

**COMMUNITY OPINION SURVEY RESULTS
TOWN OF LEBANON, DODGE COUNTY, WISCONSIN**

QUALITY OF LIFE

1. How would you describe your feelings about Lebanon as a place to live? (CIRCLE ONE)		
a. VERY FAVORABLE	81	34.6%
b. FAVORABLE	114	48.7% <
c. NEUTRAL	30	12.8%
d. UNFAVORABLE	3	1.3%
e. VERY UNFAVORABLE	6	2.6%
Total Responses	234	100%
2. The 1998 population of Lebanon was approximately 1,688. How would you like to see the population change in the next 10 years? (CIRCLE ONE)		
a. Become smaller	6	2.5%
b. Remain about the same size	75	31.5%
c. Grow slowly and become slightly larger	98	41.2% <
d. Grow moderately and become larger	41	17.2%
e. Grow rapidly and become much larger	9	3.8%
f. No opinion	9	3.8%
Total Responses	238	100%
3. The median age for the Town of Lebanon in 1990 was 34.0 years. Would you like to see the population of Lebanon become:		
a. Older	23	9.8%
b. Younger	16	6.8%
c. Same as it is now	140	59.6% <
d. No opinion	56	23.8%
Total Responses	235	100%
4. How do you feel about Lebanon as a permanent place to live?		
a. Would like to live here permanently, if health, job, etc. permit.	159	68.2% <
b. Like living here, but would move for a better job or for other favorable circumstances.	44	18.9%
c. This is a temporary residence. I plan to move.	11	4.7%
d. Other, explain - Responses - See Page 17	19	8.2%
Total Responses	233	100%

HOUSING

5. Do you want to see new residential development encouraged in Lebanon?		
a. YES	77	33.8%
b. NO	114	50.0% <
c. NO OPINION	37	16.2%
Total Responses	228	100%
6. What type of multifamily developments, if any, do you favor in Lebanon?		
a. Duplexes	72	33.0%
b. 4-Family	21	9.6%
c. 8-Family	4	1.8%
d. 16-Family	1	0.5%
e. Condos	15	6.9%
f. None	105	48.2% <
Total Responses	218	100%

7. As a direct result of Residential Development, what would you expect your property taxes to do?		
a. INCREASE A LOT	33	14.8%
b. INCREASE A LITTLE	33	14.8%
c. STAY THE SAME	39	17.5%
d. DECREASE A LITTLE	77	34.5% <
e. DECREASE A LOT	23	10.3%
f. DON'T KNOW	18	8.1%
Total Responses	223	100%
8. Do you feel you have a clear understanding of the County's Zoning Ordinance and the related Zoning Map for the Town?		
a. YES	50	23.0%
b. NO	167	77.0% <
Total Responses	217	100%
9. If you answered yes to # 8, do you feel that the County's zoning ordinance and zoning map for the town needs to be changed?		
a. YES	21	25.6%
If so, how? - Responses – See Page 17		
b. NO	30	36.6%
c. NO OPINION	31	37.8% <
Total Responses	82	100%
10. Do you have a clear understanding of the Town's Building and Land Division Ordinances?		
a. YES	45	20.7%
b. NO	172	79.3% <
Total Responses	217	100%
11. If you answered yes to #10, do you feel that the Town's Building or Land Division Ordinances need to be changed?		
YES	28	38.9% <
If so, how? – Responses – See Page 18_		
b. NO	20	27.8%
c. NO OPINION	24	33.3%
Total Responses	72	100%
12. Choose the size below which best represents your preference of future minimum lot sizes outside the sanitary (public sewer) district for single family residences.		
a. One acre	76	35.5% <
b. 2 acres	29	13.6%
c. 3 acres	30	14.0%
d. 5 acres	22	10.3%
e. 10 acres	19	8.8%
f. 35 acres	29	13.6%
g. Other – Responses – See Page 19	9	4.2%
Total Responses	214	100%

13. A clustered residential development is one in which homes are allowed to be grouped together in one area of a property, usually on smaller lots, in exchange for setting aside a portion of the property as permanent farmland or undeveloped open space. Do you think residential development should be clustered with a required percent of acreage set aside for permanent farmland or undeveloped open space?

- a. YES
- b. NO
- c. NO OPINION

Total Responses

If you answered yes to question #13, what percentage of open/undeveloped land would you suggest? (For example, a forty acre clustered residential development setting aside 25% open space would preserve 10 acres as permanent farmland or undeveloped open space and would allow 30 acres to be developed for residential uses.)

- a. 10%
- b. 20%
- c. 25%
- d. 30%
- e. 35%
- f. 40%
- g. Other – Responses – See Page 19

Total Responses

14. Do you feel that there is a need for housing for the elderly in Lebanon?

- a. YES
- b. NO
- c. NO OPINION

Total Responses

15. Choose the size below which best represents your preference of future minimum lot sizes within the sanitary (public sewer) district for single-family residences.

- a. 15,000 sq. ft. (approx. 1/3 acre)
- b. 20,000 sq. ft. (approx. 1/2 acre)
- c. 30,000 sq. ft. (approx. 3/4 acre)
- d. One Acre

Total Responses

115	53.5% <
57	26.5%
43	20.0%
Total Responses	215 100%
16	14.4%
15	13.5%
13	11.7%
11	9.9%
7	6.3%
25	22.5% <
24	21.6%
Total Responses	111 100%
109	49.1% <
71	32.0%
42	18.9%
Total Responses	222 100%
43	21.2%
67	33.0% <
30	14.8%
63	31.0%
Total Responses	203 100%

COMMERCIAL/RETAIL

16. Would you like to see new businesses locate in Lebanon?

- a. YES – Responses – See Page 19
- b. NO
- c. NO OPINION

Total Responses

111	50.5% <
50	22.7%
59	26.8%
Total Responses	220 100%

ECONOMIC DEVELOPMENT

17. Are you interested in attracting more manufacturing to Lebanon?

- a. YES
- b. NO
- c. NO OPINION

Total Responses

77	35.0%
98	44.5% <
45	20.5%
Total Responses	220 100%

18. If a program was developed to expand Lebanon's community facilities and economy, which of the following programs would you support or oppose?

A. Park & Recreation Facilities

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

140	71.1%	<
33	16.7%	
24	12.2%	
197	100%	
93	52.5%	<
41	23.0%	
44	24.7%	
178	100%	
108	61.4%	<
33	18.7%	
35	19.9%	
176	100%	
41	25.2%	
49	30.0%	
73	44.8%	<
163	100%	
71	47.7%	<
46	30.9%	
32	21.4%	
149	100%	
62	39.2%	<
56	35.5%	
40	25.3%	
158	100%	
55	35.9%	
58	37.9%	<
40	26.2%	
153	100%	
75	51.4%	<
38	26.0%	
33	22.6%	
146	100%	
80	53.3%	<
31	20.7%	
39	26.0%	
150	100%	

B. Youth Center

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

C. Restaurant

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

D. Parking

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

E. Community Center

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

F. New Business Recruitment

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

G. New Industrial Recruitment

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

H. Day Care

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

I. Doctor/Dentist

- a. SUPPORT
- b. OPPOSE
- c. NO OPINION

Total Responses

J. Road Improvement		
a. SUPPORT	92	63.0% <
b. OPPOSE	23	15.8%
c. NO OPINION	31	21.2%
	Total Responses	146 100%
K. Agricultural Incentives		
a. SUPPORT	93	62.8% <
b. OPPOSE	27	18.2%
c. NO OPINION	28	19.0%
	Total Responses	148 100%
L. Municipal Water Supply		
a. SUPPORT	62	40.8% <
b. OPPOSE	44	28.9%
c. NO OPINION	46	30.3%
	Total Responses	152 100%
19. The attraction of industry and business to the Town through economic development, could mean more jobs, construction, and people. As a direct result of economic growth, what would you expect your property taxes to do?		
a. INCREASE A LOT	47	21.7%
b. INCREASE A LITTLE	28	12.9%
c. STAY THE SAME	31	14.3%
d. DECREASE A LITTLE	55	25.3% <
e. DECREASE A LOT	38	17.5%
f. DON'T KNOW	18	8.3%
	Total Responses	217 100%
20. How do you feel about the change in taxes this growth may cause? <i>Responses – See Page 20</i>		
21. Some communities offer incentives to attract more industry and business. Which of the following incentives do you feel Lebanon should offer to attract more business?		
A. Industrial Park		
a. Yes	72	43.9% <
b. No	66	40.2%
c. No Opinion	26	15.9%
	Total Responses	164 100%
B. Provide Land		
a. Yes	29	19.2%
b. No	87	57.6% <
c. No Opinion	35	23.2%
	Total Responses	151 100%
C. Provide Utility Hookups		
a. Yes	44	30.3%
b. No	68	46.9% <
c. No Opinion	33	22.8%
	Total Responses	145 100%
D. Industrial Revenue Bonds		
a. Yes	32	22.7%
b. No	68	48.2% <
c. No Opinion	41	29.1%
	Total Responses	141 100%

E. Construct a Speculative Building

- a. Yes
- b. No
- c. No Opinion

	21	14.9%
	82	58.2% <
	38	26.9%
Total Responses	141	100%

F. Provide Parking

- a. Yes
- b. No
- c. No Opinion

	23	16.8%
	72	52.6% <
	42	30.6%
Total Responses	137	100%
	6	100%

G. Anything else? (SPECIFY) - Responses – See Page 20

AGRICULTURE

22. How important is it to permanently retain agricultural land in Lebanon?

- a. VERY IMPORTANT
- b. IMPORTANT
- c. NEUTRAL
- d. NOT VERY IMPORTANT
- e. UNIMPORTANT

	117	53.2% <
	60	27.3%
	24	10.9%
	12	5.4%
	7	3.2%
Total Responses	220	100%

23. If you are a farmer: (if you are not a farmer, skip to No. 24)

I. Are you planning to increase the size of your farm operation within the next five years?

- a. YES
- b. NO

	10	14.1%
	61	85.9% <
Total Responses	71	100%

II. Number of Acres farmed

- a. Owned
- b. Rented
- c. Total Farmed

	AVG. of 61 Responses	138.4 acres
	AVG. of 22 Responses	132.5 acres
	AVG. of 33 Responses	190.8 acres

III. Number of Acres in:

- a. Wetland
- b. Farmland
- c. CRP
- d. Other Set Aside

	AVG. of 20 Responses	29.2 acres
	AVG. of 45 Responses	94.2 acres
	AVG. of 12 Responses	108.6 acres
	AVG. of 6 Responses	29.2 acres

IV. Type of Farm

- a. Livestock / Poultry
- b. Dairy
- c. Crops
- d. Hobby

	13	19.7%
	15	22.7%
	28	42.4% <
	10	15.2%
Total Responses	66	100%

V. What is your age? ____ (This information is used to calculate the average age of farmers in the Town)

	AVG. of 111 Responses	47.3 years

VI. How long do you intend to remain in farming?

- a. 0-2 years
- b. 2-5 years
- c. 5-10 years
- d. 10-15 years
- e. more than 15 years

5	10.2%
10	20.4%
9	18.4%
7	14.3%
18	36.7% <
49	100%

Total Responses

24. If you are a farmer or if you own at least 10 acres of vacant land, do you eventually intend:

- a. To rent the land to someone else?
- b. To sell your farm as a farm?
- c. To pass your farm as a farm on to an heir or heirs?
- d. To sell the land to developers?
- e. To subdivide your property for sale?
- f. Other, explain – Responses – See Page 19

15	15.3%
21	21.4%
37	37.8% <
3	3.1%
9	9.2%
13	13.2%
98	100%

Total Responses

25. How important is it to you to preserve family farms? (a family farm being defined as a farm owned and operated by farmers living in Lebanon or the immediate area)

- a. VERY IMPORTANT
- b. IMPORTANT
- c. NEUTRAL
- d. NOT VERY IMPORTANT
- e. UNIMPORTANT

118	55.9% <
49	23.2%
24	11.4%
12	5.7%
8	3.8%
211	100%

Total Responses

26. Would you favor some increase in property taxes to help pay for programs to compensate farmers for not developing their land, but to retain the land for farming?

- a. Yes
- b. No
- c. No Opinion

70	30.7%
118	51.8% <
40	17.5%
228	100%

Total Responses

If YES, how much of an average property tax increase per year would you be willing to consider?

- a. \$50
- b. \$100
- c. \$250
- d. Other – Responses – See Page 20
- b. No
- c. No Opinion

26	32.1% <
22	27.2%
7	8.6%
7	8.6%
6	7.4%
13	16.1%
81	100%

Total Responses

Would you support the use of other funding sources such as impact fees, transfer fees, or others?

- a. Yes
- b. No
- c. No Opinion

42	37.2% <
33	29.2%
38	33.6%
113	100%

Total Responses

27. Would you favor a program to allow the transfer of development rights from one landowner to another within the town? *(This program would assign a certain number of development rights to each landowner in the Town. Landowners that do not wish to develop their land could sell their development rights to other landowners who do want to develop, thereby providing a larger number of development rights to those who want to develop and protecting those who do not.)*

- a. Yes
- b. No
- c. No Opinion

Total Responses

	48	22.6%
	103	48.6% <
	61	28.8%
Total Responses	212	100%

RECREATION AND ENVIRONMENT

28. Are you interested in seeing the Town park and recreation system expanded?

- a. Yes
- b. No
- c. No Opinion

Total Responses

	89	42.8% <
	74	35.6%
	45	21.6%
Total Responses	208	100%

If you answered yes to #28, would you like to see any of the following recreational facilities developed or expanded in Lebanon?

A. Nature Preserves-Hunting

- a. Yes
- b. No
- c. No Opinion

Total Responses

	55	67.1% <
	15	18.3%
	12	14.6%
Total Responses	82	100%

B. Ice Skating Rinks

- a. Yes
- b. No
- c. No Opinion

Total Responses

	40	48.8% <
	25	30.5%
	17	20.7%
Total Responses	82	100%

C. Boat Accesses

- a. Yes
- b. No
- c. No Opinion

Total Responses

	45	52.3% <
	27	31.4%
	14	16.3%
Total Responses	86	100%

D. Softball Diamond

- a. Yes
- b. No
- c. No Opinion

Total Responses

	51	63.8% <
	18	22.5%
	11	13.7%
Total Responses	80	100%

E. Fishing Area

- a. Yes
- b. No
- c. No Opinion

Total Responses

	54	66.7% <
	18	22.5%
	9	11.1%
Total Responses	81	100%

F. Picnic Areas

- a. Yes
- b. No
- c. No Opinion

Total Responses

	67	79.8% <
	10	11.9%
	7	8.3%
Total Responses	84	100%

G. Snowmobile-ATV Trails		
a. Yes	39	49.4% <
b. No	28	35.4%
c. No Opinion	12	15.2%
Total Responses	79	100%
H. Biking/Hiking Paths		
a. Yes	64	79.0% <
b. No	8	9.9%
c. No Opinion	9	11.1%
Total Responses	81	100%
I. Basketball Court		
a. Yes	46	61.3% <
b. No	18	24.0%
c. No Opinion	11	14.7%
Total Responses	75	100%
J. Tennis Court		
a. Yes	45	56.3% <
b. No	21	26.2%
c. No Opinion	14	17.5%
Total Responses	80	100%
K. Cross Country Ski Trails		
a. Yes	41	54.7% <
b. No	21	28.0%
c. No Opinion	13	17.3%
Total Responses	75	100%
L. Sledding Hill		
a. Yes	57	71.3% <
b. No	13	16.2%
c. No Opinion	6	7.5%
Total Responses	80	100%
M. Other? – Responses – See Page 21	4	100%
29. How important is it to you to preserve environmentally sensitive areas in the Town:		
a. VERY IMPORTANT	98	45.6% <
b. IMPORTANT	61	28.4%
c. NEUTRAL	41	19.1%
d. NOT VERY IMPORTANT	10	4.6%
e. UNIMPORTANT	5	2.3%
Total Responses	215	100%
30. What is your opinion on the amount charged for the town's park fee? (The Town currently collects a park impact fee of \$500 for each new parcel created.)		
a. Too High	50	28.1%
TOO HIGH		
b. Too Low	24	13.5%
c. Just Right	104	58.4% <
Total Responses	178	100%

GENERAL IMPRESSIONS

31. What is your opinion of the following subjects? Looking at the scale below, choose the answer that reflects your opinion about that subject.

1 Being Satisfied – 5 Being a Serious Problem

A. Streets and Roads

Streets and Roads

- 1
- 2
- 3
- 4
- 5

Total Responses

B. Parking

- 1
- 2
- 3
- 4
- 5

Total Responses

C. Traffic

- 1
- 2
- 3
- 4
- 5

Total Responses

D. Air Quality

- 1
- 2
- 3
- 4
- 5

Total Responses

E. Community Growth and Planning

- 1
- 2
- 3
- 4
- 5

Total Responses

F. Economic Development

- 1
- 2
- 3
- 4
- 5

Total Responses

G. Shopping for Goods and Services

- 1
- 2
- 3
- 4
- 5

Total Responses

	42	23.8%
	59	33.5% <
	58	33.0%
	14	8.0%
	3	1.7%
Total Responses	176	100%
	58	34.1%
	65	38.2% <
	34	20.0%
	12	7.1%
	1	0.6%
Total Responses	170	100%
	61	35.7% <
	59	34.5%
	35	20.5%
	10	5.8%
	6	3.5%
Total Responses	171	100%
	90	52.3% <
	49	28.5%
	21	12.2%
	8	4.7%
	4	2.3%
Total Responses	172	100%
	34	20.1%
	48	28.4%
	51	30.2% <
	13	7.7%
	23	13.6%
Total Responses	169	100%
	38	23.8%
	38	23.8%
	50	31.3% <
	21	13.1%
	13	8.0%
Total Responses	160	100%
	30	17.9%
	21	12.6%
	35	21.0%
	53	31.0% <
	28	16.8%
Total Responses	167	100%

H. Condition/Appearance of Business areas

1	29	17.2%
2	43	25.4%
3	50	29.6% <
4	28	16.6%
5	19	11.2%
Total Responses	169	100%

I. Crime and Law Enforcement

1	44	26.2%
2	55	32.7% <
3	40	23.8%
4	15	9.0%
5	14	8.3%
Total Responses	168	100%

J. Sanitary District

1	45	30.2%
2	43	28.9%
3	46	30.9% <
4	10	6.7%
5	5	3.5%
Total Responses	149	100%

K. Local Government and Elected Officials

1	37	22.3%
2	44	26.5%
3	51	30.7% <
4	13	7.8%
5	21	12.7%
Total Responses	166	100%

L. Education

1	50	35.2% <
2	49	34.5%
3	32	22.5%
4	6	4.2%
5	5	3.6%
Total Responses	142	100%

M. Recreation/Leisure-Time Activities

1	35	24.1%
2	35	24.1%
3	45	31.0% <
4	21	14.5%
5	9	6.3%
Total Responses	145	100%

N. Water Quality

1	35	27.8%
2	31	24.6%
3	37	29.4% <
4	11	8.7%
5	12	9.5%
Total Responses	126	100%

O. Housing			
1	44	31.2%	
2	27	19.1%	
3	53	37.6%	<
4	9	6.4%	
5	8	5.7%	
Total Responses	141	100%	
P. Youth Activities			
1	22	16.5%	
2	36	27.1%	
3	43	32.3%	<
4	18	13.5%	
5	14	10.5%	
Total Responses	133	100%	
Q. Local Tax Rates			
1	25	17%	
2	25	17%	
3	38	25.9%	<
4	27	18.3%	
5	32	21.8%	
Total Responses	147	100%	
R. Fire Protection			
1	62	42.8%	<
2	50	34.5%	
3	22	15.2%	
4	6	4.1%	
5	5	3.4%	
Total Responses	145	100%	
S. EMS			
1	69	49.3%	<
2	47	33.6%	
3	17	12.1%	
4	2	1.4%	
5	5	3.6%	
Total Responses	140	100%	
T. Noise			
1	61	41.8%	<
2	45	30.8%	
3	21	14.4%	
4	9	6.2%	
5	10	6.8%	
Total Responses	146	100%	
U. Dogs			
1	50	34.2%	<
2	49	33.6%	
3	27	18.5%	
4	9	6.2%	
5	11	7.5%	
Total Responses	146	100%	

V. Junk Cars and Farm Machinery			
1	29	20.6%	
2	35	24.8%	
3	47	33.3% <	
4	14	9.9%	
5	16	11.4%	
	Total Responses	141	100%
W. Road Maintenance			
1	41	29.5%	
2	48	34.5% <	
3	40	28.8%	
4	2	1.4%	
5	8	5.8%	
	Total Responses	139	100%
X. Snow Plowing			
1	49	34.8%	
2	55	39.0% <	
3	21	14.9%	
4	5	3.5%	
5	11	7.8%	
	Total Responses	141	100%
Y. Wetlands			
1	46	33.8%	
2	49	36.0% <	
3	28	20.6%	
4	6	4.4%	
5	7	5.2%	
	Total Responses	136	100%
Z. Refuse and Recycling Center			
1	42	29.8%	
2	48	34.0% <	
3	33	23.4%	
4	8	5.7%	
5	10	7.1%	
	Total Responses	141	100%
AA. Farm Odors			
1	44	32.1%	
2	57	41.6% <	
3	19	13.9%	
4	11	8.0%	
5	6	4.4%	
	Total Responses	137	100%
BB. Preserving Farmland			
1	37	27.0%	
2	45	32.8% <	
3	33	24.1%	
4	15	11.0%	
5	7	5.1%	
	Total Responses	137	100%

CC. Preserving Family Farms

- 1
- 2
- 3
- 4
- 5

Total Responses

	59	38.3% <
	38	24.7%
	35	22.7%
	13	8.4%
	9	5.9%
	154	100%

DD. Multi-Family Housing Development

- 1
- 2
- 3
- 4
- 5

Total Responses

	34	26.2%
	27	20.7%
	37	28.5% <
	16	12.3%
	16	12.3%
	130	100%

EE. Single Family Development

- 1
- 2
- 3
- 4
- 5

Total Responses

	40	30.1%
	28	21.0%
	42	31.6% <
	8	6.0%
	15	11.3%
	133	100%

FF. Woodlands

- 1
- 2
- 3
- 4
- 5

Total Responses

	41	31.5%
	32	24.6%
	42	32.3% <
	9	6.9%
	6	4.7%
	130	100%

GG. Public Information

- 1
- 2
- 3
- 4
- 5

Total Responses

	29	21.0%
	28	20.3%
	43	31.2% <
	16	11.6%
	22	15.9%
	138	100%

32. From the list for Question 31, which of these issues need the most attention? (WRITE IN THE LETTER(S) OF THE SUBJECT FROM QUESTION 31).

- a. First Priority
- b. Second Priority
- c. Third Priority

Comments: - Responses – See Page 21

Preserving Farmland
Local Tax Rates
Junk Cars and Farm Machinery

33. Are you satisfied with the highway connections from Lebanon to the following locations?

A. Ashippun

- a. Yes
- b. No
- c. No Opinion

Total Responses

	159	88.3% <
	7	3.9%
	14	7.8%
	180	100%

B. Clyman

- a. Yes
- b. No
- c. No Opinion

Total Responses

	134	72.4% <
	19	10.3%
	32	17.3%
	185	100%

C. Hustisford			
a. Yes	159	88.3%	◀
b. No	3	1.7%	
c. No Opinion	18	10.0%	
	Total Responses	180	100%
D. Neosho			
a. Yes	143	84.1%	◀
b. No	5	3.0%	
c. No Opinion	22	12.9%	
	Total Responses	170	100%
E. Watertown			
a. Yes	165	97.1%	◀
b. No	2	1.2%	
c. No Opinion	3	1.7%	
	Total Responses	170	100%
F. Oconomowoc			
a. Yes	162	93.2%	◀
b. No	6	3.4%	
c. No Opinion	6	3.4%	
	Total Responses	174	100%
G. Other			
1	1	100%	
34. Are you concerned about traffic safety and traffic congestion on County Highways in the Town?			
a. Yes	60	28.7%	
b. No	128	61.2%	◀
c. No Opinion	21	10.1%	
	Total Responses	209	100%
35. Are you concerned about traffic safety and traffic congestion on the town road system?			
a. Yes	42	20.2%	
b. No	142	68.3%	◀
c. No Opinion	24	11.5%	
	Total Responses	208	100%

PERSONAL

36. Do you live in the sanitary district?			
a. Yes	42	21.6%	
b. No	152	78.4%	◀
	Total Responses	194	100%
37. How many years have you lived in Lebanon?	AVG. of 171 responses	22.8 years	
38. Housing: Do you:			
a. OWN HOME	111	55.5%	◀
(NOT ON FARM)			◀
b. OWN (WORKING) FARM HOUSE	58	29.0%	
c. RENT A HOUSE/DUPLEX	8	4.0%	
d. RENT APARTMENT	4	2.0%	
e. PLAN TO MOVE	6	3.0%	
f. OTHER - Responses – See Page 22	13	6.5%	
	Total Responses	200	100%

39. In what city/village is the major income earner in your household employed?

- a. Lebanon
- b. Hartford
- c. Watertown
- d. Hustisford
- e. Other Area – *Responses – See Page 22*
- f. Unemployed
- g. Retired
- h. Farming in Lebanon

	17	7.9%
	7	3.3%
	34	15.9%
	7	3.3%
	83	38.8% <
	0	0%
	43	20.1%
	23	10.7%
Total Responses	214	100%

Summary of Written Responses Town of Lebanon Community Opinion Survey

4. *How would you feel about Lebanon as a permanent place to live?
d. Other, explain*

- Hold residence here- summer cabin up north
- Property taxes are too high (hidden meadows) I'm Moving.
- Tax rate or assessment must come down for retirement
- Will retire somewhere else
- Have recently retired have looked at other states. Have not found any location as favorable as this township. Still looking tired of special interest groups
- Live here to get away from Big or Medium City life. This is semi-county
- Would leave the drop of a dime. If circumstances permit.
- Would probably move upon retirement age.
- Will stay if town remains rural-not subdivided.
- Would stay indefinitely if there were a more interesting and lively downtown. Need more restaurants, Classy bar, coffee/sandwich shop, small storefront area.

9. *If you answered yes to #8 do you feel that the County's Zoning Ordinance and Zoning map for the town needs to be changed.
If so, how?*

- Some so-called farmland would be better to develop it.
- It should reflect true use of land woods as woods not AG-1 more developable land.
- It should become more restrictive to preserve the heritage of the community.
- Relax floodplain building conditions
- Need information of zoning policies out to the public.
- Regardless of what's stated here, a select few have their best interests in mind. They will move and shake as they see fit.
- More consistent
- Don't need 3-5-35 acre lots they will only become weed patches
- You ignore multi-family owned by "old" Lebonites.
- More restrictive
- Add A-1 where appropriate
- Less Floodplain, more rural development
- There are mistakes on the map referring to land use.
- More relative to proper soils & common sense
- It needs to be consistent and fair- equal to all residents not based on who your friends are.
- Designate farmland as prime agricultural
- Keep growth within Sewer District #1 and stay on track
- It needs a more liberal development plan & be more realistic with the zoning.

11. *If you answered yes to #10, do you feel that the Town's Building or land Division Ordinances need to be changed?
If so, how?*

- More strict towards Amateur Development
- To be fair to all people not certain ones
- With wording that leaves no doubt about intent to eliminate biased decisions now being made.
- It should become more restrictive to preserve the heritage of the community.
- Don't like 3-acre minimum. It makes things more difficult for farmers to sell.
- Need to know what original ordinances are.
- More strict, especially for mini subdivisions in the middle of a farm or hill to quickly line the pockets of the developer, so he can leave & the rest of us can deal with the infrastructure and problems
- I don't think the political control should be able to say a farmer may or may not divide his land for residential development you can't sell a working farm anymore.
- More consistent
- It needs to be consistent and fair equal to all residents not based on who your friends are.
- Ordinances are fine, if in fact they were applied to everyone & not overlooked for a select few.
- Our town and zoning board just needs to treat everyone equal. Its starting to look and smell like Chicago with some of their decisions
- Sometimes the plan appears to be vague open to misinterpretations. "Voting" by planning Committee members can be inconsistent with the plan based on their interpretations.
- Perhaps more strict
- Less acreage of lots
- More restrictive
- Drop lot size to 1 acre (from 3), but control density and number of allowed land splits.
- Make some permanent guidelines.
- All I know is that what the Town Board is doing doesn't make sense for land owners. The Land Owners have no rights.
- The owners should have more say in what happens to there land not the neighbors
- The current 3-acre minimum for a new home outside the sanitary district is too large. You need a tractor and mower and chainsaw and to spray chemicals for 3 acres.
- Why do some people get splits and others don't (is it who you know?)
- Keep people informed as to changes and-or needs to do changes.
- There are needs to be more land zoned for development and more liberal building development allowed.

12. Choose the size below which best represents your preference of future minimum lot sizes **outside** the sanitary (public sewer) district for single family residences.
g. Other

- 3-5 Acre lot size Minimum
- Use Cluster Development not just Minimum Lot Size

13. If you answered yes to question #13, what percentage of open/undeveloped land would you suggest? (For example, a forty acre clustered residential development setting aside 25% open space would preserve 10 acres as permanent farmland or undeveloped open space and would allow 30 acres to be developed for residential uses.)

g. Other

- 2%
- 50% - 2
- 60%
- 65%
- 75%
- 90%
- Against Cluster Development

16. What retail items or services not now available in Lebanon should be offered by existing or new businesses?

Services Requested in Lebanon

Grocery Store-45
Restaurant-22
General/Convenience Store-13
Hardware Store-13
Gas Station-11
Automobile Repair-5
Large Retail Store-5
Light Industry-4
Barber Shop / Beauty Salon-3
Car Wash-2
Video Rental -2
Laundry Mat-2
Pharmacy/Drug Store-2
Resale Clothing Store-2
Farm Services/Repair-2
Ice Cream Stand-2
Building Supply Store-2
Clothing Store-2
Child Care-2

Shoe Store-1
Tire Store-1
Warehouse Storage-1
Electric or Plumbing Business-1
Motel-1
Bakery-1
Library-1
Furniture Store-1
Craft Store-1
Quality bar with music-1
Mini Mall-1
Lawyer-1
Computer Store-1
Service Industries-1
Recreational Facilities-1
Health Food Store-1
Antique Store-1
Doctor-1
Book store-1

20. *How do you feel about the change in taxes this growth may cause?*

- **Not** in favor of additional taxes. – 54 comments.
- **In Favor** of some increase in taxes. – 9 comments.
- Believe Development will cause taxes **to remain the same or become lower**. – 31 comments.
- Believe Development will lead to **higher taxes**. – 31 comments
- **Not** in favor of growth or development. – 11 comments.

21. *Some communities offer incentives to attract more industry and business. Which of the following incentives do you feel Lebanon should offer to attract more business?
g. Anything else? (specify)*

- We need to provide a favorable climate for start up industries with possible tax incentives for first five years.
- We should not offer anything. They [industry] should pay us if they want our land.
- Provide tax shelter first three years or until company shows a profit margin. Reduce commercial tax by 1/3 per \$1,000.
- Find alternative uses for empty dairy barns.
- Keep it rural that's why we live here.
- How about something now for the existing businesses. I don't believe anything has been done.

24. *If you are a farmer or if you own at least 10 acres of vacant land, do you eventually intend:
e. Other, explain:*

- Undecided
- If commodity prices don't rise we may have to look at other alternatives.
- If I sell as a unit, it will most likely go to a neighbor who is expanding. Most currently operating farms in Lebanon will be last generation farms because of size limitations and the farm economy.
- May sell off a few pieces.
- Sell land / keep house and buildings for retirement.
- Donate to Town or County Park or Historical Society on our passing.

26. *If you answered YES to question #25, how much of an average property tax increase per year would you be willing to consider?*

Responses included-\$35 - \$40, \$125, and \$1,000, Whatever it would take to keep it green, Government's Responsibility.

28. *If you answered yes to #28, would you like to see any of the following recreational facilities developed or expanded in Lebanon?*
m. Other?

- Skate boarding facility
- Horse Trails – 2
- Bike Trail to the Wild Goose Trail
- Swimming Hole or Pool
- Soccer Field
- Museum for the History of Lebanon

32. *Which issues listed in question #31 need the most attention?*

Top Three Responses under Each Priority

Priority	Issue	Number of Responses
First	Preserving Farmland	19
	Local Tax Rates	15
	Community Growth and Planning	9
Second	Local Tax Rates	13
	Preserving Family Farms	8
	Youth Activities	7
	Preserving Farmland	7
	Single Family Development	7
Third	Junk Cars and Farm Machinery	10
	Preserving Family Farms	8
	Water Quality	6
	Shopping for Goods and Services	6
	Community Growth and Planning	6

Comments:

Issues receiving more than one comment:

- Stopping Development – 10
- More effort needed in Preserving Farmland – 9
- Taxes too high – 5
- Local Officials need improvement – 5
- Need to preserve environment – 3
- Need better control of dogs – 2
- Need horse trails – 2
- Need to control Junk Cars and Machinery – 2
- Excessive speed on town roads – 2
- Crime and Vandalism – 2
- Schools need improvement – 2

38. *Housing: Do you:*
f. *Other*

- Condo – 4
- Rent Farm House
- Mobile Home

39. *In what city/village is the major income earner in your household employed?*
e. *Other area*

- Oconomowoc - 17
- Milwaukee - 12
- Waukesha - 7
- Brookfield - 4
- Madison - 3
- Sussex - 3
- Menomonee Falls - 3
- Pewaukee - 2
- Hartland - 2
- Hartford - 2
- Jackson - 2
- Juneau - 2
- Reeseville - 1
- Ixonia - 1
- Horicon - 1
- Racine - 1
- Glendale - 1
- Waupun - 1
- West Allis - 1
- Jefferson - 1
- New Berlin - 1
- Delafield - 1
- Sun Prairie - 1
- Butler - 1