. Let individuals decide, instead state, county, & Local officials dictate what to do
119. rural development around our farmland
120. Speed of drivers on rural roads
121. Too many programs to pay for before you pay for what you want
122. The local town board place's what ever they think & don't listen to public issues & notify only who they want
123. OVERGROWTH
124. TOO MANY HOMES ON TOO SMALL OF LOTS IN SOME RURAL LOCATIONS
125. Lack of enforcement of people maintaining their property ie-The amount of uncitely trash in peoples yards.
126. over abundance of trails, homes in this township
127. TAXES ARE TOO HIGH FOR SMALL HOMES
128. Old cars & various junk piled in fields & home lots
129. explaining faster, & letting things go through, instead of looking first.
130. Overlooking the needs of constituents and being inflexible to variances to fit personal and business needs.
131. Maintain clean and abundant water supply
132. urban sprawl and "chewing up" of our landscape/open areas & new home development
133. two high taxes
134. dont know
135. watching Gov't try to run every aspect of our lives
136. just moved here
137. getting these questionaires in the mail
138. We dislike subdivisions
139. Splitting of land for Homes
140. People moving into my space - overcrowding
141. Too many properties have trash, old cars, you name it, all around the yard and house
142. The ugliness of old abandened buildings allowed to stay and trash & junk in yard lowers land value for neighbors.

- 143. Groundwater pollution - Ag
- 144. Land use
- 145. Junky student housing.
- 146. urban sprawl
- 147. Telling us how much land we can sell & what to be able to do with it. Taxes too high!
- 148. roads
- 149. Providing a safe, good place for teens and young adults to gather.
- 150. Hi property taxes. Less government control.
- 151. over population
- 152. Development of natural/farm land.
- 153. Roads, weeds, brush
- 154. Overregulation - Large buerarocracy
- 155. Land quality from pesticides & fertilizers
- 156. None
- 157. Too much growth
- 158. Town officials - LACK of communication/open mindedness
- 159. fire protection
- 160. The growth of single family residences on small plots
- 161. High Property Taxes
- 162. No paths to walk or my kids to ride bikes
- 163. Town of Lanark zoning not allowing for small residential areas- pricing out average person
- 164. urban sprawl
- 165. I paid for the land, I pay the taxes on the land, but everyone else wants a say in what I can and can not do with it.
- 166. farm land encroachment
- 167. Ambulance
- 168. using reasonable zoning restrictions owners have the right to use their land as they feel, considering, property taxes.
- 169. Increasing tax burden without allowing increased tax base.
- 170. Government regulations that prohibit home development on rural tracts of land.
- 171. Homes being built on small lots. Should be 40+ acres to build a house
- 172. township controlling personal property
- 173. Highway noise
- 174. too much government regulation
- 175. Township not providing and maintaining roads to residences.
- 176. making existing move when existed long ago
- 177. emergency services- fringe areas of county

35. Please share with us the best part of living in your city/village/township.

T. Lanark

- 1. Quiet
- 2. low taxes - quiet living.
- 3. deer & bear free to run
- 4. ENVIRENMENT
- 5. family oriented community
- 6. quite - limited road noise friendly
- 7. I feel that my home is safe.
- 8. Quiet, Night skies, Scenic, equal distance to jobs for both breadwinners
- 9. Tomorrow River beauty
- 10. not over developed

11. beauty of our forests- the caring of our town board
12. room to enjoy outdoors
13. QUIETNESS
14. THE BEAUTY OF THE AREA
15. Great people - neighbors helping neighbors
16. THE NEIGHBORS & PEOPLE!
17. Amherst has wonderful people, music and it's small
18. privacy
19. Peace & quiet
20. Quiet, peaceful with wildlife & open spaces
21. good neighbors - lots of wildlife
22. Good neighbors
23. country living
24. abundance of wildlife and scenic beauty
25. I LOVE the whole area! great people
26. The solitude found while venturing down a country road.
27. Quiet & peaceful
28. Low population in Town of Lanark.
29. peace & quiet- some beautiful scenery
30. no crime
31. rural living (encouragement of subdivisions rather than a single house in a farmfield)
32. Beauty of the land & woods
33. serenity and privacy
34. The rural abundance of farms, woods, fields, streams.
35. country-living
36. Lanark roads in snow very good
37. Farmland and wildlife
38. Lots of undeveloped land
39. Its rural Nature
40. Rural character - would like to see less "junk yards" w/o permits
41. small community
42. I enjoy living in the country and in the company of a caring neighborhood
43. Alot less stress than living in city
44. Peace and Quiet - no next door neighbor too close
45. Beautiful woods & wildlife
46. The environment
47. Clean, wooded, water. Not to great a population
48. FARMS - OPEN LAND - WOODS
49. Do not live there
50. the rural landscape
51. SCENERY
52. snow removal is prompt
53. It used to be being left alone as long as you weren't bothering anyone, now a bunch of relative newcomers have all sorts of insight & wisdom as to what I can & can't do with my property.
54. Beauty of countryside
55. Peaceful
56. nice area for vacationing etc.
57. Non resident land owner
58. good snow removal
59. Being a Dairy Farmer Agriculture
60. It's "ruralness"
61. closer too Hospitals & shopping centers

62. Peace & Quiet
63. Peaceful and some what quiet
64. rural/agricultural lifestyle
65. country type living in a subdivision
66. farms and rural lifestyle
67. caring people
68. Quiet, slower paced
69. Good roads
70. Country atmosphere
71. privacy, quiet
72. The quietness of the country
73. large, open & beautiful wild areas
74. sparsely populated, quiet country living.
75. THE TOWNSHIP HAS A MISSION STATEMENT OF "MAINTAINING THE RURAL CHARACTER OF THE TOWNSHIP"
76. Rural country living and undeveloped country side
77. RUAL OPEN SPACE
78. the scenery; peaceful; relaxing
79. Rural nature- lots of woods & fields.
80. Access to highways for travel to other areas.
81. scenery
82. No close neighbors
83. Great town leadership. Great landscape.
84. quiet rural living
85. quiet, good people, clean
86. location- location- location
87. Peaceful and Quiet
88. A rural environment of clean water, air.
89. quiet; off the beaten path; scenic
90. rural landscape/privacy/quiet
91. only use the property 3-4 times a year
92. Living in the country
93. peace, no one around, looking out and just seeing land
94. Our town officers do their best under the above conditions
95. Rural character and healthy environment.
96. Rural areas: open areas, wooded areas, wildlife, lakes
97. Quiet
98. The beautiful wood's
99. open spaces
100. away from serious hussle
101. good neighbors
102. open spaces - rural
103. space in the country freedom to move around.
104. rural atmosphere (small town relationship with neighbors)
105. The quietness, nice neighbors & (following is underscored) plenty of privacy!!!
106. Peace and quiet, neighbors spread apart, low amount of air & vehicle traffic
107. The neighbors & open spaces
108. relaxed, friendly atmosphere
109. Country living
110. rural setting
111. Rural location, low traffic volume.
112. Space to do what you like to do.

- 113. Quiet open land, wildlife, natural vegetation.
- 114. Very quiet and peaceful - nature at its best- a safe feeling living here.
- 115. I live in a rural area - quiet, little traffic, nature, no pollution
- 116. Quiet, Peaceful, Relaxing
- 117. Beautiful countryside with quiet roads
- 118. It used to be good, but with all changes, it is not good, you have no say of what is mine
- 119. space between us and our neighbors
- 120. Outdoor activities
- 121. It used to be wonderful; now I have nothing to say what I can do on my farm & with any sales of land which is for my retirement
- 122. The quiet, rural setting
- 123. fresh air, good neighbors, quite.
- 124. RURAL AREA AND WILDLIFE
- 125. Beautiful outdoors
- 126. Living with agricultural around my place instead of traffic & noise
- 127. the birds and animals in our wooded vacation home
- 128. Parks, Recreation, access to UWSP
- 129. open air
- 130. Freedom
- 131. we shouldn't have a problem selling our property
- 132. wide open spaces
- 133. Freedom
- 134. Rural atmosphere
- 135. The natural environment = Green space woods & Fields Quiet
- 136. The peace & quiet when there isn't alot of trucks running up & down W.A.
- 137. Just plain like being our of metropolitan area.
- 138. friendly people
- 139. Privacy
- 140. No immediate neighbors
- 141. Quiet
- 142. Neighbors convenience
- 143. not having people stick there nose in my business
- 144. quiet
- 145. privacy
- 146. I have a beautiful view of rural Lanark township. I don't like to see the countryside eaten away by the city.
- 147. quiet, clear sky
- 148. Natural, sparsely populated setting.
- 149. Peace, beauty, colors
- 150. Freedom & beauty
- 151. Size of Lots
- 152. The peaceful, quiet, beautiful landscape, good neighbors, plentiful wildlife.
- 153. Clean air & water-Peace-Quiet
- 154. Quality of life
- 155. peace + quiet- no loud neighbors or sub divisions filled with distracting neighborhood noise
- 156. The ease with which one can reach large urban areas
- 157. Its Peaceful & for the most part quiet
- 158. Peacefulness/quiet
- 159. roads maintained well
- 160. having a local government that responds to it's citizens' concerns and desires
- 161. It is quiet

- 162.rural environment
- 163.Good local government that responds to needs
- 164.privacy & nature
- 165.Rural-picturesque, close community.
- 166.Natural Beauty
- 167.unrealistic house pricing- Hwys kept in good condition. + Good ambulance responses but keep costs lower
- 168.scenery and peace and quiet
- 169.Fresh air- good water- privacy
- 170.single family living
- 171.enjoying beauty of rural countryside

Town of Lanark Land Use Questionnaire RESULTS SUMMARY

795 questionnaires were mailed on September 22, 1997. Questionnaires were due back by October 6, 1997. 244 completed questionnaires were returned. 3 questionnaires were returned as "undeliverable." Return rate was 31%. Responses shown in quotations are write-in responses. All comments shown are taken verbatim from surveys.

1. The Town of Lanark as well as nearby townships in Portage County have experienced significant growth since the 1960's. What do you feel is the most appropriate growth rate for Lanark in the future?

slower growth rate	134	.....55%
faster growth rate	14	.....6%
present growth rate	67	.....27%
no opinion.....	24	.....10%
left blank.....	2	.....1%
"present or slower"	2	.....<1%
"as the free market dictates"	1	.....<1%

2. What do you feel the minimum acreage/lot size should be for new single family dwellings built outside of areas that are zoned for such development?

40 acres.....	20	.....8%
20 acres.....	29	.....12%
10 acres.....	35	.....14%
5 acres.....	66	.....27%
2 acres.....	63	.....26%
1 acre	5	.....2%
other.....	8	.....3%
left blank.....	7	.....3%
"200x400 feet".....	1	.....<1%
"½".....	1	.....<1%
"2-5 acres".....	2	.....1%
"5 or 10 acres".....	2	.....1%
"10-15 acres".....	1	.....<1%
"20-40 acres".....	1	.....<1%
"40-80 acres".....	1	.....<1%
"40 acres or more or 2 acres".....	1	.....<1%
"some areas with 2, others with 40".....	1	.....<1%

AVERAGE SUGGESTED ACREAGE 10.2 acres

Comments:

The bigger the lot size the bigger demand will be for more division of 40's and 80's.
This requirement should not be used to restrict land use to wealthy people only!
Do not have thorough knowledge in this.

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY

October 16, 1997

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3. What is your current land usage in the Town of Lanark? (Check as many as applicable.)

Rural & urban, single family	138	.....57%
Agricultural.....	97	.....40%
Waterfront or recreational	78	.....32%
Commercial	6	.....2%
Conservancy	30	.....12%
Not sure	6	.....2%
Other.....	5	.....2%
"forester"	1	.....<1%
"summer home"	1	.....<1%
"tree farm"	1	.....<1%

4. Are you in favor of establishing zoning regulations to protect agricultural lands and farming activity in Lanark?

yes.....	194	.....80%
no.....	40	.....16%
left blank.....	9	.....4%
"yes and no"	1	.....<1%

Comments:

Protect against sky rocketing land values and extreme taxes!
 I'd like to see zoning regulations more so for mobile homes and such.
 More regulations that concern single family dwellings should be developed or/and enforced.
 Not zoning should be town and people.

5. The Town of Lanark consists primarily of agriculturally zoned lands. Do you feel it is appropriate for land owners of these properties to unilaterally determine how these properties are to be used if they should decide not to use them as agricultural?

yes.....	101	.....41%
no.....	129	.....53%
left blank.....	11	.....5%
"yes and no"	1	.....<1%
"depends"	1	.....<1%
"balance needed"	1	.....<1%

Comments:

Should be guidelines and incentives to farm and engage in agricultural practices.
 Lanark and its people should be able to control what the land is used for not just the land owner. The township should have some say as to size of lots or whatever—it effect everyone.
 It all depends on what the other usages would be. Any other business venture on your own property would have to go in front of a board.
 I feel development could be rampant.
 If they want to sell to developers the county should determine the environmental impact.
 Everyone in on area is affected—if you own land in Lanark you have a say.
 Balance needed.
 Should be subject to stringent zoning policies.
 If they are being developed for building zoning should apply.
 Lean to "no", but undecided, a tough question! I think the community needs to understand the value of land preserved for good food sources.

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY

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6. Do you feel additional commercial or industrial development is needed in Lanark?

yes.....	45	.....	18%
no.....	189	.....	77%
left blank.....	9	.....	4%
"no opinion".....	1	.....	<1%

Comments:

- We like it wooded and quiet.
- No, though it depends on type of business.
- It isn't needed, but if an individual wants to do something, it should be considered.
- Future growth plans a must.
- If it is a good project I would approve, additional tax would help.

7. Are you in favor of a Land Use Plan for the Town of Lanark that reflects the needs and desires of its people verses zoning decisions made solely at the discretion of Portage County Zoning?

yes.....	203	.....	83%
no.....	29	.....	12%
left blank.....	8	.....	3%
"not sure".....	2	.....	1%
"neither".....	1	.....	<1%
"combination of both".....	1	.....	<1%

Comments:

- We would like to know what the Land Use Plan for the Town of Lanark is before answering that question.
- Yes, only if it stays in the hands of the people. People pay taxes should have their own decisions on their own land.

8. Please use the space below to express other opinions about planning, zoning, or developmental needs in the Town of Lanark.

- What ever most peoples want is ok with me.
- Would like to explore ways to encourage land/water conservation on the part of individual landowners.
- Every place you go there are new homes going up. This is changing all of rural America. This indiscriminate building is destroying rural America. This must not happen in our town. People must look ahead to the future—not all progress is good. In many cases growth is not good at all.
- It should be alright for mechanics like myself to work on cars and trucks at home (side jobs etc.) rather than turn people with low income away that can't afford high shop rates. The county shut me down this year because someone didn't take time to talk to me. So now my home and land is for sale. I am moving to a much friendlier area!!
- Keep our agricultural land for farming.
- Growth is inevitable along State Road 54 between growing Waupaca and Plover. Land removed from this should be preserved for Agriculture, Ice Age Trail promotion and township controlled residential growth (other than trailer parks).
- There is basically less than a dozen true farms in the township protection of their business interests will [provide] stability and they generally contain the best and most productive land in township. There are a lot of hobby farms of various size and productivity (horse and deer hunters). There are good places and poor places for residential development and wise usage will result in a happy place for generations to come.
- There need to be restrictions on the use of mobile homes/trailers, especially older, dilapidated models being placed on lots.
- Any zoning that prohibits viable free enterprise or affordable housing for ALL individuals or families should not be permitted.
- If lot sizes for construction were to be mandated two acres or more, what would become of residential lots that are already platted but are less than two acres?

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY

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8. (continued)

We are moving to Lanark from a Milwaukee suburb because we want peace and quiet. We don't want people looking over our shoulder every minute of every day. People who move to Lanark from where ever should not try to change the rural atmosphere that exists today. People who move to Lanark should not worry about what there neighbor is doing or not doing. Peace and quiet is something to be cherished in this day and age. If rules and regulations need to be passed they should protect what is here now, not subdivisions, commerial or industrial projects that will ultimately ruin Lanark. Stay small. Stay happy. Please.

Protect our water. More strict burning laws for home owners who burn trash and tree limbs.

Our location will bring more people and homes, with the current beauty of our landscape being a significant attraction.

Uncontrolled growth would eventually destroy the current aesthetic nature of the town. We need to steer or control growth into locations that can support it, and protect farmland so the current owners can afford to stay there.

Questions #4 and #6 are too vague. For instance, if a person wants to operate a small business from their property, zoning regulations (#4) should not prohibit them from doing this. Lanark probably doesn't need a heavy industrial development (#6) but the type of situation above should not be discouraged.

Lanark township in Portage County is a unique area of natural beauty and should be carefully zone regulated to protect the environment. (signed) Joseph Rizzuto

Thanks for the letter. I hope we won't make to many rules so we can't use the land we're on.

I think we need too have as much farm land as we can have. As we are losing a lot too small farmers of 45 acres.

1) Explore joint planning and service efforts with adjacent towns and municipalities. 2) Prohibit mobile homes. 3) Review town law enforcement and transportation needs!!

Individual property owners should have the right to use their land as they see fit—within certain "common sense" guidelines.

Portage County zoning laws are not always designed with the rural property owner in mind. The town board—with landowner input—should decide their own zoning requirements. The town board, nor the zoning commission should have the power to over ride an individual property owner's rights to use his land as he sees fit, as long as that use is reasonable.

Would like to see some restriction of the practice of collecting junk cars, half-rotted boats, smashed stock cars, or other salvage items scattered in view of passing motorists in the hope of possible sales. Some properties are veritable junk-yards.

Zoning, planning is a necessity for the township. The use of land needs to be guided by a reasonable planning process and policy development.

I think people who don't get permits should be fined. Also recreational people should not be able to have farm animals.

The land owner is the owner and must have 1st say on his investment. Government at any level is just bureaucratic influence.

We don't need any more laws or regulations put on the hard working taxpayer. In your number 1 question you mention the 1960's. If the landowners of 1960 would have had this mindset the people who started this Land Use Plan wouldn't be living in Lanark today.

Commercial and industrial development is needed in area only if the impact is not adverse on the environment. Size of acreage is not as important as what you allow on the land. If you intend to attract high priced homes you have to stop allowing mobile home sites. No one will put a \$200 m+ home in an area where a decrease value in property will happen when you allow a trailer next door. What type of people do you attract when allowing trailers on every site? Not high income tax paying.

We feel people should be able to do what they want with their land. We paid for it and we pay the taxes on it. We don't need the town of Lanark to tell us what to do with it and how. Thank you. P.S. That's why we live in the country, so we have this freedom to do what we want!

In my opinion I belive we are getting to many committes, right now. We have planning, zoning and developmental which has more control than they can handel. Now you are saying a farmer that lived here all his life will be told how to sell his place. I say leave him sell his land any which way he wants like any other bissnes.

Too many tax breaks for home-owners. Home owners and kids require costly services, from school bussin to ambulance and county police.

Lets not make Lanark another tourist trap like Waupaca! It always had that nice rural quiet air. Lets keep it that way!
(signed) T. Samolyk

Please let me to continue to use my land for residential and recreational use without intervention by an ordinance.

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY

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8. (continued)

- Trailer/mobile homes should not be allowed except in a designated trailer park. We believe having a cluster of homes on 1 or 2 acre parcels is much better land use than 10 acres here, 10 acres there or 20 acre parcels.
- How can Wild Wild West run a business in agricultural zoned area? When none of the land owners around them don't like what is going on with this bunch, isn't there anything that can be done about this problem?
- The people that own the land and paid the taxes have the right to do with it what they want not the people who have not invested one cent in it.
- I feel the present system of Portage County zoning is appropriate.
- I'm not sure if I understand some of questions but I hope these answers will be of some help.
- In the last few years, many older mobile homes appeared on lots in the township. Other townships have zoning regulations against this. I feel Lanark should consider this also. This is a farming community, not a mobile home park.
- Stricter controls on the placing of mobile homes. Timely removal of excessive debris, anywhere and I'm not in favor of wide trimming along road ways.
- I would like to see as much wilderness preserved as possible. I would rather not see the land developed into subdivisions, etc. I am disheartened by the Pine Tree Acres phenomenon.
- I do not feel we have any serious problems in the township.
- Will the new town Land Use Plan be sent to owners of property in the town, perhaps with the tax bills in late 1998? . . .
- Water shed and recreational clean up areas reflex taxes and land use. Less county supervision and more township control.
- There are too many homes being built and it seems like a subdivision now rather than "Country Living."
- I feel that the farming and agricultural land needs to be protected.
- We want to keep Lanark as a rural setting not a suburb. Too many houses going in on too little property.
- Portage County should show a firm hand enforcing zoning rules. Compliance with all zoning rules is a must and should apply to all, not giving exceptions or favors to anyone.
- Try to reduce number of trailer homes. Are hunting/fishing shacks to be used as permanent residences? Protect the integrity, privacy and aesthetic qualities of the township.
- It worries me that people throw garbage anywhere they want—where they feel others can't see—what about rats?
- I feel if we encourage faster growth areas properties will become more valuable.
- Good agricultural land should remain as Ag land.
- My concerns include land being sold in small pieces (under 10 acre lots), and allowing trailers as primary residences.
- Faster grow rate for the existing zoned commercial and industrial land. Preserve the agriculture and park land as well.
- Limits on subdividing acres of land. To prevent 40 acre divided into 8 5-acre tracts with 8 mobil's, ect. It show poor taste and devalues property and are beautiful landscapes. Approved and conditional requirement on multi land splits.
- Would like to see township enforce stricter policies for owners of 10 acres or less regarding dog kennels set up on their properties and th subsequent noise level which accompanies them in relation to the adjacent properties.
- We wish for this township to remain rural primarily!
- So much of the large pieces of woodlands are being made into small acres with homes on them. I chose this area because it was still not overly populated and is was not broken into alot of little 5 acres pieces of land. I bought an existing piece of property and hoped I was far enough away from Plover and Waupaca that it would not be built up as fast as it has been.
- Question, what is the legal set-back for a home built along a town-county road? Without some regulation these areas between become junk-yards. Somehow clean-up is necessary esp. Otto Rd.
- No more mobile homes.
- Maintain Lanark as it is. We don't need small plot single family dwellings or subdivisions going up all over. The Town of Lanark is a special place that needs to keep its beauty as it is without development.
- Better controls are need regarding the placement of mobile homes.
- Land us along US 10 and Wis. 54 should reflect a good use of highway commercial with frontage roads to increase the tax base in Lanark.
- With the growing number of house's going up, I would not like to see, the Town of Lanark turn into a great big subdivision. I feel we may need a grocery store, but not preferably. In other town's and town-ship's, there is a 40 acre minimum on A-1 ag classified land to build a house. I feel that a 20 acre minimum all around, is not the worst, that way people will still have the feeling of privacy in the country. Not the city.
- Zoning should be up to Town and people not County and State government.

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY

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8. (continued)

If the land is agriculture now it should stay that way. There are no replacement for agriculture land once a house is in place. Once its gone its gone you well go hungy some day here. Farm land should have top priority over a house being built or commercial use.

Favor larger min. acreage size (e.g. 40 acres) for prime agriculture lands.

I think there should be a stop sign at the corner of TT and Buelow Rd. because of many accidents. It's a dangerous intersection.

Its sad that we had to wait till so many have moved in and taken away our rural atmosphere. No one in particular to blame just short-sightness I guess. '98 land use seems to far away. Keep up the good work. I support you.

My wife and I bought Lot 10 in Oak Hills 29 years ago. We built a cabin the same year (68). It's been a great retreat for our families. Wolf Lake is also a wonderful recreation area, Thank You. Later we bought Lot 9 to 30 as a buffer zone to our cabin. We like the area, and don't wish it to change. (signed) Tom Qualley

More growth means more tax income!

We love living in Lanark and would hate to see our beautiful landscapes marred by overgrowth due to lack of control of overbuilding and too much construction of any type. Thanks for asking our opinion.

Do not have sufficient knowledge to answer these questions. (signed) Joe Vollmer

Please, no more regulations.

We would like to be inform what is going on in the Town of Lanark. I still think we need a notic sign at the Lake landing on Boelter Road. (signed) R. Van Densen

There needs to be a checks and balance as to the slum lords. I believe a dollar amount on trailers that are put in needs to be determined. I feel trailers (mobile homes) should no longer be allowed in the township. (signed) M.J. Feldt

I feel people who own older mobil homes should be able to add on a garage and breaseway if they wish.

More people and more development does not mean lower taxes. It just means more services for people that should have stayed in the city in the first place.

Keep open minded. If change is inevitable, you might as well welcome it.

Note; Evergreen Hills located in Lanark Township is one of the largest Subdivision in Portage county. Street lights and Speed limit signs should be considered. New home building has been progressing rapidly in the last few years. (signed) Bill Curran

Ask your self why are the Amish moving out of Portage County? I believe any new zoning rules are scaring them. The reason I bought my land here was I knew the change would be slow. I like it here but don't like some of the things going on. Let's use common sense.

Any trailer houses put on property in the township should be new and must be well maintained. Increase the square footage of new construction.

Limit multi family dwellings. Limit subdivisions and mobile home parks.

1) I agree with 2 acre lot size but it should be limited to a larger parcel of land—15 to 10 acres min. Where if 10 acres are going to be split. One lot could be 2 acres but the remaining 8 acres would be sold as one parcel. 2) Designate pos. mobile home park area.

Agricultural land not used for agriculture should be taxed like other empty lots.

We feel that most farms in the area are not farmed now. Can we expect these areas to stay that way? We do not see the need for commercial or Industrial land use in this area, but can we dictate its use to people who pay the taxes?

Limit multi family housing and trailer parks and subdivisions.

Please address the rampant development of the township. It cannot continue in an unstructured way—as an example look at the townships right outside of Waupaca or Greenville Township in Outagamie. Tom Wilson of Waupaca County Extension Office has excellent guidelines for development. Even increasing minimum acreages will still result in extreme fragmentation of the countryside and once that fragmentation has occurred a way of life is lost forever. Zoning regulations need to be strict in order to be applicable 10 years from now. PLEASE, PLEASE protect the township's rural character. PLEASE stop the Fred Pfeiffer's that are breaking apart the farms.

1) New radio transmission towers should be limited to prexisting towers if feasible technically. 2) Irksome to this writer is the cropping up of ugly, tacky new homes on prominent hillsites = eyesores. 3) Lack of local growth management.

We do not like those delapitated trailers on County Highway A. I know its a done deal, but we have to look at them every day and they will be there forever. Exasperated Tax payer. Thank you!!

Town of Lanark, Land Use Questionnaire, RESULTS SUMMARY
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8. (continued)

Have no further opinion on land use however we would like to commend you for the superior job done on the roads in Lanark as far as care and maintenance. The winter snow plowing is excellent. Well done!

Adopt plan like Waupaca County's.

Although I live out of state, I have owned 80 acres in Lanark for 25 years. I realize that change and growth are necessary.

However, if growth continues at the present rate and single family dwellings are allowed on small acreage, I will be encouraged to sell in small pieces. I want to retire on 80 acres as it is now.

Even though I am a new land owner of 10 acres, I like this township quiet and not thickly populated like the other surrounding townships.

Protect the environment. ☺

I believe the Town of Lanark should do their own zoning. Keep the county out of it.

I love my cabin as is—NO MORE MOBILE HOMES.

I feel Lanark is the last area in Portage County that reflects the agricultural heritage of its original settlers. I don't want to see suburbs replacing farm fields, trailer courts inviting riff-raff, mansions dictating the spreading of manure. I'm not against home businesses, a couple buying a plot of land, putting well, septic, electric, and a poleshed and trailer on it, to build a house later. I don't want to see 2 acre lots, or 100 x 200 lots crammed with \$200,000 houses or \$20,000 houses. I don't want to see industry and the services it requires supported by farmers self sufficient people or people just making do.

I just hate to see rural farm land being turned into homesites.

Only people who live here or plan to should be able to build here or subdivide in Lanark. Then what they do with their land should be their decision.

My purpose of living 10 miles from town is to live in the country, not the city. If people want neighbors, let them live in the city. People who think breaking up their property will make it more valuable are very short sighted.

We are in the midst of increased changes that become ever so fast—I think it prudent to consider our values, our resources that are diminishing and what we can gift our children, grandchildren and their future livelihoods in environmental endowment: clean air, clean water, healthy soil and green spaces.

I think the town of Lanark should withdraw from Portage County zoning. The people of Lanark are smart enough to do it better then it is now. People sitting behind a desk in Stevens Point should not have that much power over people and property. Give the decision to the local people living in the area that know more about the property one person sitting in Stevens Point. This in not communism, let local people decide. Is the town board going to publish the results of questionnaire?

---END---