

Report on the Results of the 1992 Town of Lodi Land Use Survey

by

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This report was prepared at the request of the Town Chair. The author did not design or conduct the Survey.

A land use survey was conducted by the Town of Lodi Land Use Committee in 1992. One thousand and fifty surveys were sent out to Town of Lodi taxpayers and 269 were returned. The survey represented the opinions and concerns of those 25% who took the time to complete a survey and return it using their own postage. No follow-ups or reminders were sent. Of the 269 returned, 98 surveys contained specific comments. The survey responses are presented in Appendix 1, along with a copy of the questionnaire. Illustrative comments by category are presented in Appendix 2.

Eighty-two percent of the respondents were home owners. Seven percent (20) were farm owners. Twenty-four percent were owners of second homes (65). Thirty-seven percent were retired (102). Nearly half had lived in the town 10 years or less.

There was strong support for the town to take action to:

	Percent Rating Important
a. Preserve woodlands	82%
b. Preserve marshlands	79%
c. Preserve agricultural lands	72%
d. Preserve scenic character*	68%

*This question was worded more specifically than the woodlands, marshlands, and ag land question. It read "Is it important to you that the Town Board and its officials take action to preserve the scenic character by managing, the size, color, screening and number of buildings on hills and valleys with significant views."

Among six types of housing were proposed in the township (apartment buildings, duplexes, condominiums, trailer courts, retirement housing and low income housing) only retirement housing received majority support (66%). Among fourteen services listed on the tile survey, only grocery stores (71%) and home-based businesses (54%) received majority support. Among 10 recreational amenities, six received majority support: parks (84%), nature sanctuary (81%), cross-country ski trails (66%), bike trails (59%), horse trails (58%) and golf course (53%).

The specific comments were divided into 5 categories. About one third of the comments dealt with the importance of limiting growth, preserving agriculture and the rural character of the township and protecting scenic beauty and wildlife.

A second group expressed concern about high taxes (12 out of 98), the survey itself (10), and town leadership (4) and planning, (3). Included in this group were those who supported the survey (2). A third group (20) made some very specific comments about roads, lot sizes, building permits and other concerns. A fourth group (10) expressed concern about recreational conflict and the development of recreational opportunities. Finally, five comments made specific suggestions for development of fast food and shopping opportunities.

The survey shows very strong support for preservation of natural amenities and the provision of recreational opportunities. More than two thirds of the respondents supported these. Residential and service development was largely opposed. The open-ended comments showed strong support for limiting growth and development and preserving the small town and rural character of the town. These concerns collectively outweighed concerns about taxes by 3 to 1 as expressed in the open-ended comment. A number of people noted that increased development, besides reducing the rural amenities, would likely increase taxes. It was also clear that our township has a strong recreational character, and that the town needs to be concerned with recreational conflict and development. Finally, few people expressed support for development either in the specific answers to questions or in their comments with the exception of interest in a grocery store, a fast food store or TYME machines. No one clamored for more subdivisions.

I would like to conclude on both a professional and personal note. First, as a resident and a sociologist who is involved with surveys, I was amazed at the strong support for the town government to take action to preserve woodlands, wetlands and farmlands. This is a strong mandate for action. Prior to the results, I would have guessed that no more than 40% would have supported restrictions on managing the size, color, screening, and number of buildings on hills and valleys with significant views. And yet even this had more than 2/3's support! These survey responses were largely supported by the open-ended comments. I believe this is a clear sign to the town to take action, on both preservation and recreational development.

Appendix 1

TOWN OF LODI LAND USE SURVEY RESULTS AUGUST 1992 - by PERCENTAGES

TOTAL NUMBER OF SURVEYS RETURNED:	269.00	0.25
TOTAL NUMBER OF SURVEYS SENT OUT:	1050.00	
NUMBER OF VOTERS REPRESENTED:	411.00	
NUMBER OF NON VOTERS:	167.00	
A. NUMBER OF FARM OWNERS:	20.00	0.07
NUMBER OF HOME OWNERS:	223.00	0.82
NUMBER OF VACANT PROPERTY OWNERS:	17.00	0.06
NON-RESPONSES:	0.00	0.00
OTHER REPOSSES:	9.00	0.03
B. HOMEOWNERS PRIMARY RESIDENCES:	200.00	0.74
SECONDARY RESIDENCES:	65.00	0.24
NO REPOSSE:	4.00	0.01
C. REPORTED: AGRICULTRUAL PROPERTY:	35.00	0.13
RESIDENTIAL PROPERTY:	226.00	0.84
COMMERCIAL PROPERTY:	6.00	0.02
NO RESPONSE:	2.00	0.00
D. RETIRED RESPONDENTS:	102.00	0.37
NON-RETIRED:	164.00	0.60
DON'T KNOW IF THEY'RE RETIRED OR NOT:	3.00	0.01
E. LIVED IN THE TOWN:		
0-5 YEARS.	81.00	0.30
5-10 YEARS	46.00	0.17
10+ YEARS	139.00	0.51
NON RESPONDENT:	3.00	0.01
F. VIEW THE FUTURE CHARACTER OF THE TOWN AS:		
RESIDENTIAL -	30.00	0.11
AGRICULTURAL -	11.00	0.04
BOTH -	226.00	0.84
NO RESPONSE -	2.00	0.00
G. DESIRE TO PRESERVE THE SENIC CHARACTER OF THE TOWN:		
IMPORTANT -	184.00	0.68
NEUTRAL -	52.00	0.19
NOT IMPORTANT -	33.00	0.12
NO REPOSSE -	0.00	0.00
H. DESIRE TO PRESERVE AGRICULTURAL LAND:		
IMPORTANT -	199.00	0.73
NEUTRAL -	50.00	0.18
NOT IMPORTANT -	20.00	0.07
NO REPOSSE -	0.00	0.00
I. DESIRE TO PRESERVE WOODLAND:		
IMPORTANT -	223.00	0.82
NEUTRAL -	35.00	0.13
NOT IMPORTANT -	11.00	0.04
NO REPOSSE -	0.00	0.00
J. DESIRE TO PRESERVE OUR MARSHLANDS / WETLANDS:		
IMPORTANT -	215.00	0.79
NEUTRAL -	40.00	0.14
NOT IMPORTANT -	14.00	0.05
NO REPOSSE -	0.00	0.00

Appendix 1 continued

K. APPROVE REZONING OF AGRICULTURAL LAND TO RESIDENTIAL LAND:

APPROVE -	68.00	0.25
NEUTRAL -	116.00	0.43
DISAPPROVE -	84.00	0.31
NO REPOSE -	1.00	0.00

L. ACCEPTABLE LAND USES IN THE TOWN OF LODI:

	AGREE =====	SOMEWHAT AGREE =====	NO OPINION =====	SOMEWHAT DISAGREE =====	DISAGREE =====
APARTMENT BUILDINGS	0.08	0.14	0.11	0.23	0.42
DUPLEXES	0.16	0.28	0.16	0.17	0.21
CONDOMINIUMS	0.10	0.18	0.15	0.23	0.32
TRAILER COURTS	0.04	0.05	0.14	0.24	0.51
RETIREMENT HOUSING	0.32	0.34	0.15	0.04	0.12
LOW INCOME HOUSING	0.13	0.10	0.15	0.19	0.40

THESE SERVICES SHOULD BE EXPANDED IN OUR TOWNSHIP:

HOME-BASED BUSINESS	0.35	0.19	0.26	0.09	0.08
RESTAR/BAR/TAVERNS	0.13	0.18	0.26	0.21	0.20
GAS STATIONS	0.15	0.22	0.28	0.20	0.11
GROCERY STORES	0.43	0.28	0.14	0.08	0.05
DOG KENNEL/STABLE	0.10	0.14	0.37	0.17	0.19
SALVAGE/JUNK YARD	0.05	0.03	0.15	0.23	0.52
LIGHT IND./FACTORY	0.22	0.23	0.21	0.11	0.21
QUARRY / MINING	0.02	0.03	0.24	0.19	0.49
SAWMILL	0.06	0.07	0.32	0.18	0.35
AIRPORT	0.11	0.14	0.32	0.14	0.26
MOTEL	0.19	0.27	0.29	0.08	0.15
AG CHEMICAL SUPPLY	0.05	0.06	0.26	0.17	0.44
FARM SUPPLY STORE	0.20	0.24	0.30	0.08	0.15
RIFLE RANGE	0.08	0.12	0.23	0.14	0.40

WANT TO SEE OUR TOWNSHIP CONTAIN:

NATURE SANCTUARY	0.63	0.18	0.13	0.02	0.00
PARKS	0.65	0.19	0.09	0.02	0.02
CAMPGROUNDS	0.24	0.20	0.22	0.15	0.16
RETIREMENT HOUSING	0.22	0.20	0.27	0.14	0.14
GOLF COURSE	0.28	0.25	0.26	0.10	0.09
XCOUNTRY SKI TRAILS	0.41	0.25	0.22	0.04	0.05
AUTO/MOTORCYCLE TRACK	0.05	0.05	0.13	0.21	0.53
AMUSEMENT PARK	0.06	0.05	0.18	0.20	0.49
HORSE TRAILS	0.31	0.27	0.25	0.05	0.10
BIKE TRAILS	0.37	0.22	0.20	0.06	0.13

M. WHICH GOVERNMENTAL UNIT SHOULD CONTROL LAND USE IN THE TOWN OF LODI?

TOWN OF LODI -	0.70
COUNTY - (PORTAGE) -	0.27
STATE LEVEL -	0.01
NO RESPONSE -	0.01

N. WHICH GOVERNMENTAL UNIT SHOULD CONTROL BUILDING PERMITS?

TOWN OF LODI -	0.71
COUNTY - (PORTAGE) -	0.24
STATE LEVEL -	0.02
NO RESPONSE -	0.01

Appendix 2

Summary of Comments from 1992 Town of Lodi Land Use Survey

Limiting Growth and Preservation of Rural Character, Preservation of Scenic Beauty and Wildlife. (33)

A. Limit Growth (15)

1. Urbanization is inevitable this close to Madison.
2. Too much building going on brings many, many more people and ruins the tranquility of the township.
3. I think everyone gains if we agree to collective limits on development and building.
4. We prefer leaving things, "small town."
5. Keep out all developers.
6. I believe rural setting should be maintained as best as possible.
7. Let's keep the town of Lodi small and rural.
8. I love the town of Lodi as it is now.
9. There is too much building going on in the town of Lodi. We moved here for the rural atmosphere!
10. Let's not get so big that we are unable to enjoy this beautiful area in which we live.

B. Scenic Beauty (6)

1. This is such beautiful country. Let's not spoil its beauty with man-made things that detract from it.
2. Would like to see Wisconsin kept a beautiful place to live.
3. Hopefully the future plans for Lodi will not destroy the beauty it now has.
4. The scenery is magnificent. The town of Lodi is quite unique.
5. The scenery is very enjoyable, one of the scenic spots in Wisconsin.
6. It is the lack of density and lovely scenery that prompted us to buy our lot.

C. Ag Preservation (5)

1. No good agricultural land should be allowed to be rezoned for building, or commercial use.
2. It is important to preserve agricultural land.
3. I believe that land stewardship should be controlled at the town level.

D. Small Town/Rural Atmosphere (4)

1. The town of Lodi should maintain its rural atmosphere.
2. Generally try to maintain rural nature of community.
3. We both feel part of the charm of living in the Lodi township has been the relatively quiet, peaceful lifestyle possible. We value space and feel land used for farming or left in its pristine state is land well used.

E. Concern for Wildlife (3)

1. I feel it is very important to protect and preserve all wildlife as well as expand.
2. I don't like to see the underbrush cut on the side of the roads.
3. The cranes are gone from Okee Bay. The ducks are going. The fishing is no more!

II. Concerns about Taxes, Town Government, planning and the Survey

A. Concerns about Higher Taxes (12)

1. Tax is getting out of hand.
2. In 11 years of land ownership, I've now paid more in taxes than its value
3. Lower taxes!! They're spiraling out of sight!! Tax increases Must Stop.
4. Please do something about reducing taxes for retirees.
5. Don't remove land from the tax base. Taxes are too high now.
6. Stop all increases in taxes (property).
7. It appears taxes are inappropriately high relative to services in the township.
8. I feel that the increase of \$13,800 on the value of my property is much too high.
9. Farmland taxes are very high in the town of Lodi.
10. I don't believe in any type of development that is of any cost to the taxpayer.

B. Specific Criticisms of Survey (10)

1. Why do you need names? How will you use them?
2. Several of your questions are slanted.
3. Question K cannot be answered by Important, Neutral, Not Important!
4. A simple yes or no would have sufficed instead of the choices which don't make sense.
5. Some questions were worded such that I was confused on what they were asking.
6. Your questionnaire lacks the tourist industry development issue completely.

C. Critical of Town Leadership

1. I'm hesitant to hand over any more control to our current chairman since she has a tendency to spend money easily.
2. This is a small agricultural residential township -- let's get our minds back down on earth to reality.
3. Officials in the higher units of government are more experienced with dealing with this.

D. Planning Concerns

1. Prepare a land use plan and have it approved by the county before any new rules are established.
2. Changes or development in land use should be decided by evaluating the impact the changes will have on the people residing in or visiting the area.
3. Planning should have been done a long time ago. That's why we have the problems with erosion and poorly constructed roads.

E. Support the Survey

1. It is a very good survey.
2. You are doing a fine job!

III. Specific Concerns About Roads, Lot Sizes and Building Permits (21)

1. The governmental units should coordinate regulation so as to avoid being overly restrictive or permissive.
2. I do believe that ag land rezoning should depend on size of parcel and productivity of piece.
3. We do not think a home owner should be charged for a permit when he is doing the work himself.
4. How about addressing some of the real problems on some of our rural town roads?
5. Lottery credit form is past due. Mailing that should come before a survey such as this.
6. I don't like the idea of two permits for one building.
7. Please control speeding along roads.
8. Against building oversize homes on a postage stamp.
9. A modern aesthetic mobile-home park would be an asset.
10. The Town Board needs to address the unsafe shoulders on the town roads.
11. Post speed limit signs on roads.
12. I would like to see the township look into an ordinance restricting the number of dogs allowed in one household.
13. The size of lot permitted in Harmony Grove is too small.

IV. Increasing Growth and Specific Suggestions for Development (5)

A. Specific Suggestions for Development (5)

1. I also think we could use another fast food restaurant either in township or in the City of Lodi – many of us would like a Taco Bell. Also, it would be nice if a ATM (TYME) machine was located in Harmony Grove.
2. Let's have a grocery store here.
3. Taco Bell or pizza chain, popular chain bank.
4. Shopping mall including JC Penney Sears, Montgomery Ward, movie theater.
5. If ag land is in a CRP Program which indicates is not good ag land, I see no reason it shouldn't be rezoned for residential use.

V. Recreational Development and Conflict (10)

A. Recreational Conflict (6)

1. I feel our proposed boat landing across parking lot is not a benefit to local residents.
2. Limit hours of rifle range!!!
3. Stop allowing the use of dirt bikes and R.V.'s ruining the wildlife areas and snowmobiles in the winter also.
4. Swimmers are very obnoxious. They defecate on the landing, litter, drink, and are very loud and vulgar.
5. The encroachment of motorcycles, 3-wheelers, and now 4-wheelers popping around the neighborhood is obnoxious.

B. Develop Trails and Recreation Opportunities (4)

1. Many bicycle riders use Highway 113 to get to Devil's Lake. A bike trail on back roads may be safer for them. In winter, we need an area in this township for outside exercise.
2. We are horse owners, and there are no safe places to ride. We would like to see the establishment of a horse trail of at least 10 miles.
3. Projects for the development and preservation of Lodi Spring Creek habitat. The expansion of the park in Lodi to Route J for fishing and hiking trails.