

Town of Pepin Survey 2009 Results *

	Permanent	Part-time	Other	Total
Residency	134-62%	53-24%	30-14%	217
	Own Home	Rent Dwelling	Other	Total
Ownership	187-84%	4-2%	32-14%	223

	Excellent	Good	Fair	Poor	No Opinion	Total
Overall Quality of Life	40-18%	143-64%	27-12%	6-3%	8-4%	224

Expectation of Future Quality of Life	Improve	Stay the same	Worsen	No Opinion	Total
	44-20%	116-52%	53-24%	11-5%	224

	Yes	No
Does adequate housing exist in the Township?	180-90%	20-10%
Are highways, roads and bridges adequate for mobility in the Township?	214-95%	12-5%
Are the highways, road and bridges sufficiently maintained?	196-90%	22-10%

	Excellent	Good	Fair	Poor
How would you rate the air quality within the township?	124-50%	119-48%	3-1%	**
Rate the quality of our lakes, streams and rivers?	34-15%	140-60%	45-19%	15-6%

** 1 Poor rating was indicated for indoor air only due to smoking allowed in bars, restaurants

	Excellent	Good	Fair	Poor	Don't Know
How would you rate the quality of your ground water?	54-24%	114-51%	26-12%	7-3%	23-10%

	Yes	No
Have you had your well water tested within the last 5 years?	108-52%	100-48%

14. Rate the following categories of government services: (Place X under your selection.)

	Excellent	Good	Fair	Poor	No Opinion
Fire protection	22-10%	71-32%	46-20%	17-8%	68-30%
EMS (Emergency Medical Service)	17-8%	63-28%	55-25%	26-12%	60-27%
School district	10-4%	65-29%	60-27%	32-14%	56-25%
Services for elderly persons	13-6%	70-31%	48-22%	19-8%	73-33%
Services for disabled persons	27-12%	85-38%	38-17%	10-5%	61-28%
Planning and zoning	31-14%	86-39%	38-17%	16-7%	48-22%
Town Board communication with residents	25-11%	55-25%	55-25%	33-15%	54-24%
Town administrative services	7-3%	81-37%	48-22%	12-5%	72-33%

* Rounding may lead to total percentages not equal to 100%

16. Listed below are several types of growth or uses for land. Please tell us how strongly you generally support or oppose each type: (Place an X under one column heading for each type.)

	Strongly Support	Support Somewhat	Oppose Somewhat	Strongly Oppose	No Opinion
Residential subdivisions	28-12%	84-36%	48-21%	46-20%	25-11%
Single-family homes not in subdivisions	90-37%	108-44%	21-9%	7-3%	18-7%
Housing for Seniors	106-46%	89-38%	11-5%	3-1%	23-10%
Duplexes, Apartments	29-13%	90-39%	52-22%	35-15%	25-11%
Mobile home parks	17-7%	41-18%	58-25%	96-42%	18-8%
Commercial/Retail	84-37%	101-44%	21-9%	9-4%	15-6%
Professional/office	71-31%	110-48%	18-8%	9-4%	21-9%
Manufacturing/industrial	103-45%	76-33%	28-12%	14-6%	10-4%
Hobby farms	102-44%	102-44%	16-7%	3-1%	8-3%
Family farms	190-81%	37-16%	3-1%	0	5-2%
Large scale commercial farms	24-10%	56-24%	66-28%	76-33%	11-5%
Recreation, non-motorized (e.g. parks, golf courses)	82-36%	81-35%	27-12%	19-8%	21-9%
Recreation, motorized (e.g. go-carts, motocross)	26-11%	53-23%	73-31%	69-30%	13-5%
Warehousing/contractor or mini-storage	32-14%	106-46%	48-21%	21-9%	24-10%
Non-metallic mining (sand, rock, etc.)	26-11%	94-41%	52-22%	36-16%	23-10%

18. For each of the following statements, select one choice that best matches your opinion. Enter X in one column for each item. Local government or other government agencies or legislatures should:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Encourage agricultural land preservation	131-55%	88-37%	7-3%	2-1%	11-4%
Allow new growth only in and near cities, villages	57-24%	85-36%	67-28%	13-6%	13-6%
Encourage residential development	36-15%	125-54%	50-21%	6-3%	17-7%
Encourage commercial projects	42-18%	133-58%	32-14%	6-3%	15-7%
Encourage industrial projects	48-21%	110-48%	37-16%	19-8%	15-7%
Promote more recreational-orientated businesses	53-23%	108-48%	30-13%	12-5%	24-11%
Promote more small non-farm businesses	66-28%	124-53%	20-9%	6-3%	17-7%
Preserve our town's scenic beauty	154-65%	69-29%	7-3%	1-.4%	6-3%
Make natural resource protection a high priority	141-60%	67-28%	19-8%	3-1%	6-3%
Preserve flood plains, wildlife habitat and waterways	152-64%	61-26%	10-4%	3-1%	11-5%
Work to preserve farmland by limiting development	100-43%	77-33%	30-13%	13-6%	14-6%
Limits should be set on the number of animals that a farmer may raise	37-15%	68-29%	79-33%	33-14%	21-9%
Allow me to do whatever I want with my land	38-16%	71-30%	85-36%	33-14%	9-4%
Allow my neighbors to do whatever they want with their land	30-13%	70-30%	89-38%	35-15%	9-4%
Crop land is disappearing at an alarming rate	47-20%	85-36%	78-33%	4-1%	23-10%
New housing in prime farm areas should not be allowed	58-25%	72-31%	75-33%	10-5%	14-6%
Farm operations should not be restricted by government regulations	24-10%	64-27%	87-37%	43-18%	17-7%
Invest more money to maintain existing infrastructure before creating more infrastructure (e.g. roads, sewer)	57-24%	122-52%	23-10%	8-3%	25-11%
Require developers to pay for the added costs of providing local services that are needed to serve their projects.	108-45%	95-40%	21-9%	4-2%	9-4%
Develop long range plans to control development	87-37%	103-44%	29-12%	6-3%	10-4%
Develop land use and development regulations	78-32%	106-44%	30-12%	9-4%	18-8%
Maintain pace of development, it is just right	18-8%	105-45%	46-19%	10-4%	56-24%
Lower property taxes even if this means a reduction in the current level of service	70-30%	71-30%	70-30%	4-1%	21-9%

Survey Results—All Comments

(Includes all written comments entered anywhere on pages of survey. Spelling not always corrected.)

1. **Residency: Other** _____ Will be moving in March 2009
3. **Rate the overall quality of life?** We can not honestly answer this right now but we hope it to be excellent.
4. **Expect the quality of life to:** Worsen—at the rate it's going
Worsen—due to economy etc.
5. **Does adequate housing exist in the Township?** ___ Yes ___ No (If 'No', what type is needed:___)

Housing for seniors(Is there enough? How about assisted living?)—Is there adequate housing for low-income residents?
Is the low-income housing stock safe and adequately maintained?

Senior Apartments Apartments for young people Apartment complexes
Affordable for single or small families Affordable housing for workers who have to commute to employment
Affordable housing for low income or younger families Better single family housing
Family, moderate income Decent housing for Mid to lower income families without heavy taxation
Low income housing? (I don't know)? Lower income, Senior/Disabled, Assisted Living
Would need more cheaper rental More for low income More
Trailer Home parks Second Homes to increase tax base
Too many old, shabby houses, unlivable around—some sort of unit complex where whole families can live.
I would say there is housing but at what expense—is it affordable for most?
Don't know! Haven't seen comparative data.
Too much
Build up not out—or cluster
Taxes too high

7. Are the highways, road and bridges sufficiently maintained in Pepin Township?

Yes-but too much serendipity in standards

8. What changes or improvements in highways, roads or bridges would you recommend?

Town board should commit to a long term goal of paving all township roads, starting with hill roads.
Blacktop more roads
Blacktop Fayerweather Hill! ☺
Rural areas need blacktop—they are wash boardy.
Pave all gravel roads.
Blacktop!
More blacktop
Blacktop rest of hill roads. Work on through roads first before dead end roads
Tar the gravel roads so there's less maintenance
More paving on dirt roads
Blacktop all crushed rock hills, and widen some creek crossings
Add blacktop to high traffic areas as the present tax rate allows
Roads in the town are poor condition. Blacktop would lower maintenance cost and improve our roads
More blacktop on town roads
More blacktop
Blacktop secondary roads
Sealing the blacktop at a faster schedule, maybe every three years
More blacktopping
Consider blacktopping areas that require continuous maintenance to keep gravel base
Need to blacktop more roads
The only thing would be if all roads were blacktopped
More blacktop, if budget is app.
Pave the roads that are now gravel

All pavement with straightened roads

If you are grading a hill road 4x a year maybe we should pave it.

If you're having to grade the same road(s) over and over and over—pave them and be done. Also quit spending OUR money to pay “busy work” from the Hwy dept. Lay them off in winter or get part timers!

More pavement, more brush cleaning, ditch mowing, gravel fixed

Too many dirt or gravel roads

More rock

Proper grading and more gravel

All gravel roads need gravel—grade more often

Better upkeep on crushed rock

Side roads need better grading and more often. Also rock needs to be replaced more often

Widen out gravel roads

Increase width/visibility on twisty back roads

Widen them somewhat—sometimes very narrow

More regular maintenance

Better maintenance on crushed rock roads. Better weed control and mowing.

Rocking chronic erosion areas (chip rock) 3”-6” size

Some town roads are not being taken care of very well

Plow when needed!

More time on the plow

Remove tree that overhang roads

Trim brush from ditches and trim road side trees

Mowing road side ditches

Could use more mowing of the ditches in the summer and fall

Adequate mowing to keep brush from encroachment. That includes the counties' responsibility

The roadsides should be mowed completely once yearly. Not just a swipe down the side next to the road. One mowing (the second, or first) need not be so complete.

Don't waste so much time and money mowing ditches. Plant some flowers or grasses instead.

Deer Island road needs to be repaved & ditches mowed more than once a summer

I would rather not see trees cut so far back from the smaller roads. Some lovely roadsides have been degraded by the removal of trees which had been in place many years.

Try to crown gravel roads so water drains off properly; add culverts in areas of certain gravel roads to move excess water away from the road

Better culverts; more attention to seasonal problems, like flooding, freezing, thawing, maintenance

Packing the dirt after setting in a new culvert. Earlier removal of snow off the streets in Pepin

I recommend that something should be done with some such as CC or N bumpy culverts

Some bridges and culverts too narrow or short for safe travel. Culverts relatively low cost to lengthen

Mill pond road: Winter: snow and ice (A lot of people travel that road and I have watched people plow snow with cars and ice is very very bad—you have to go very slow) Summer: grass grows very tall, it's hard to see around corners for deer or other animals

I have seen a drastic change in upkeep of winter roads this year—there seems to be less plowing and sanding

Could use more salt during the winter on county roads

After a storm—too icy for too long—clean up quicker. The faster the trucks go on gravel roads—more rock, more \$\$--slow down

Snow plowing on East Lake Road (Deer Island) should be plowed from east to west to avoid closing off all driveways on south side (only 1 driveway on north side)

Highway CC is not adequate in winter; extremely slippery in winter/icy

Streets in Pepin are not maintained adequately in winter. Incredible ice build-up exists on almost all streets throughout the winter. Only exception is Hwy 35—which is maintained appropriately

Rough roads, slippery in winter, do not like the way the shoulders are groomed

More promptly removal of snow from town roads

I would like to see the roads plowed better during winter—the rural roads

Snow plow stop filling my drive way with a snow bank!

Please don't plow snow in the driveways of older people. They have to have some one plow them out and are on limited income

Since the roads were turned over to the county, the snow plowing is not as good
Is it anyway the crushed rock roads could be plowed without losing so much rock in the road ditch.
More road signs, Stop, Children, Deer Crossings—slower speeds on Sand Ridge Road
Improve safety of busy Hwy. 35—Reduce noise
Lines could be painted better
Curbs, sidewalks, stop signs, road paint
Better train track lights
Maintain/develop adequate bike lanes off paved routes
Do a better and more timely job of picking up ‘road kill’ (especially dead deer)
If folks slow down on rural roads less expense is needed to maintain
I live in Rochester and own a mobile home in Pugsville—we primarily only go there in summer—roads are excellent
Where I live they need attention
Our street has not been repaired in 18 years
Some manholes are too deep
Try a private contractor
Maybe planning ahead for repairs that need to be done
It seems some roads take priority over others
Maybe a road grader past our house. (Cedar drive—or pavement) We are extremely happy with our snow removal-Great Job!
None; maintain what we have—new roads for the convenience of possible business establishments-not a good idea...
Continue to maintain the roads we have and with the status of the country—think before you leap into building new roads
that will cost money not only to build—but maintain—
I think the county is doing a better job with maintenance, but a lot of roads, whether it be blacktop or gravel need some
attention due to years of neglect or improper maintenance
The roads are maintained better after the county took over
We do not live in the township of Pepin so this is difficult
They are adequate right now—no spending needed except for maintenance
We have about all we can afford
I think there has been a lot of very good changes in the last year. Thank you.
They seem fine...we use them—no problems
They seem to be pretty well maintained now
Less taxes

9. Rate air quality—comments written near this question

Excellent-(3-6 days poor—manure spray days)
Excellent-Except on the days my neighbor spreads manure...
Good-Outdoor Indoor air quality is poor because of smoking allowed in bars/restaurants

10. Quality of lakes, streams and rivers—comments written near this question

Depends on body of water—Lake-I wouldn’t encourage my child to swim in it

11. Quality of ground water—comments written near this question

Pugville?

13. Comments, suggestions on air or water quality:

We don’t control it much. The water (river) comes from upstream. The air blows in from the W/NW primarily.
Get rid of smellie coffee burner downtown. Smells like the bean plant in Red Wing—must go
We should take advantage of wind generators for electricity –Are there government fundings?
Farmers need to quit burning their rubbish—sorry, but it’s 2009 not 1909
Stop the burning of trash
Some rules needed for out of doors burning. Seems there are more camp fires.
I would like to see a strong commitment from the town to protect air and water quality
I believe we can do more as a community in regard to water pollution, etc.
Maintain/improve the standards to ensure water quality in Pepin County is legislated to the Highest standards of quality
for all future generations

Clean and Drinkable

Safe drinking water forever—make sure it stays drinkable.

Need continuous monitoring—protect from pollution

Ground water is very rusty and stinks

We just had our water tested last summer and the results were excellent, however, I know many people can't drink their water. I am very concerned about our future use.

A times there is high atrazine in well water

When they tested the Plum Creek watershed—my well had a trace of atrazine

Water tested—Yes—4-5 ppm nitrates

The nitrate level was elevated, which surprised me since we have a clay PAD.

High nitrates—can't drink own water

Our water is undrinkable due to pollution caused by cattle farm

Insecticides & fertilizers require improvement—mandate chemical use affecting ground water

I am worried about chemical run-off into our rivers & streams. This affects drinking water.

Continue work to control agricultural and urban runoff.

Water is hard—cannot be helped—some agricultural contamination

More than anything else—extensive farming degrades water quality

Land quality is an issue with farmers dumping recyclables on their land

Farm runoff control

Farm runoff is getting worse because of continued raw crop farming and less soil conservation practices

Restriction on pesticides and improve erosion control. Push for no smoking in bars/restaurants

Caution for development of Industries and Mega Farms

Some runoff from pastures pollute Bogus Creek and other creeks as well I suspect

Water is picking up industrial waste, algae, too much plant growth occurring at the shore (within the water)

Limit agricultural use of land within 200' of lakes and streams

More monitoring of Pepin's lake water quality

The lake seems more weedy and cloudy than it has been in the past. Also, the dead zebra mussels on shore are kind of obnoxious

Stream bank erosion on small streams—Mississippi River not real clean

Monitor runoffs into our water streams

Restoration work on local creeks—like what has been done on the Rush River

Attention needs to be paid to erosion and soil conservation practices—runoff and chemical applications—including NSP's spraying practices

Allow lakes and rivers to self-clean by properly stewarding surrounding land. Keep lawns away and lawn chemicals out of water. Slow or stop lake shore development.

Like to see DNR do something to save Chippewa River (wing dams, current control)

We have no well yet—It is likely that township residents burn trash and have smokey wood stoves as often as residents of Pepin Village though it is not as noticeable because of lower density. Buffer strips along our streams would filter runoff from fields, pastures and lawns leaving our streams healthier.

We can not have our own well because of where we live. Water is bad.

We use city water

Too high taxes

I am on village of Pepin water and sewer

When have all wells and septic tanks been tested?

Overall very good

I think it's good

14. Rate government services—comments written into the table choices

Fire protection: Depends on where you live

Fire protection: Too Far Away

Fire protection: Long distance

Fire Protection-good in the village/not sure in town

Fire Protection-Poor—Our Fire Department where to call is too far away

Fire Protection—suggest work better with surrounding

EMS-good in the village/not sure in town

School district-how about consolidating? High salaries for admin people
School district—Award-winning must indicate some substantial quality
Services for disabled persons--no clue
Services for disabled persons—Walking and Biking trails
Planning and zoning: Wood burning heating system in town
Planning-don't know Zoning-OK
Planning and zoning—there is little to no zoning
Planning and zoning—A plan is in order
Town board communication with residents: What communication?

15. Suggestions/comments about local government services:

We haven't used them-so no opinion
Have not used services yet!
What do you expect in a rural area
No opinion because we have not had any direct dealings with any of these services
Am not yet familiar with government services
I do not live in the Town of Pepin so I have no opinion on the government services
Because we have not had any experience with these services at the present time we can not render an opinion.
I don't know what the town administrative services are.
Lack of services in the township
Services are important—what can we appropriately afford to cover needs
We pay a lot in property taxes. We get snow removal-good, not sure how quick we get fire or ambulance service. Since we don't have sewer, water, garbage hauling, kids in school, we pay a lot in taxes. How about some compromise.
They raise taxes too much
Too high taxes
Taxes are too high
Lower property taxes
This town is being choked to death with property taxes, no one seems to care
Work hard to equalize tax rates, less tax breaks for farmers!
We sure don't need to raise taxes, certainly during this recession
Town board has ignored the inherent unfairness of property taxes. Why should a newer home on a lot worth about \$250k be taxed twice as much as a remodeled older home worth about \$250k?
Many of these services don't exist (for elderly, disabled, planning...in name only-EMS, Town Board, etc.)
We need to get the formula changed in Madison so we can afford to live here before it's too late.
Lund & Pepin Fire Departments should merge, with Pepin 1st response in south area around Pepin
If we live closer to Pepin than Lund, can Pepin FD respond first. School budget must reduce
Lund Fire Service is Too Far Away from the Deer Island community to have any meaningful coverage. School items and taxes (largest tax item) keep increasing with absolutely no input or vote from part-time residents who don't send any children to local schools. We believe in education and doing our fair share, but we would like input on the bond issues or annual budgets. Don't act as if we don't matter.
When I live 2 miles north of Pepin, why is Lund my fire department? Planning and Zoning should restrict mobile homes and have a 5 acre minimum for single family home development (no exceptions with ordinances) Town board communication in written documents mailed to residents
The Fire district should be redrawn for better response time
Pepin fire protection for township-NOT LUND-too far away—fires burn too fast to allow travel of dept.
I am VERY concerned about the lack of fire protection. After quite a bit of calling around, I finally figured out that the township contracts with Lund for fire protection. I called the Lund Fire Marshall and it took 2 weeks to get the info. that he was in COLORADO! for some extended time. When I figured out to call Mr. Stein? (Asst. Fire Chief) it took another day or 2 to get a call. If I'd had a fire I would never have known who to call and would not have gotten any help! VERY BAD. They are invisible in most aspects to me. Maybe long-time residents know more from having "been around". We spend a lot of time in Pepin and we still know little about most of the above. A newsletter would be helpful. I am VERY much in favor of a long-range plan for "development" or lack thereof.

Moderate school spending—it is getting out of hand—property taxes are increasing too fast in a climate of recession and reduced earnings by all
School is in big trouble for money
School district makes property taxes too high
School District—seems like a lot of chiefs—it's a small school—can't there be only 1 head person
I would like Pepin Township to become more progressive concerning the needs of our growing elderly population as well as schools in our area.
Don't like Zoning
Not for more zoning—don't need code enforcement
Zoning administration needs improvement or replacement
Visibility—Bring in new business
Do more to bring in new business—find financing services
New industrial/commercial enterprises should have to be board approved regarding site selection and have input from town residents
It is important to maintain the quality of our town and when existing natural land is to be converted to use, this should be reviewed carefully so as to not create eyesores in the place of natural beauty.
Strong need to eliminate layers of government & education
Combine services with other units of government to reduce costs and improve quality. Towns and counties should work together and share services.
They have a tough job—especially with limited tax money available
Leave things the way they are until this economy improves. Improve on what we already have in place.
Set up a roadside management committee to set standard guidelines for road maintenance. I would be happy to be on this committee.—Diane Millner
Development outside the Village of Pepin seems to be occurring without direction or regulation to protect groundwater. I have never received an answer to any letter I have written to the Town Board.
Our mayor is an embarrassment
I enjoy the library and use it often-would like to see it open M-Sat., at least part of the day each day
City should contact all residents when their roads are being considered for improvements or other changes
Catch up with the times
A more concerned town chairman is needed.
The good ol' boy mentality needs to change. More open minded
Board members need to know their job better—quit depending on the secretary for answers
More people that are concerned about other's and not themselves. Doing what is right for all, not themselves.
With the town board—if they're your friends all is fine. If they aren't your friends—look out! They don't have any vision.
The town board governs with special interests and personal interests in mind rather than community interest.
Be for the people not yourselves; the only township upgrades happen in area of the township members homes!!
They focus on stupid things instead of what's important to residents
The township/government services seem to consist of a garage. Beyond that hard to define.
County Sheriffs Department could possibly patrol rural areas at night time, if they're not too afraid their carriage would turn back into a pumpkin after midnight.
Office Hours during tax time
Office hours are needed during tax time
Could be publicized about the meetings
Is there a website or newsletter with current info?
Could put info on web to improve communication
Need a website that includes town meeting agendas and minutes
Provide information and timely updates of news, events, meetings, points of contact on a website
The local phone book should have the county offices and phone numbers listed.
Send more info on things done or things that are going to be done
More communication
More informed
Communication could definitely improve
We never hear from the town board with any mailings
When calling Town members/Please call back

As a cabin owner I have not used these services. So I have no opinion, however, communication from the board about changes that might affect land owners would be nice

Please communicate with town residents. It's hard to find anything out about local government services.

No communication to residents about projects--things just happen--are not always done well--properly values can be affected--township doesn't seem to care...

I would like to see election info, etc. published in local shopper paper so I know what's going on. How do residents find out result of this survey?

I'm pretty reclusive so there are lots of things I can't answer. When I do have questions, I get pretty good service.

I have had little communication with the town board but what I have had has been excellent. I know nothing about the town administrative services

16. Types of growth or uses for land: Comments entered into table

Single-family homes not in subdivisions: Needs to be-except in zoned areas—minimum acreage requirements.

Housing for Seniors: Owned private business
Wisconsin is an anti-retirement state.

Duplexes, Apartments: Only near village

Commercial/Retail, Professional/office, Manufacturing/Industrial, Hobby Farms: It all depends on how it's placed

Commercial/Retail: If zoned for it
in specifically zoned areas only

Manufacturing/industrial: If zoned for it
in specifically zoned marked zones—along 35 or county roads maybe

Hobby farms: If they pay residential R. E. taxes

Family farms: Do not pay enough taxes

Large scale commercial farms: Not at the expense of the family farm

Recreation, non-motorized: Parks-Strongly support Golf courses-No
Parks-OK Golf courses-Strongly oppose
Parks-Strongly support Golf courses-Strongly oppose
Oppose somewhat—parks, non-motor trails=yes No golf courses
Support parks; oppose golf

Recreation, motorized (e.g. go-carts, motocross): NEVER!

Warehousing/contractor or mini-storage:Support somewhat--if properly sited
Don't we have enough?

Non-metallic mining: Oppose somewhat: environmental concerns
Support somewhat-where environmentally sound
But not on my land

All table items: Would need more info on each specific type proposed as to whether support or not.

17. Please list other types of development you support or oppose or enter comments about growth and land use:

Walking paths along the river, biking paths connecting river towns, biking trails, low impact usage, recycling center, a way to reuse, recycle animal waste (manure into compost for instance)

Scenic beauty and rural nature are assets that should not be compromised. Development should be located near existing developed areas.

Hunting and fishing development without a lot of legislation

More water front and boat services at the Pepin Marina.

Tourism could be enhanced along Mississippi.

Prohibit projects that contribute to noise, air or ground water pollution. Winter recreation opportunities i.e. ice skating, cross-country skiing

We have this great wildlife area and Chippewa River next to it and we don't have say in what the DNR does with it; it would be a great park. Why do we not have windmills, in this area?

Pool, rec

Friendly ag—small farms, vineyards, orchards. Arts, tourism.

Micro agriculture industries such as organic cheese plants, fruit processing

Small business—cooking schools, restaurants, SPA Growth is good as long as it maintains the small town feel

Support alternative energy and environmental progress

Try to find nonpolluting industries or something like call centers that answer questions or take orders for business
 Any industry to keep people in community with children for schools
 Cohesive, integrated town—do not let it look like Lake City! Support the businesses & if growth in business (non-ag) be sure to not approve buildings that detract from the town—let this town look & feel like you want to live here.
 Support for any type of business that creates jobs is not a hazard to people, land, or water and groundwater.
 Jobs! Manufacturing that employs more than 10-20 local people or only close friends/family members.
 I feel the city got cheated by not letting legitimate companies come in and produce good jobs. Trying to be a “tourist town” does not bring tax relief to regular residents who need to work.
 Any home site/Industrial enterprise or commercial undertaking that impacts productive FARMLAND negatively I strongly oppose.
 Retail/commercial enterprises must not be allowed off county/state thoroughfares because increased traffic and noise levels decreases quality of life for people living around them.
 Development, that provides sustainable job opportunities with adequate wages, needs to be sought out.
 Industry is needed to support family livelihood.
 I am opposed to the standard type of golf course because of the high water usage as well as the large amounts of chemicals commonly used to maintain greens.
 I oppose any development or industry that pollutes air or water.
 I think we need to encourage industry and commercial development to help our town survive. They will bring in much needed revenue and working families. We also should encourage the development of affordable housing.
 Existing residents should always be allowed to run a business out of their home.
 Support small scale & family farms, support small business development. No large-scale development on the river.
 Beware of “hobby farm: (5, 10 acre sites) creating sprawl in township.
 People should remember to continue to respect land owners—Attempt to keep industrial growth close to town—Country is Country
 Please allow Pepin township to show its natural beauty. Junk development (Housing especially) in the country is foolish.
 I support development that maintains the natural beauty/environment of our area.
 Good farmland should be preserved by directing non-farm land uses to areas of poorer land--sand and highly erodible soils
 If “LOCATION” is the primary consideration for development, the wellness of people, land and future generations will be protected.
 I would like to see housing development along the river/Hwy 35 limited to single family housing rather than large housing developments or condominiums. (This is true for rural areas as well.)
 In the Klampe addition, I oppose allowing so many camper trailers in that small area. There needs to be more restrictions regarding building codes.
 I would like to see development guided in a way that allows for high density housing to protect the area’s scenic beauty.
 Farm land preservation as well as water quality are also very important to me.
 Housing for seniors should be in the village, with easier access to shopping and services
 My mother lives in the elderly housing in Pepin and it’s very nice for her. They’re clean, warm and comfortable.
 However I would say that they will need to be replaced or updated in the future.
 If new homes are built they would need a minimal amount of acreage 5-10.
 Allow good quality multi-housing units adjacent to water resources (i.e. Lake Pepin, Chippewa) for resident “enjoyment of living”, plus increased county tax base—usually, older residents with few, or no children, to over burden the schools.
 I oppose any huge housing development that takes away the beauty of our countryside. We need a recreational place for young people to gather, so they don’t have to run off to bigger towns for it.
 Most towns have a ban on trailers. When old trailers move in your property value goes down
 For Residential subdivisions, Mobile home parks, Commercial/Retail, Professional/office, Manufacturing/industrial,
 Large scale commercial farms: Where?? Depends on location and environmental effects
 Respect the land Not sell build houses (in a) housing dev. (in) township
 Strict controls on lawn and pest chemicals for golf courses. If there’s any mining, make them follow the rules.
 The reason I chose to have a summer place in Pepin is because it is small. I hope it stays that way.
 I oppose, strongly oppose Non-resident “week-enders” who own land that completely disrespect those permanent residents (neighbors) around them. They don’t obey the ordinances, are loud, use motorbikes, etc! There should be noise ordinances.

Zoning makes a difference with all of the above. Put in the proper places some of these things are fine. But when placed improperly it creates chaos for neighbors. For example—a motocross in a formerly quiet farm field is just stupid.

Rezone

Pepin Township has a beauty that only worsens when man-made junk is allowed. Keep it clean & keep it rural.

This is already happening and it should be up to the land owner to decide if they want to sell their land for whatever purpose! I feel industry will help local communities grow!

Keep growth & land use organized in areas which can cluster services & minimize land use conflicts

We have to get the bluff ordinance changed.

Bluff-land building ordinance needs to be modified or done away with

Stop building on bluffs—If person buys a large area to build an expensive home, he can afford to pay to develop infrastructure NOT his more conservative, less wealthy neighbors

Difficult issue, we want to maintain our appeal and lifestyle while improving/ creating jobs so we can continue to live here

I'm not opposed to growth in the areas above as long as it's thought out and its benefits outweigh any impacts or threats to environment, etc.

I would support environmentally friendly things. Support rural living

Support growth of any kind that will help our country thrive.

All growth can be good if monitored and regulated... Keeping a balance is key.

Any growth is good for Pepin as long as environmentally reasonable and doesn't directly hurt the value of adjacent properties.

Oppose helter-skelter development that puts a burden on governmental services

More rules complicate our growth potential (leave things alone).

I would not oppose sand and rock quarries if they were regulated to prevent groundwater contamination and reclaimed when closed by grading to drain rainwater and spreading a layer of topsoil.

I strongly oppose non-metallic mining and mobile home parks! We have to protect our Drinking water from contamination!

Non-metallic mining is B.S. They get away with murder—read Chapter 25 for answers—they never have to cleanup.

Too high taxes

Families cannot afford to pay these property tax hikes and raise a family in Pepin!!! That's the truth.

Education for all citizens

Don't know

With a comprehensive plan using smart guidelines and policies there is merit and a place for many developments and projects. High consideration should be given to those affected and concerned by such policies in the present or future. Everyone needs to feel they have been heard and fairly treated.

18. Government should: Comments entered into table

Encourage residential development: no subdivisions

Encourage commercial projects: without being tacky

Agree--If responsible companies

Agree—on fringe

In planned areas or parks.

Agree-if sited properly

Encourage industrial projects: Agree-if sited properly

In planned areas or parks.

Agree--depending what it is/non-polluting

Agree--If responsible companies

Agree—on fringe

Disagree—small-scale only

Promote more recreational-oriented businesses: Agree, with limitations, pollution; preserving our clean environment

Promote more small non-farm businesses: in appropriate locations

Make natural resources protection a high priority: If reasonably done

Depends

Preserve flood plains, wildlife habitat and waterways: If reasonably done

Work to preserve farmland by limiting development: If reasonably done

Limits should be set on the number of animals that a farmer may raise: Depends on method
 Some guidelines are necessary
 Cattle per acre
 Strongly agree—No massive industrial farms
 but well cared for
 Depends on how much land they have

Allow me to do whatever I want with my land: Allow a property owner to build ‘out buildings’, but definitely not things
 that may be disrespectful to neighbors such as motocross, dirt bike trails, etc., machines, equip. that are noisy
 constantly. I respect my neighbors peace, I expect the same.

Allow me to do whatever I want with my land: Lawful
 With some minor restrictions
 Agree—depends on specifics

Allow my neighbors to do whatever they want with their land: Absolutely not certain things!
 Lawful
 Lawful
 With some minor restrictions

Crop land is disappearing at an alarming rate: Probably not yet, but possibility exists and should not be allowed

New housing in prime farm areas should not be allowed: Agree—Housing developments Disagree—Single family on
 acreage
 Disagree—but be careful about what is permitted
 Too general a question
 Agree—depends on specifics

Farm operations should not be restricted by government regulations: Agree—depends on specifics
 depends on issue
Some guidelines are necessary

Require developers to pay for the added costs of providing local services that are needed to serve their projects: No-tax
 them to recover costs (property?)

Require developers to pay for the added costs of providing local services that are needed to serve their projects: 50/50
 share?

Develop land use and development regulations: Aren’t there already enough?
 tasteful limited control of development with limited regulation

Develop long range plans to control development: tasteful limited control of development with limited regulation

Maintain pace of development, it is just right: Lost the meaning here
 Disagree—Do we even know what current pace of development is?
 Slow it down!
 We need jobs in the county!

Lower property taxes even if this means a reduction in the current level of service: Agree—Could not get any lower in
 services level.
 How can planning commission do this?
 Service is already minimal
 Taxes increased or decreased without justification makes no sense.
 What services would be cut if decreased and who does it affect.

Lower property taxes even if this means a reduction in the current level of service: Just don’t raise them anymore!
 I don’t have water or sewer or garbage pickup so I don’t have that many services
 WI taxes are out of control
 What services?
 It all depends on reducing what

We can find a balance of the above (table items) but it takes planning and time—This survey is a good start

Encourage and Promote table items: Where? Preserve our town’s scenic beauty—“and country”
 (X entered between columns): The indecisive X’s just means that it would be acceptable if handled properly.

19. What are the two or three most important things Pepin Township should do over the next 20 years?

- 1) Develop a plan where recreation, residential and agricultural can co-exist
- 2) Preserve natural beauty of the area
- 3) Control agricultural runoff to preserve our streams and rivers

- 1) Maintain taxes
- 2) Maintain roads

Develop long range zoning plans. Increase our natural resources to bring in more tourists dollars. Build our economic base. Biking, hiking trails, etc. Jobs to the area. Developing a plan to be as energy efficient as possible. Wind energy? Better uses of recycling. Make the most of our land and natural resources.

Regulate emissions from cattle farms, I am not against the size of farms but disagree with the amount of odor coming from some of the larger ones.

I think Pepin is a great small town. The thing I would like attention focused on is rejuvenating the 'downtown' area. Encourage new retail shops and restaurants, etc.

Stay within a budget for 1,000 people; make school accountable for spending; Get some common sense on the very small town you live in

- 1) Tax increases = 15% each of the last 3 years, must not continue; property owners very upset
- 2) Provide better means of communication (website, paper) provide a listening hour or Q&A monthly

Decrease taxes, improve fire protection

- 1) Not to over estimate the worth of land and housing any more by over projecting for financial gain
- 2) use natural resources to help reduce our dependency on coal and oil
- 3) Teach our children to respect each other and our land

Save money/tax dollars; raise farm land taxes, to match other (non-farm) prop. tax

Improve public services to Deer Island area Maintain the public boat landing on Deer Island

Improve and support Mississippi River front--Build non-motorized trail system--Expand restaurant and liquor licenses

- 1) Maintain balance of permanent and part-time residents
- 2) Reduce pollution to streams, preserve natural habitat
- 3) encourage small businesses that are attractive and useful to permanent and part-time residents

Preserve the rural aspect, protect scenic beauty, work jointly with other communities in the area to improve options for visitors to the area, i.e. recreation, history, natural resources

Maintain or improve quality of water—Not over develop i.e. Quality vs. Quantity

Work toward: 1) Get those who spend our real estate tax dollars to cut costs. 2) Get part of the tax burden off real estate and on to other sources 3) Securing changes in the state aid formula funding public schools

Consolidate school with one or more schools

Create some small businesses so there is work for people. We have a good school here, but need something to draw families here, so that we don't lose our school.

Let industry in—think about combining the school with another—we're kinda small. Put in another boat ramp at the sportsman ramp. On weekends one isn't enough

Lower taxes

Lower property taxes; Re-assess property values due to the 20% to 30% drop in property values

Try to control taxes—because senior people have a hard time to keep up with the cost of living

Lower residents property taxes by taxing absent land owners more

Find a way to lower property taxes—encourage small business

Lower property tax—provide incentives for development of local business

Lower taxes, maintain side roads better

We definitely need something to bring the taxes down for locals. If people want to pay high prices for places then tax them accordingly.

We need to look at property taxes and not let them get so high nobody wants to live here

Bring taxes in line—can't afford to stay—almost a quarter of my personal income goes to taxes—we had a \$1000 increase this year—I don't have an extra \$1000.00---where am I supposed to get it? Government and school expenses have to be cut—can't maintain this!

- 1) Preserve itself. It may sacrifice revenue, but it's too beautiful to give away.
- 2) Promote recreation
- 3) Establish strict development regulations now while we can

- 1) Get natural gas service for residents who live 2 or 3 miles from Pepin
- 2) Combine with the Village of Pepin and end the separate village and township committees (or expand the boundaries of the village?)
- 3) Have dump/recycling available/more accessible than it is currently for weekend residents

- 1) Encourage economical growth in the township
- 2) Do not impose more restrictions on the dairy operations

Limit development

Create industry

Definitely try to get some industry in to create more jobs for local people, that pays a decent living wage.

Don't be the next Brainerd, MN.

Disallow personal junkyards—a person may only have a set number of non-working vehicles

Continue the good service from Fire Department—lower taxes—enforce property cleanup!

*Shift hours 3:00AM-11:30AM—Why should school be closed because of roads not being plowed—Can't they get up and have 'em plowed before school starts—they should know the routes!

Upgrade roads, maintain ditches and culverts

Anyone with over 600 dairy or very large feedlot—slurry should be spiked in

We need companies commercial, no renting of small business operations or village's should run our industrial businesses instead of rent so our town can profit. No leasing Need warehouses, etc.

Blacktop the rest of the roads that are not blacktop

1) Upgrade and blacktop all roads to reduce maintenance 2) Encourage responsible growth in farms and businesses 3) Have a growth plan and ENFORCE it on all new subdivisions & existing 'scenic' homes

Establish a land use/zoning committee that will require new commercial/industrial or even home sites to be reviewed and approved before proceeding in order to preserve productive farm land and Township of Pepin quality of life.

Education

1) Develop a comprehensive zoning plan 2) Improve and enhance communication with township residents to encourage participation in governance

Zoning

Make use and abide by the resolution you adopted to have property owners remove or license the vehicles they have setting around that never move.

Plan

Annex outlying residential area; reduce number of home built all around eating up land, causing more driving for local services and more road maintenance for single dwellings

Maintain infrastructure; protect groundwater; protect scenic beauty

Encourage more industrial projects/companies to build here; Promote more businesses while maintaining our scenic beauty and small town appeal ☺

1) Preserve our scenic Hardwood (mature!) for the survival and health of our future forests 2) More sensitivity in preserving (In mowing and excavation) wild flowers 3) Encourage alternative energy/energy conservation in our public buildings (Insulation/efficient lighting/even solar panels) 4) NO SPRAYING (weed control)

1) Lower and freeze property taxes at a lower level to allow land to remain in the hands of homeowners 2) Encourage tax revenue producing businesses and industries to develop in zoned areas near villages

Any new business or subdivisions should be contained to the sand prairie down by Pepin if they are of any size!

1) Bringing industry/business to this area will be important for tax purposes and being able to be a viable community 2) It's hard for young families to stay in the area/move to the area when there are few jobs and housing is unaffordable for some—it effects the future of our school too

Bluff-land ordinance repeal; Encourage small business growth in the town of Pepin

1) Create long range plans to control development (implement ASAP) 2) Model Pepin after other townships who have found balance and prospered because of it. 3) Don't let personal interest/greed influence your vision

Pepin needs recreational trails, etc, --nothing for the average citizen to use

Taxes too high for lack of services—No services from technical school

Unless people are grossly negligent, leave them alone with regard to their property

Develop more industry that is clean

Lower taxes lower taxes lower taxes—if no one can afford to live here there will be no revenue

Pave the back roads

Lower taxes, lower property taxes, lower property taxes. Even if our government goes bust, why should we lose our homes that we worked hard to buy, because of high taxes

Do NOT lose the small town charm!!!

1) Continue to look at costs and be careful with tax money without cutting services 2) Work to make our township a great place to live—always strive to be better.

Maintain infrastructure, actively pursue new businesses to consider Pepin area, limit government regulation

Develop employment opportunities. Continue to improve road system. Promote tourism.

Lower taxes and lower taxes

We need jobs; our children/families are leaving because of it. It's nice to have it looking nice, but nice does not pay my bills. Anybody with a family doesn't want to just work summers or weekends for a job when they need money to pay bills.

Pave more roads

Keep property taxes low. Encourage new families to settle here, not retirees. Promote responsible land use in line with preserving resources.

Promote for growth(All-especially commercial). Don't create restrictions. Encourage business by offering incentives (monetary).

Improve street maintenance in winter. Improve zoning regulation to distinguish between areas of commercial vs. residential development. Do not raise real estate taxes any more.

Blacktop roads—(small portion every year). Fix bridges.

1) Focus on sustainable energy, water quality, life quality—enhance the environmental quality of Pepin County 2) Lower property taxes 3) Maintain the farmland/farm culture

Do whatever it takes to lower taxes! Pay freezes for employers for example! That is if you want to keep the residents and the money you are currently getting before we all leave!

Improve gravel roads. Lower taxes.

1) No clear cutting of timber 2) Not allow trailer homes to be parked in township without a permit 3) Fallen down buildings—tear down—time limit to do this—or fine them

Lower residential property taxes. Taxes are several times higher than Minnesota. Develop small business.

Lower taxes; Fix roads

Develop a good comprehensive plan that is supported by public input. Make sure zoning is done properly to allow for logical growth, i.e. along county and state highways.

Promote tourism and associated businesses

In my opinion, they have to freeze property taxes—I see many houses for sale—that are not selling because of the high rate of taxes. This drives our property values down.

Do not get in the way of growth, either residential or commercial. We do not have a problem with either so we should not try to 'fix' something that is not broken.

1) Get a better handle on school costs and rein them in 2) Limit property tax growth county wide 3) Have a comprehensive land use plan for the county

Create meaningful employment (12 mos. Jobs). Taxes—control or maintain

1) Move away from pesticide use along the roadways as much as possible. 2) Establish some kind of program to harvest and make use of the considerable amount of good quality firewood readily accessible along the roadsides which is now left to rot.

Work to maintain “Small Town America”; Protect natural resources with a vengeance; Explore tapping tourism for all possible sources of tax revenue

The township should develop and enforce building codes. There should not be anymore “Pugvilles”.

Re-zone—township should zone to protect its beauty from the lawyers that corporations can afford, but Smart!

Work to lower property taxes! We can't afford the costs, the high prices are causing people to leave the area.

1) Develop a long term plan that protects our natural beauty and natural resources. 2) Establish zoning practices so that corporate entities can't overrun rural or community homesteads. 3) Encourage small business growth rather than corporate growth.

1) Have equal fire protection over entire township 2) Maintain scenic beauty and rural atmosphere 3) Develop a zoning plan

Realize these times they are a changing—Be flexible in thoughts—no knee jerk reactions

1) Elect board members who can think outside the 'Box'. 2) Business as usual must end 3) Establish zoning for the township

1) Blacktop some roads 2) Don't let taxes get too high 3) Don't let too many developments change the township

Find ways to lower taxes

Preserving farmland should be ranked high as should investing in new green technologies for energy sources (solar, wind, geothermal). Blufftop solar panels/wind turbines) could be an incredible source of energy due to location of sun/wind.

Hire no illegals. Have good info on farming.

I think we need to encourage companies to come in and setup shop in Pepin. It will help with taxes and bring working families into the area, which will help with the declining enrollment at our school. We also need to address the property tax issue, which is killing people who have lived here & supported the township their whole life.

Draw opportunities for industry which would create employment/families→children in school

Change flood zone rules on present homes in floodway—allow remodeling, etc. without 50% rule. Fire service & emergency warning system for outlying areas.

Lower our property taxes. We are being taxed off our land. Try to find ways our kids to live and stay in Pepin Township.

Develop shops/attractions on 1st and 2nd Avenue

Preserve the farm land for farm use. Provide services with lower tax money.

Limit building homes in wooded areas.

I can't read the future! Can you?

Help residents keep up the appearance of their homes on Hwy 35. Several look pretty bad. Bring cable & internet out further than just city.

Demand state funding for the school—lower cost at school by eliminating extra office staff—combine principal and superintendent position—eliminate teacher helpers (aides). Lower property taxes!!!

Cost of supplies & services from private & government sources are higher than other areas of the state. This includes health insurance also. Economic development needs focus to keep our youth & brain power locally.

More efficient use of \$ available. Improve the health and wellness of people and land, of the air, water and noise to support a high standard for quality of life = better people = better township

Protect our school

1) Stay small—keep it simple—be frugal. 2) Don't go in to debt trying to "attract" more growth—enough will find Pepin all on its own.

Eliminate the township from the layers of government. Eliminate the school district & merge to a more centralized system. School districts are top heavy on administration. More centralized education system would improve education and save money.

Plan to maintain the school facility, K-12, in Pepin Co. Plan to help change school funding in Pepin Co. & WI. Work to change how property is assessed in Pepin Co. specifically.

We have to get taxes in line with other parts of the state.

More Senior Housing, Drug Store-Pharmacy

It should not be up to government to promote or discourage development. Tentative plans should be made regarding future placement of roads, utilities and flood plain management projects. Other than that, future growth should be allowed to develop naturally or organically as individual citizens see fit on their private property. Many current landowners view their property as their retirement. Plans to restrict an individual's 401K retirement plan would be considered preposterous. So why risk diminishing someone's land 401K by creating a plan which may devalue or prevent future appreciation?

Be willing to try new approaches in facing the challenges to the township. I wish you luck with that. Thanks for this opportunity to give input. Keep up the good work.

Encourage the development of the 'downtown' area to attract new or local small business owners. Take advantage of seasonal tourist activity. Maintain a healthy relationship with the agricultural community.

Come up with a Realistic/Fast Respond Fire/EMS system. Increase the # of business in the area.

Keep the taxes down. Fix the holes in road & redo some before they get so bad. Where people walk a lot ditches should be mowed.

Make natural resource protection a priority. Preserve flood plains, wildlife habitat & waterways. Limit development.

Lower taxes. Consolidate area schools.

Lower property taxes. Try to keep the school here without raising our taxes (less kids—less administration)

Improve or maintain quality of living—careful approval of future development. Allow & support new and growing businesses but not at the sake of town's quality of life.

Create & bring in business, to create jobs, which will increase quality of life & tax base. 3% per year would be excellent.

A) Developing goals for downtown Pepin to retain, improve & attract business, retail, & commercial. Freshen and enliven the image of the town. B) Developing land use policies that are appropriate including accountability and consequence through diligent follow-up and monitoring. C) Make Pepin a destination stop—not a drive through. D) Providing competent, innovative, fair and trusting decision makers.

1) Maintain local control. 2) Keep residents informed of proposed changes & opportunity to give input prior to change.

Lower property tax

Assisting the village to get something into Pepin to help bring people with kids into our school district

Attempt to keep the farm land functioning

Limit tax breaks for residential & commercial development

Lost farmland is seldom recovered

Fair property tax distribution; Deer Island overpays for services rendered; not a Resort area

Consider school consolidation; Save money by consolidating services with county; Incentives to get youth involved in community activities outside of the school.

Try to get a better tax structure from the state for our school

Pave existing dirt roads.

Allow people to work out of their homes

Discourage discrimination against people who didn't grow up in Pepin Co.

R. E. Taxes are way too high. I cannot sell my house for the assessed valuation. Something has to be done to reduce expenses. School consolidation, at least the merger of certain services—athletics, administration, etc. Pepin County is very small. Consider merging with others. Consolidate townships, become innovative, be courageous. Establish a committee to reduce costs & lower taxes by 50% in the next five years

Jobs so more people don't have to drive so far for work

Something for our younger people so they don't have to leave town to (do) things

As I stated earlier, we passed on several companies years ago and now the town is suffering. We could have had many companies here offering jobs to local people.

Consolidate school

Address environmental concerns re: water quality—erosion, etc.

Pay attention to how development and agricultural interests affect air and water quality and other environmental issues.

Property taxes are a concern; school funding formula needs to be fixed. Work hard to keep the school—it makes the village of Pepin & Pepin Township a desirable place to live.

Where appropriate encourage commercial development which preserves the region's scenic & natural resource assets while providing good jobs for residents

Remove themselves as Pepin County and or township and place ourselves among a larger population of tax payers.

Encourage more business

Blacktop more crushed rock roads

Senior Housing

Duplexes, apartments

1) Protect the quality and integrity, and charming integrity of the area—keep it as a place that's fun to visit. Encourage smart development which brings tourists and their money. 2) Tighten the budgets and decrease real estate taxes. Current tax levels are killing the golden goose. Avoid a "tax revolt".

Preserve/protect natural resources

Restrict hunting in populated areas

Put ban on factory (intensive) farming

The next 20 years will bring many new developments to electricity generation—wind/solar power, new electrical generating capacity. This whole are needs to be looked at. Changes to the electrical infrastructure, cell towers, satellite communication, cable. What about the expansion of the railroads. More rail traffic, more volume, etc. Also expansion of highways—more traffic.

Maintain a peaceful rural environment; maintain parks

Preserve the better farmland from uses which would remove it from potential productivity. Direct development to areas of poor soil, for example sand or highly erodible soil, and protect farmland and forests.

Protect groundwater by regulating practices at farms, residences and businesses. (I have seen cattle damage stream banks and cattle yards right along streams causing obvious degradation. Burn barrels on sand soils leach chemicals into groundwater beside polluting the air.)

Close school, lower taxes—If we keep raising the taxes, people will lose their homes; if they lose their homes we lose tax base and everyone else's taxes will go up. The school budget is outrageous compared to bigger school budgets.

Fair Tax System—how about some deductions! We have plenty in Ohio!! We get a lot more services for our money!

Set roadside maintenance STANDARDS

Prevent bluff development

Maintain roads & improve as feasible

Update ordinances & zoning requirements

20. Please provide any additional comments about Smart Growth/Comprehensive Planning within Pepin Township in the space below:

'Smart Growth/Comprehensive Planning': I don't know what this is. How about a township website?

I would like or support people owning the land instead of state, government or special interest group.

To me, 'smart growth' means more government intrusion in peoples lives, i.e. telling them where they can live and what to drive, light bulbs to use, etc. I oppose 'smart growth' as I understand it.

Someone on committee must keep abreast of all the new FEMA statutes and Zoning regulations. John Egli as a source and Wisconsin DNR, etc. This letter/questionnaire is a step in the right direction. Thanks for all your time and effort!

If you want more assistance call me Kirk

Waste of time!!

The area has been discovered. Please promote positive change rather than shun all change. Keep Pepin quaint and grow it wisely, please!!

Planning should be local NOT controlled by SMART GROWTH

There can be no Smart Growth when you cannot sell a house in this town. If I could sell my house I would leave Pepin in a heart beat. Your taxes are outrageous.

Planning ahead is a good thing to do. Identifying assets, strengths, weaknesses and priorities will help to clarify the needs and best options to pursue.

I believe land should be put to its best economic use. I fully support landowner rights. I agree that some regulation is necessary. Remember-there already is much regulation regarding (from State-Fed & County) farmland, farm animals, building siting, etc.

Keep huge farmers out-commercial-with huge animal population. Enforce property cleanup!

Weeds need to be mowed in late fall for safety reasons.

No

People who pay taxes on their own places should be allowed to do what they want as long as it is not trashy looking.

Thank you for allowing input—this seems like a good 1st step in improving communication with township residents

There should be no residential housing built until there are not houses for sale all around town.

We need more people to live in Pepin, we need jobs—concentrate on getting business there

Always ask this not so simple question: “And then what will happen?”

Do not get too negative in the township or it will turn the good people away

“Bullshit”

You have a real challenge in encouraging development without hurting or destroying the things that make our township a good place to live.

We need to look to the future and develop our community in the smartest way possible and in ways that will benefit all and future generations

I would like to see the Town of Pepin keep old ‘River Town’ feel...Have new construction blend in...there’s a “work-out” place off Hwy 35 in town built right on the sidewalk?? No easement?--Great business—but a bad look for the town’s entry. We need vision—with control.

How much is this costing us and nothing happens—again-- Why stamp on the envelope—what about those that don’t come back (42 ¢ x 500 = \$210)

Growth will help Pepin—Do all we can to encourage it

Make sure we have affordable housing for elderly; Maintain parks and add additional ones

I see no long range growth for our community, because our economy is going to get much worse.

Do NOT lose the small town charm—this is what we love the most about Pepin and the incredible people who live there!!

Control should only be developed to insure our quality of the environment be maintained, not to control our choices as long as social and environmental quality isn’t infringed upon.

Growing enough, but taxes are way too HIGH!!! My place will sell this year because taxes are way too high. Please help me stay in Pepin Township where I grew up at. I have no other choice than to sell!!!

You want young/family people to come and live here—we need jobs.

Keep the state from buying anymore land. Reassess all properties—get equal with tax. Tax the hell out of property for recreation, such as summer homes, lake-front and non-residents woods.

Need to diversify and not rely purely on tourism or 2nd home residents to promote economic growth or as source of revenue.

My taxes have tripled since I purchased my Pepin home 6 years ago. Taxes are now much higher than I pay in a more expensive home in Minneapolis.

Good work—Please think and make choices that reflect 7 generations of future residents of Pepin!

Again—do what it takes to keep residents here. There are cheaper places to live. Other employees elsewhere are taking pay freezes, paying more for their insurance, deductions in pensions, restrict benefits to keep their companies going. This can save A LOT of \$\$\$\$. People are willing to get less services to have their taxes lowered.

I feel that the Comprehensive Plan is very important to the township and would like to give more input to its creation. It would be nice to have a meeting to discuss the various elements.

Just do the bare minimum to meet state requirements for smart growth. We are not really ‘growing’ so let’s not worry about it until we have something to worry about.

Smart growth has to be realistic and livable and should encourage clean-taxable business to help reduce property taxes.

You are starting to tax people out of their homes.

Smart growth is an unnecessary and expensive waste.

Continually monitor to assure the least government waste at all levels. Install policies that will protect against 'special interests' and 'big money' driving political agenda.

This questionnaire is a good thing.

Look 7 generations ahead—small \$\$ mean nothing.

All planning should be done with our whole community in mind and what will benefit our community. Our leaders are too self-interested right now and need to look at the larger picture.

It's long overdue!

Keep the bluffs clean. Pepin PAVA=shit. Zone to protect land owners from encroaching developers. Stop allowing non-metallic mining companies from ruining the landscape.

As ideas & projects are brought up the 1st thoughts should be not only short term but long term sustainability. Quick dollars often end up in too few pockets & the cleanup is paid by others.

Some of the main reasons we chose to buy land in Pepin are: scenic beauty of natural land and lake are exceptional, small town rural surroundings are great, support for local Mom/Pop businesses appears high. Hopefully these items will be maintained in future planning efforts.

Beware of developers asking for money from taxpayers. Smart growth could be stupid growth if owner's rights are violated.

I think it would be advantageous to send something out to the people in the township explaining what is in place now on all these issues. I myself felt pretty uninformed on a lot of the services & other issues.

The school system has gotten to be a dead horse with declining enrollment, referendum increased taxes to everyone, absentee ownership of property. Where will it end?

No spot zoning—Commercial in residential area (exp)—Apartments/condos in single family or recreational areas. Town board to take control of zoning--not one individual in Durand.

Pepin Township should not try to control what a farmer or land owner is doing with his land or going to do with it; he owns it and pays the taxes.

You have a hard job. Tread lightly. Have fun writing your plan. It doesn't happen overnight.

Swimming pool-arcade—bowling alley—something to keep our kids busy

As Agricultural Producers expand their operation and urban people move to the rural areas for its scenic beauty, there will be land use conflicts & disagreement. Try to reduce this in your planning process.

Planning needs to be done. Thanks to those involved. Our country is about change. Move beyond the ideas and people of yesterday's way of doing business to the supporters to go forward. The economy will significantly effect Growth.

Should allow bio-diesel or ethanol plants in Pepin County

This area is too special to wreck with over growth & "touristy" stuff.

The desire to live in and admire the beauty of this area can not compete with high real estate taxes, income tax & sales tax. Jobs & wages are minimal in a good economy. Wisconsin as a whole does not cater to retirees and basically the state hurts itself by doing this.

I am against Smart Growth; we don't need more government.

We do not have problems that need addressing at this time. No one knows what the future will be. Let us not commit the future to unintended consequences.

I believe there are small cuts we can make in the school & township without raising our taxes. They can't keep going up 3-800.00 a year. We are being taxed out of our homes.

We enjoy Pepin the way it is. Some improvements are needed but if we want to live in a larger town we would move there. Keep it friendly and neighborly, but adequate for comfort.

Keep up the good work. Make a plan & work the plan.

A) I would like to be more informed on issues or town matters on a regular basis. Do board members have email addresses or ways to communicate through internet? B) I would like to see Pepin Township thru its own board and council, have decision making control over zoning and land use issues and policy. Less county control.

1) TIF consideration should only be given to development of recreational or other that will have long term benefits for township.

Blacktopped roads—where does that come into the country atmosphere? Living here all our life & now feeling uncomfortable in you own town—like we are in the way of the tourist people or the weekend crowds. The

relaxation of going fishing on the weekends is gone. Tourist can bring in money—but they sure can be inconsiderate.

Promote winter tourism i.e. x-c skiing area

No discrimination—what rules “one” should apply to “everyone”

People are considering moving because of high taxes. You need to increase growth, attract business & industry so the tax burden isn't on so few. Something has to be done about the school; the current population can not support a quality school. Get more people or more industry or get rid of the school.

Don't be afraid to plan! If you don't know where you want to be, you'll end up somewhere else. Pepin Township needs to grow carefully & encourage younger & middle-class people to make their home here. Think creatively about economic development. This is a great place to live—I love it!

Pepin needs industry to allow population to grow. Allow business property in the business park at no cost and tax free for five years.

Pepin Planning & Zoning seems to be doing a fairly good job. Please keep the process and regulations fair and reasonable, but not impossible for residential or commercial activity. Thank you for having this survey.

Keep Pepin area like it is

We should have a discussion about changing demographics, schools-K-12 & vocational training.

It is not the duty of government at the township level to promote any kind of development but to provide services best handled collectively. The township should also preserve natural resources and quality of life against harmful practices or development.

Limits on livestock should be base on space allotted to livestock to prevent unhealthy concentrations of animal waste.

While farmland should not be turned into lawns, house construction should not be prohibited if the owner is a farmer or part time farmer. There were once many more small farms than there are now, which may again by economically viable in the future.

The township should work with the village of Pepin to prevent threats to the village wells and to avoid unorganized sprawl outside the village limits.

Buy a piece of land and put up a big wind mill or wind mills, open up the state land as a park or something to bring people in to fish camp. Leaving 16th Creek the way it is, is not helping anyone or thing.

I suggest you work with the surrounding villages in developing the Smart Growth Plan to create a smooth and operable plan for our total area. C. F.