

TOWN OF LEWISTON SURVEY RESULTS

SURVEYS MAILED
641

SURVEYS RETURNED
238

RESPONSE RATE
37%

Respondent Profile

1. Do you reside in Town?

Full Time 157 Part Time 23 Do not reside in Town 57 TOTAL - 237
66% 10% 24%

2. If you are a resident of the Town of Lewiston, how long have you lived here?

Less than 3 years 16 3-9 years 31 10-20 years 39 More than 20 years 79
TOTAL - 165 10% 18% 24% 48%

3. What is your age?

20-30 3 30-40 29 40-50 64 50-60 40 60-70 48 70-80 32 Over 80 16
1% 13% 27% 17% 21% 14% 7%
TOTAL - 232

4. What best describes your residence in the Town of Lewiston?

Farmstead 52 Rural Resid. 117 Subdivision 7 Cottage 22 No Residence 37
22% 50% 3% 9% 16%
TOTAL - 235

5. As a taxpayer, do you own residential rental property in the Town of Lewiston?

Yes 22 No 215 TOTAL - 237
9% 91%

6. Where is your primary place of employment?

In Lewiston 24 In Portage 46 In Columbia Co. 29 Other 71 Retired 81
TOTAL - 251 (No % listed, because some respondents checked more than one).

Community Issues

7. The Town of Lewiston is expected to continue to experience growth in the next years. Do you think that town residents should have a say in where and how this new growth Should occur? TOTAL – 237
YES 218 NO 9 Don't know/no opinion 10
92% 4% 4%

8. Do you feel that the Town of Lewiston needs to develop a comprehensive land use plan? TOTAL – 233
YES 203 NO 11 No Opinion 19
87% 5% 8%

9. What kind(s) of land use would you like to see encouraged in the Town of Lewiston? Check those that apply:

43 Development of single family residences on 1 to 2 acres of land

31 Subdivision development (group of single family residences on 1-2 acres of land)

105 Development of single family residences on minimum ___ acres of land
The responses were varied and are as follows:

- 1 respondent wanted 2 acres; 9 respondents wanted 5 acres;
- 2 respondents wanted 8 acres; 3 respondents wanted 10 acres;
- 2 respondents wanted 20 acres; 2 respondents wanted 25 acres;
- 1 respondents wanted 30 acres; 10 respondents wanted 35 acres;
- 5 respondents wanted 40 acres; 3 respondents wanted 50 acres;

24 Housing for all income levels

36 Housing for elderly

82 Preservation and protection of agricultural land

32 Preservation of the Town's rural character

25 Encourage alternative agriculture (Such as Agriculture Tourism)

13 Commercial Development

40 Light Industrial development

6 Other Industrial Development

44 Recreational development (Such as campgrounds, trails, etc.)

122 Preservation of Open spaces ----- 51% of Respondents

164 Preservation of Wetlands ----- 69% of Respondents

162 Preservation of Woodlands ----- 68% of Respondents

30 No change in current land use

0 Other, please describe

10. Please indicate the level of restriction you feel should be placed on each of the following:

	High	Moderate	Low	Total
A) Where mobile homes can be located	<u>165</u> -72%	<u>46</u> -20%	<u>17</u> -8%	228
B) Development of agricultural land	<u>107</u> -53%	<u>62</u> -31%	<u>33</u> -16%	202
C) Housing Location	<u>110</u> -52%	<u>77</u> -37%	<u>23</u> -11%	210
D) Manufacturing plant location	<u>171</u> -78%	<u>35</u> -16%	<u>12</u> -6%	218
E) Development on wetlands	<u>133</u> -63%	<u>46</u> -22%	<u>31</u> -15%	210
F) Development of forest land	<u>121</u> -56%	<u>62</u> -28%	<u>35</u> -16%	218
G) Location of large animal feedlots	<u>133</u> -60%	<u>61</u> -28%	<u>26</u> -12%	229
H) Subdivision development	<u>158</u> -73%	<u>43</u> -20%	<u>16</u> -7%	217

11. How concerned are you with the loss of farmland in the Township?

A) Very concerned 106 – 51%

B) Somewhat concerned 84 – 40%

C) Not too concerned 10 – 5%

D) Not at all concerned 5 – 2%

E) No opinion 4 – 2%

TOTAL – 209

12. If you are very concerned or somewhat concerned about the loss of farmland, which of the following methods do you feel would be acceptable ways of protecting farmland from being converted to other uses?

A) 47 Exclusive agriculture zoning with minimum sizes of ___ acres:

The acreage sizes were varied and are as follows:

1 respondent wanted 2 acres; 1 respondent wanted 5 acres;
11 respondents wanted 10 acres; 2 respondents wanted 25 acres;
5 respondents wanted 35 acres; 11 respondents wanted 40 acres;
4 respondents wanted over 50 acres;

B) 110 Limiting housing development to land that is unsuitable for farming.

C) 110 Limiting the number of lots that a landowner can parcel off for sale for
Residences (for example, 1 lot allowed for every 40 acres owned).

D) 13 Other please specify: REFER TO A) ABOVE

E) 17 None-there should be no restrictions on what landowners can do with his land

F) 19 Not sure

13. How would you want Lewiston Township to look in 20 years? TOTAL – 230

A) 68 A rural community dominated by farms & other agricul. uses – 30%

B) 100 A community with primarily farms & residential homes – 43%

C) 13 A community with primarily residential homes and seasonal
Recreational homes – 6%

D) 2 A residential community where residents leave the township to work
Somewhere else (a bedroom community) – 1%

E) 37 A community with a variety of uses such as residential, commercial,
Business, agricultural and recreational – 16%

F) 10 A rural community dominated by recreational land uses – 4%

G) 0 Other

COMMENTS TO LAND-SURVEY QUESTION 14
TOWN OF LEWISTON – RESIDENT

QUESTION 14: In your opinion what are the most important land use issues facing the Town of Lewiston in the next two decades:

Zoning, loss of ag land to industry/commercial or housing – water extraction

Let the landowner do what he wants

Preservation of town's rural character; preservation of wetlands; water quality, air quality

Recognizing the need for rural housing & still maintaining farm land – realizing that all rural land is not good ag land; some of it can be used for housing & rec. without disturbing ag

Preserve ag land, wetlands and forests; control sprawl

Controlling growth – moderate restrictions on landowners – no industry in area

Use of land in this township is bringing little or no profit as agricultural use

Splitting up of agricultural property – Growth in the Portage area

Residential home zoning

Our regulation of wetlands and excessive government regulation

People buying land, building homes and leaving to work in Madison

Construction of substandard housing – buildings

Regulation of housing limited

To keep its rural character & limit the business, industrial, etc. type growth

Houses on every county trunk & road – city slickers w/campers

Cleaning up junk areas

Water contamination with all the businesses/factories already on the edge of Lewiston/City of Portage, as well as the Salvage Yard

Too much industrial development

Placement of rural homes – have an organized method of

Controlled thoughtful growth

Development

Not to be overrun

Portage taking over parts of township

Annexation by the city of Portage resulting in higher taxes for property and large commercial development

Loss of farm land

Cutting the acres needed to build on down to two acres instead of 35 acres per building site & wasting all the farm land & hunting land also

Urban sprawl – industrial

Spreading housing growth

Changing land use laws

Loss of ag, wetland & woods

Scattered housing & businesses

Loss of farm land

The fragmentation of larger parcels into smaller ones & the demands on the infrastructure to support increasing population. We are rapidly losing the rural appeal that brought us here. (Note: we did not break up a piece of land to live here. We bought an old parcel!)

Pressure for increased development & smaller land parcels for same

Developing the farm land into 35 acres lots for housing

Residential development should be limited & contained to areas not suitable for agr.

Urban sprawl

Loss of farmland & wetland, & woodlands to "urban sprawl". The retiring farmer and how he'll be able to retire on his land that is no longer being farmed. Where does his retirement income come from?

Too much housing development

People – Every year there are more of them

Converting ag land to single family residential lots is currently too strict!

I would like to see a gas station or grocery store

Ag land being sold for use as housing property. Local farmers cannot compete for this land if it is being priced for the housing market. Furthermore, these new housing starts have a high probability of introducing nuisance lawsuits against farming operations that already exist

Keeping ag land as such. Any residential homes built should be on land not suitable for ag production

Who and what can be built where!

Urban sprawl – loss of farms

Changing of zoning laws – with population growth comes the need for more affordable housing - get rid of 35 acre requirement

Residential & industry moving in

Urban development – less agriculture

Keeping the township rural

Subdivisions – losing our farm land

Neighbor "VS" Neighbor

Poison used for agriculture – too much farm land sold for private housing

Stop the sprawl

Loss of farmland & wildlife habitat to home building

Rezoning of agric. Land

Too much new houses popping up. Like the nobody next door attitude

Pressure to parcel up farms into poorly made house lots, truck-in houses, or mobile homes, followed by their decay and mess

No farm land

Persons wanting to develop subdivisions

Development of subdivisions

Business vs agriculture vs residential vs forest & wetlands

Housing development consuming farmland

Animal waste run-off

Owners owning too many acres

The low farm prices and high land values

Urban sprawl – commercialization

Residents with personal “junk yards”. Creation of subdivisions

I feel that residential development is essential if we want to keep our wonderful little rural school open

Development on small acreage

Taxes, we need a Lewiston business, airway or etc. to carry most of tax

Keeping the farm community intact & affordable. Stopping cities from turning it into sub-divisions like DeForest causing restrictions against farming & natural woods & fields or types of buildings

Less acres to build a home on – 20 maybe . This is an important factor; people want out of large city & let them come

Lewiston land adjacent to city property is going to be developed; we need to figure out what we want and do it now

Protection of land, air & water quality; a comprehensive land use plan

Preservation of environment; preserve ag use for farmers (who want to continue farming)
allow land use change to better develop a clean yet rural setting spotted/subdivisions

Junk & garbage built up in yards

Development of farm land & other wildlife areas for industry & housing

Annexation & growth – water quality – school

Development

More residential area than agriculture area with more neighbors complaining; more
contamination of land/groundwater

Single family residential homes – too many – more traffic

Commercial & industrial

Government telling you what to do with your property, etc.

Land preservation & wetlands

Sale of small parcels for “dumpy” homes; loss of farmland

Draining lowlands by ditching – irrigating drained lowlands

Prevent the export of spring water from the area

Preservation of farmland & woodlands

Urban sprawl & other sprawl

Urban sprawl – also we feel we have broken farms up with the 40 acre law. Allowing
housing on non farmable land would make more sense

Close proximity to city of Portage for land annexation for city growth. No compensation
to township for annexation

Non-farm land; should be sold in small parcels for development

Housing development. I would like less housing

The danger of becoming a “bedroom community”

The amount of acreage needed to build a residential home; limitation of commercial business/preserving our natural resources; building codes

Farming & water protection

This bottled water plant trying to come in; I feel it is not in the best interest of our township or our water supply system

Maintaining our agriculture land & having safeguards against land companys in and destroying our farming community

Growth

Potential obnoxious use of land by heretofore unknown future occupants (i.e. a “Perrier” type company to drain our natural resources or to provide noise, air or water pollution.)

Urban sprawl destroying pristine natural beauty, contamination of groundwater from too many homes on too small an area

Strict use of water -- no big plants

Enough residential growth to keep our one-of-a-kind rural school open

The invasion of little plots on the farm land

Water contamination from farm run-off; unrestricted and illegal use of land along the Wisconsin River

Limiting the number of lots (1 per 40 acres); protect our wetland & woodland; development of agricultural land

Preservation of rural character

Large subdivisions

Too many houses too close together

Residential expansion

Preservation of the land/water resources and the effects of new business, building, industry, etc. to the present landowners, tax base, etc.

Recreation

People from the city wanting to live in the country

Preserving the natural land

Loss of tax base

Not to be overrun by industry; protect our water supply

Urban sprawl

Industrial expanding to rural

No industrial or commercial building – Single family homes only!

Very tight restrictions against housing subdivisions & preventing the proliferation of single family homes on every acre or two up and down the roads

Clear cutting a section of forest to plant subdivision & businesses that don't need to be there

Conservation of clean water; control urban sprawl

Urban sprawl – loss of rural atmosphere

Loss of farmland & wetlands

Loss of wetlands & continued development

Sprawl

Keeping it a rural area; protecting water resources & wildlife

Preserve & save farms & farmland & slow urban development from taking over farmlands

COMMENTS TO LAND-SURVEY QUESTION 14
TOWN OF LEWISTON – NON-RESIDENT

Loss wetlands – sprawl of homes

Preservation of wetlands – limiting rural subdivisions

Have no idea of what issues are pending

Some of the mobile homes look trashie – I feel there needs to be building inspections

Pollution

Loss of rural landscape – Increased services to urbanized areas

Urban sprawl. I feel that any changes in land use should require permit/evaluation
By land use commission.

Once you have land use plan, providing funding & enforcement which is fair to everyone

Protect ground water – allow residential homes on 1-2 acres in areas that are not farmed;
Determine the quality farm acres – protect them (zoning) and allow farmer to sell lots
So he can make enough to keep farming as long as he wants. We need farm land
Protected (a break on taxes for it by taxing new residential lots/homes built on poor
Acres.

Too many houses on small lots; water quality; Portage annexing land in future

Trying to keep it from being commercialized

Limit housing developments

Location of mobile homes

Need for a balanced comprehensive plan

Perrier – rezone so they can't come back

COMMENTS TO LAND-SURVEY QUESTION 15
TOWN OF LEWISTON – RESIDENT

QUESTION 15: What do you like the most about the Town of Lewiston?

Wild lands (Wetlands)

Low Taxes

Country living close to good jobs. Good zoning laws

The area & people

Rural atmosphere/farming community; wetlands & forests, wildlife

Location to cities large & small

The people, country setting, wildlife

Rural aspects

Rural living

Quiet rural setting

Low taxes

Quiet, no close neighbors

A lot of undeveloped land; rural residences; location to Portage

It is just a nice quiet place to live

Quiet

We like the fact that there are people concerned enough about the township to attend meetings & run for elections. It's just too bad that some of our supervisors could not be voted out, as they don't seem to be concerned enough about situations

Rural setting

Its rural character

Mosquitoes – Its rural flavor & the lack of housing developments in concentrated areas and on the agricultural land we do have

Quiet country living

No development – 35+ A. for building

Semi-rural

Country living

The people

True rural farm setting

Its location

The country atmosphere

Privacy

Summer weather

It is farm country

Mix of ag – recreational

Rural isolated landscape; fresh water

True rural farm setting

Its rural aspects; its mixture of farms, marshes & woods; clear air, quiet

The mainly rural/agricultural character

Rural setting – farms

Rural character & natural resources

Wide open spaces/woods/wetlands

Rural landscape, quiet, peaceful, friendly, crime free, clean air & water

The beauty of it & the fact that houses are spread out. People not living on top of each other

I would like to see a Quik Trip so people may not have to go far for things

Deer Hunting

“Low” real estate values & taxes

Wants taxes down

Its rural feel & uncongested neighborhoods, as well as its mix of agriculture, woodlands & wetlands that provide a close knit proximity to nature

The country feel of the community & the fact that it has remained a rural area without houses being built everywhere

The quality in schooling received at the Lewiston School

Tranquility

The natural-ness of the area

Good Roads - Friendly People - Great School

The rural community

The rural setting for children to grow good values. The excellent grade-school

Taxes are affordable – Excellent school

It's quiet, scenic & primarily residential & agricultural

Wild Life & rural living

Quiet, nice people

Our neighbors - Peace and tranquility

Rural Community

Woods, wetlands, variety of animal life, peace & quiet

Rural, farmable, good neighbors, not overcrowded, good hunting, great school & community support

Small town atmosphere, beautiful farmland, forests, many animals who exist here because their habitat is intact

Schools, church, farm & forest land & wetlands, lots of wildlife

Green fields, animals, forests, nice rural people that know one another

For me it is an ideal place to live – close to town, etc.

Rural housing & woodlands

Rural atmosphere

Small community-type atmosphere

Rural community with primarily farms & residential single family (not developments)

Quiet rural community

Good hunting & a lot of rural families

The easy access to metropolitan benefits, combined with rural surroundings at home

Privacy of residence

It's a good place to raise children; The rural settings of farmland & woodlands if it stays limited residential without subdivisions

The educational program at Lewiston School

It is rural

Uncrowded, quiet, good scenery, good school, good hunting, clean air

It is still basically a tight community where people mind their own business, yet all pull together & help each other. Homes are held in the same family for generations & long term. Lots of quiet, open land & freedom

Area location to town

Our current boards old ways of thinking ; its time to move into the next century fellows

That it is a rural township, not a city

Very rural. Beautiful wilderness land along the Wisconsin River. No major residential development of agriculture land, forests & wetlands

Not being in the city – governed by ordinances, etc.! Land!

Wildlife

Living 4 miles from town, it is quiet & rural

Hunting & fishing

Rural

Nice & quiet

Quietness, peaceful, excellent neighbors

Rural-ness

A rural setting but yet close enough to the cities & quiet

People mind their own business

Rural, quiet, safe, wildlife, low traffic, friendly

Rural character

It still has a lot of farmland & woodlands

So far its still farm land. We still have development

Wildlife & farm crops; easy access to local towns, a local school

Current property tax rates, rural character

Peace & quiet

Low Population

Our clean healthful rural atmosphere

Rural community with limited populace

Quiet & the neighbors are friendly. Once they come & settle here they stay & you get to know them. No crime, or very little that I heard of

Rural

Low property taxes in comparison to cities – affordability to live here

Low crime rate, safe environment. Lewiston still has many undisturbed natural beauty & should remain that way

Rural setting

The people

Farming & rural atmosphere to live in

Rural community

Rural character; scenic

It still has a lot of agricultural land

Small, community oriented area

Low taxes

Relatively undeveloped & rural character

Rural charm, concern shown for its fellow residents

Quiet, neighbors not too close

Rural atmosphere

Quaint!

The openness; the views of the hills, clean air, wildlife, lakes, and river & proximity to the Dells, Madison, the central location

Many places for parks – fishing – hunting

Like it the way it is. I don't want too many changes

Agriculture and wildlife

It is a quiet & peaceful place to live, with great water

Open farm land

Proximity to city of Portage

Quiet, open, beauty & room (acreage) between single family homes

The rural atmosphere where we can raise our farm animals. The woods, open areas & abundance of wildlife

It is quiet & peaceful & surrounded by nature

Never visited the town

Its quiet, rural atmosphere

Small town rural atmosphere – sense of community pride & togetherness

Diversification of land – good mix of forest, farmland & wetlands

Rural, low crime, not crowded

The rural community

Abundance of wildlife

Still mostly rural

The quiet country life

Rural living, country school

COMMENTS TO LAND-SURVEY QUESTION 15
TOWN OF LEWISTON – NON-RESIDENT

QUESTION 15: What do you like the most about the Town of Lewiston?

Its rural character

This is a quiet, peaceful, rural area. We enjoy camping on our land near the river. We also enjoy the wildlife and hunting here.

Rural

Rural character – abundant wildlife

Low taxes

My husband bought the property. I have never been there; therefore, I really have no opinion

How rural the community is & the vast farm land it has

Wildlife habitat

Rural character

Low taxes

Its somewhat secluded “back roads” character

Low taxes, quiet, people who live here, farmers

Quality area & people

It is a farm community which is becoming a thing of the past. We are losing our farms/wetlands, etc.

Its rural flavor – scenic quiet life

Balanced land use

Its friendliness – Rural quiet life

Location & infrastructure, hub of Wisconsin.

COMMENTS TO LAND-SURVEY QUESTION 16
TOWN OF LEWISTON – RESIDENT

QUESTION 16: What do you like the least about the Town of Lewiston?

Industrial park & prison

Not able to sell house w/less than 35 ac. I think this sucks

Taxes – not fair taxes – judges – lots wrong – assessor a crook, sits in car

Potential encroachment of the city of Portage; traffic in some areas

Some have business use & etc. while others have no say in building homes on less than 35A

High taxes

The restriction of only 1 house to 35 acres. High taxes – also a state-wide problem

The heave flow of summer traffic

Wetland lots

Too many new houses being built

Deer, coyotes, city slickers

Allowing residents to have junk cars, farm equipment all over their property & allowing housing & trailers in areas where it floods every year polluting our waters

Industrial development

Geographical okay; Concerned about some of the “junk” & old vehicles that have accumulated around various building sites

Mosquitoes

Mosquitoes

Poor winter road service

The whiners that don't want change

Backwards thinking -- litter not picked up from fisherman

Mosquitoes

Mosquitoes

Taxes out of line

Too many homes built on farm land or open areas

The land-use laws as they are now

Unused developed lots

Poor winter road service

Noise from the rifle range on Highway 16. When we first moved here, it was seldom heard. Now they seem to shoot every day, all day -- sometimes until very late at night. Shut it down!

Developing the farmland into 35 acres lots for housing

Nothing

Residential development

of homes being built

The amount of new homes built in the last 10 years -- too many

Hasn't come out with making our taxes lower

Mosquitoes

Conversion of ag land to single family residential lots is currently too strict!

The above answer because that is what is drawing outside development interest in housing & recreation. This is driving land prices up to the point that farmers cannot afford to expand their operations. This loss of farmer control is undoing the positive aspects that currently draw people here. If housing is not curbed on what is now good farm land, the rural feel of our township will be lost forever.

NOTE: The above answer referred to above read as follows:

“Ag land being sold for use as housing property. Local farmers cannot compete for this land if it is being priced for the housing market. Furthermore, their new housing starts have a high probability of introducing nuisance law suits against farming operations that already exist”.

New people coming in who would discard our present town officials in favor of ruling Lewiston themselves. I was very much against their effort to remove a dedicated town official like Leon Heinze

Unfriendliness of the people

Eyesores – Junk vehicles/ag equipment/buildings falling down

Nothing I can think of

The lack of communication between Board & people

The development of commercial land, or agricultural land rezoned to commercial

Development of houses on less than 40 acres; development of industry

Roads not plowed in winter early enough for us to get to work (job on call position)

Mosquitoes

Too many houses going up

Number of houses being built

Mosquitoes

Town Board needs an overhaul. Need fresh blood with new ideas

Too many people moving in

Mosquitoes

Junk cars & machinery

It's not the town's fault – but retired people should not have to pay school tax

Taxes

Can't think of any

Encroachment of city of Portage annexing land for industrial uses

Unnecessary rules & ordinances

Some people owning too many acres of good hunting land

Mosquitoes

For the limited amount of services, the high taxes! Why can't a copy of the tax roll be available to all residents!! "via the mail system"

The restriction on land use, the community has to be able to have some growth. The board has to be willing to move with the times.

Mostly lack of open plans & need more information to citizens as to what's going on in township

The excessive parking lot lights of Cardinal Glass & others. The housing sprawl with additional homes using AgII zoning to build off from others. Lighting should be low to avoid blocking stars

People think they know it all & don't have a clue of what is going on unless they have a problem. Get involved & be at annual meeting & other meetings; most time 6-10 people show

There is too much wet land, current town leaders have hurt the growth of the township

The fact that people move to a rural township for space and privacy, but don't realize there are still civic responsibilities required to safeguard those interests

Not much community participation in town meetings which could affect all towns people. These people complain about results.

When "neighbors" have a "fit" about something because of their ignorance. But that's not just Lewiston, that's life!

No waste pickup & lack of speed control in residential areas

City of Portage impacting town by land use decisions

Taxes

High deer population

When a new road is planned for our road, we have no knowledge until construction starts

Fear that commercial or industries will move into our township before our families can get homestead & a rural place to live

Mosquito problem on the Wis River is terrible & has been for years

No dislikes about Lewiston (but Columbia County another story)

Quiet, rural area

Fire number signs & lack of community (town) functions/get-togethers

Too many residents

Shooting range too close to residences

35A to build requirement

Inaccessible utilities (in phone line limits, power, cable)

Taxes. How come the industrial park & the FG Cardinal Glass plant is in Lewiston township & our taxes are not lower like Caledonia township???

Mosquitoes (but we know they'll always be here!)

The people

City people who don't work here trying to run the township

We need to clean up some of the junk

Mosquitoes

Taxes too high

Landowners have little say in what happens in the area

Short of money

I don't like the two commercial businesses on County X. I don't know if that was ever zoned commercial

The shape of XX

Leaders aren't very community friendly

Urban sprawl

Unfair town board – need new leadership!! Unfair taxation, farmers less than residential

Industrial development – primarily the development along Hwy 16, the area around the Glass Plant

Homes are being built up & down the road giving too much of a suburban atmosphere. Portage is growing this direction & don't like the encroachment into the rural atmosphere

Real estate taxes

Never visited the town

Indecision, favoritism & lack of understanding of some issues by the town board

Population expansion

All the new driveways/homes going in/up on once beautiful country roads

No place to take larger pieces of garbage to dispose of it, such as old metal & fence, etc.

COMMENTS TO LAND-SURVEY QUESTION 16
TOWN OF LEWISTON – NON-RESIDENT

QUESTION 16: What do you like the least about the Town of Lewiston?

Expansion

Encroachment by the city of Portage

Too many mosquitoes, bad thunderstorms and cold winters

Restrictions of how many acres you need to build on

Draining of wetlands – disappearance of the tamarack swamps

Roads – winter & summer

Nothing – it's fine as it is

Taxes

Don't let these big companies in to spoil rural life

Too much residential development

17. Should land use be protected by zoning? TOTAL – 204
 Yes 177 No 27
 87% 13%
18. Would you be in favor of impact or builders fees to help pay for the costs of schools, roads, parks, public safety & related municipal services associated with population growth?
 Yes 119 No 40 Don't know/no opinion 49 Total - 208
 57% 19% 24%
19. Do you feel that the Town of Lewiston should require building inspections?
 Yes 109 No 60 No Opinion 50 TOTAL – 219
 50% 28% 22%
20. Would you be interested in learning more about land use planning?
 Yes 134 No 52 TOTAL - 186
 72% 28%
- If yes, what planning topics (check those that apply):
131 Why plan? 51 Planning Law 57 Planning process
28 Planning tools 53 Plan implementation
61 The cost and commitment involved in land use plan making
102 The role of local governments in land use planning, i.e. county and town governments.
21. Excluding agricultural use, do you feel our water resources and water quality are a priority, and should have some form of local protection?
 Yes 208 – 96% No 9 – 4% TOTAL – 217
22. ADDITIONAL COMMENTS BY RESPONDENTS ARE ON PAGES 29 THRU 35
23. Do you want the Town of Lewiston to send out a quarterly newsletter?
 Yes 151 – 76% No 48 – 24% TOTAL – 199
 ADDITIONAL COMMENTS BY RESPONDENTS ARE ON PAGE 36

COMMENTS TO LAND-SURVEY QUESTION 22
TOWN OF LEWISTON – RESIDENT

QUESTION 22: Additional comments

Thank you for asking for input!

Seek professional services when developing land use plan

2 residences per 40 acres no smaller than 5 acres

The reason for owning property is the ability to do as you wish with your property. It does not belong to the government

Township should enforce ordinance we already have, and treat everyone the same

Use lots that are, or were in flood plain

Never really thought about it before this letter

The township is the last bastion of local government. Private ownership of land is unique to America. That's why we came here. A delicate balance must be maintained between regulation & private rights of usage. The Sierra Club types do not have a monopoly on proper concern of land management

With the increase of deer in the country area, consideration to reduce speed on O to 45 (entire road) may prove to be a smart safety issue. More & more people are stopping to view deer. Speeds of 55 may increase the possibility of an accident by coming up too fast on stopped cars. (I do understand that drivers need to be alert.)

We have a good twsp, as is no development; no trl houses & 35+ A to build. Look at Sauk County, Adams Co -- too much development & trl house every few acres

Yes – restrictions on development of residences requiring fill dirt or soil from outside the immediate area & natural resources being used for commercial development which would be shipped out of the immediate area

Restriction of agriculture large wells for irrigation drawing down home owners well water table & requiring new wells without restitution. Restrict # of game farms to 1.

With two acres instead of 35 acres, you can almost forget planning, because you won't be using up all the farm land for a few houses. What qualifies the people on the land use

planning Lewiston board to tell all the rest of us land owners what to do with our property?

Lets put garbage cans by the bridge on Hwy X & the boat landing for litter bugs. That's our water! Let's take care of it!

New homes should locate to minimize visibility from roads. I know this is not always easy to do, but we are getting lots of homes dropped in the middle of open fields. This really impacts open space. Restore the wetlands near Muskrat Road (Former Leverich muck fields). Keep industry near Portage along rail corridor.

Land use is good, however, groups of residents should not prohibit landowners from using their land to its best use! There is a thin line between taking or prohibiting use based on someone's right

Most important is question 21 (excluding agricultural use, do you feel our water resources & water quality are a priority, & should have some form of local protection)

Plan to protect our water & environment & our way of life as it presently is here. But not to be too influenced by ultra liberal-environmental wackos like there is in Dane County. Some of these Madison "Do Gooders" are completely nuts

There are areas in the township that are suitable for homes, but I believe they must be considered very carefully, so that even more of our precious acres are not taken out of agricultural production.

Should encourage revitalization /remodeling of existing structures & discourage new building

There are many acres in the town of Lewiston that very well have the ability to support housing & industrial development. However, these areas should not include the destruction of viable farmland in the process.

Get rid of the 35 acre requirement. The town has a lot of small parcels that is only good for housing. I'd rather see 10 houses on 10 acres of worthless land than 10 houses on 350 acres of ag land

In River Shores & River Hills why cabins are being rebuilt & mobile homes are brought in against zoning regulations & nothing is being done about it. We have a mobile home on the land next to us that was supposed to be removed from the area, & it is still there, even with zoning knowing about it. This has been going on for 15 years.

Allowing our children the best education possible is our job as parents & as a community. The worst case would be closing Lewiston down and that is what will happen if we don't get some housing development out here.

Touch as little as possible

I think that current landowners should be left freedom to do with their land as they see fit. However, a compromise to maintain farm & forest land needs some control.

Water – Can we protect our water & waterways? Can we charge big companies to use our land to take water?

The most questionable land would be the land within the city's annexation rights. I would like to see the township come up with a plan to utilize this land properly, so the township can benefit not the city. (Cardinal Glass for one)

New houses should be located within the same corner of quarters as adjacent pre-existing ones or in parcel interiors out of sight. Find way to reduce or pay property taxes for farms & land with permanent conservation easements against development & subdivisions. Possibly start Lewiston Land Trust to guard against "Big Brother" eliminating township government. As a non-profit land trust we could exist even if state government was main government with county government & no city or town government, plus qualify for funds as non-profit.

I realize changing land use cannot satisfy everyone. In my opinion, your committee should be looking at where changes can be made to accommodate clean growth, economic improvement to town & allow unused land to be developed should the current owner wish to develop or sell his property. It should never hurt a neighbor's current status.

Building contractors should be registered with references for public knowledge. Building contractors should update by timelines until progress is completed. Building should have necessary timelines to completion with penalties if extensions are not granted for an acceptable reason/city board.

I would like to see Lewiston stay rural & farming, but I don't like the 35 acre rule for housing. If land is unusable farm land, it should be able to be used for housing, and not use the 35 acres! All it does is take too much good farm land & it is sold for the 35 acres & someone builds, now you just lost the land you were saving for farms.

Residences in Lewiston should be clustered & near enough to Portage that city sewer could be extended to them in the event of failed systems. Also, no problem with the city annexing these areas if service were too costly to the township. With the growing population we can no longer afford the luxury of 35 acre lots for housing.

Our waters should also be protected from abusive agricultural use, such as barnyard runoff, manure spreading practices, agricultural chemical use, etc.

We need better water quality protection and wetland

Why are our existing zoning laws not being obeyed?

I am not sure what all should be done. The township needs to have controlled growth. I don't want to live next to a subdivision. Also the land & wildlife is very important.

Just look at fishery Indiana (NE of Indianapolis) or Schereville (NW Indiana) to see how expansion can ruin a nice small rural community.

Would like to see Lewiston have very limited land development – would never want industrial or commercial or subdivision expansion!!!

Please restrict commercial business & residential developments to appropriate locations. Portage is growing in this direction, & I would hate to see this change from a rural community to a bedroom subdivision of Portage. Preserve the woods, wetlands, farms, wildlife & recreation. PLEASE keep us informed, especially since we can't attend the meetings due to an unavoidable conflict. Allow us input before the final decision – a follow-up survey once you are framing up the township plan.

Land usage for single family homes or farms, but no commercial or industrial development

Keep current zoning as is and not be influenced by high pressure from attorneys, and gain for taxes and disregard of surrounding residential zoning.

I hope that Mr. Pines will NOT get permission to add any kind of lighting to his skeet shooting range or extend the hours for shooting as my house is too close and will affect me most of all.

Very difficult task (land use planning) Good Luck!

Ideally land use should be determined by and protected by the nature of the soil in each area and the condition of the underlying aquifer. Additionally there needs to be consideration of the need to develop a tax base in sync with planned population for area-

The size of individual home lots in relation to septic and well needs –

The preservation of viable farms where established with required agricultural methods that do not over-stress the land or cause pollution –

Protection from any commercial or industrial enterprises that compromise air, water or land or threaten the value of homes –

Overall try to maintain the rural character of the township and not fall prey to the usual developments seen all around it – strip malls, fast food chains, auto dealers, junk yards, gas stations, etc... -

Maintain and support Lewiston school as the heart of the township now and for future expanded needs –

Acquire more land now for future expansion of building and/or play and sports areas. An excellent school is a magnet for families who value a superior education for their children in a safe environment –

Acquire land for a Town Hall – include funds in each budget to build a fund for a multi-purpose building – possibly adjacent to school location-

Special attention to maintaining and protecting the Wisconsin River area and any other lakes, streams, ponds, marshes, bogs, wetlands, wildlife habitats, and Indian prehistoric sites where they may exist... -

Budget to set aside some land for green spaces and/or future parks –

Set aside at least two areas to accommodate multiunit, row houses, town houses, small apartments, or some such form or forms of architecture to provide for senior housing for those persons who make their larger homes available to families and would then still be able to reside in the township –

Study, discuss and decide if the inclusion of a number of planned single and/or multiple rental units should be part of the total housing mix –

Study and set aside a location for the most efficient, ecologically responsible means of waste disposal for the township –

Study the present levels of various wildlife populations and their place in the character of the township. Currently, the sprawl mindset simply destroys all natural animal habitats thereby eliminating an important part of the ecosystem. Humane planning includes a moral imperative –

Lots need not be “one size fits all” topography can be one of the determinates of lot sizes as part of the general plan post plan adjustments could be minimal.

COMMENTS TO LAND-SURVEY QUESTION 22
TOWN OF LEWISTON – NON-RESIDENT

QUESTION 22: Additional comments:

Suitability of a given land should be the criteria for its use

Please ensure that land owner and hunting rights are protected.

Thanks for doing this

Do not forfeit the townships power to regulate itself. The county & state provide variances in zoning for those in power and for those who have the means to fight them. Keep this at the township level to say yes or no on any thing. Post minutes in public paper. You must start a legal fund through taxes for future legal advice, instead of waiting until you allow somethings you don't want because you don't have the money. Say, \$3,000. To \$5,000.00 a year

Good luck with your task. I own 30 acres and can't build on it. It is low land, woods and grassy swamp. I use it for wood cutting and recreation. I can't deny I would like to sell it at a higher value if it was allowable to build on 30 acres or less, but it is also nice to have only nature as the full time occupant.

MISCELLANEOUS COMMENTS ON QUARTERLY NEWSLETTER

We're out of touch, not sure when township meetings are, or what's going on in the rest of Lewiston with the exception of our neighbors & friends.

Yes, only if there are issues that affect the quality of land, air, water & quiet enjoyment.

Not needed quarterly, but only when issues arise that need our input, or affect our own futures

If there is something to say, there should be one sent out. I do not believe it is always important to meet a deadline to send something, but if there is something we should know, then send out letter. Thank you

Depends! Costs? Writers? Purpose?

Excellent idea

Or at least notice of annual meeting of Township

E-mailing would be acceptable to me and others to reduce costs

Although town meetings are supposedly posted as to time, date, location, etc., it is not always possible to attend some.

Maybe, depends on type of information, and cost.

Depending on cost. How about a yearly letter?

But annual or semi-annual would be often enough.

This will drive our taxes up.