

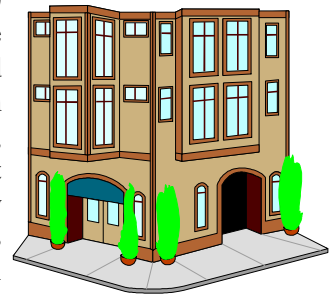
POYGAN

Community Survey Results

Out of 625 surveys mailed to Town of Poygan property owners, 335 were returned—a 54% return rate. This return rate reveals a high level of concern with land use issues.

Introduction:

The Town of Poygan is growing and changing. From 1990 through 1997, the Town witnessed construction of an average of over 10 new homes annually. New construction contributed to a 26% increase in the Town's population and a loss of an estimated 600 acres of farmland. Along the lakeshore, increased building pressure, including second tier development and the evolution from a 1940's style cottage to a 21st century year round home, is changing the community. Moreover, it is widely recognized that external economic, social, and political forces are putting certain pressures on the Town.



One tool communities can use to effectively and efficiently manage change is comprehensive planning. Planning can be defined as an orderly, open approach to determining local needs, setting goals and priorities, and taking action to achieve what the community desires. Realizing the potential utility of planning as a tool to manage change, combined with external factors, i.e., County planning efforts and Wisconsin's New Comprehensive Planning Law, the Town Board assembled an ad hoc survey committee to guide the development and administering of a comprehensive planning citizen opinion survey. The following report summarizes the survey results and includes interpretations of the results by the comprehensive planning citizen's advisory committee (CPAC), which has formed to undertake plan development.

◆
AD HOC SURVEY COMMITTEE MEMBERS:

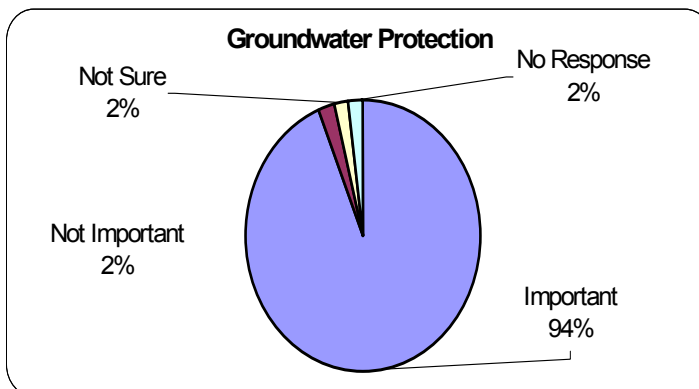
- Ceceilia Brooks**
- Steve Brooks**
- Georgia Huffcut**
- John Huffcut**
- Marty Johnson**
- Larry Leader**
- Richard Nachtrab**
- Julia Reinert**
- Jim Thiel**
- Tom Wrchota**

A Community Vision:

Community visioning is often used to determine what citizens want their community to be. A community vision then is a description of broad desires of the citizenry. For example, some communities would like to be rural while others have a vision of being urban. The visioning process helps citizens identify generally what they want to preserve, create or change in the community and provides a foundation and gives direction for getting from the present to the future. The following survey questions were asked to help identify a future Town vision.

◆
Produced by:
Mike Koles
Community Development
Educator UW-Extension,
Winnebago County
Linda Block
Secretary

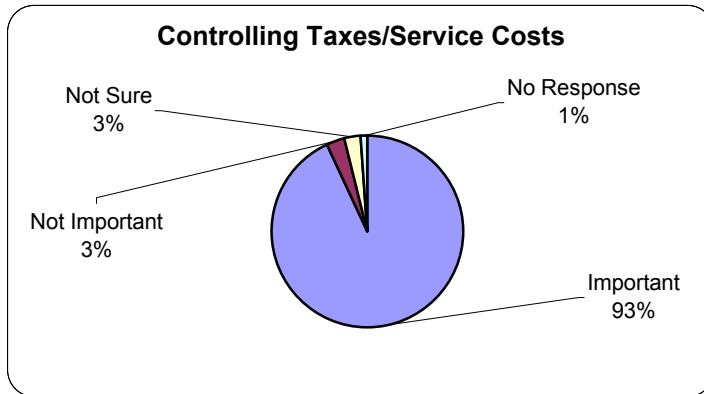
How important do you think the following should be in the Town of Poygan?



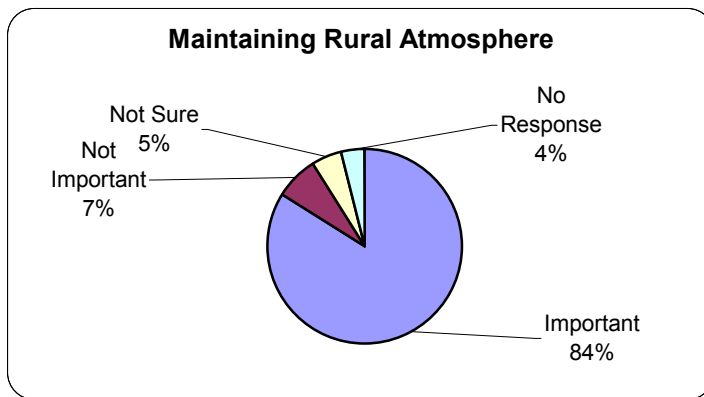
CPAC Interpretation:
Growth should be managed in a manner to protect groundwater quality and quantity. This might include implementing policy to protect marshes, wetlands, and groundwater recharge areas.

◆
An EEO/Affirmative Action employer, University of Wisconsin-Extension provides equal opportunities in employment and programming, including Title IX and ADA requirements.

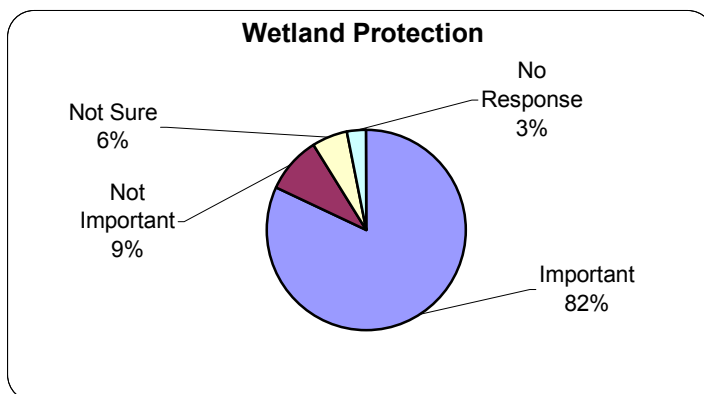
How important do you think the following should be in the Town of Poygan? (cont'd)



CPAC Interpretation:
Growth should be managed in a manner so that development does not increase taxes. This might include implementing policy that limits development and also directs it to certain transportation routes.

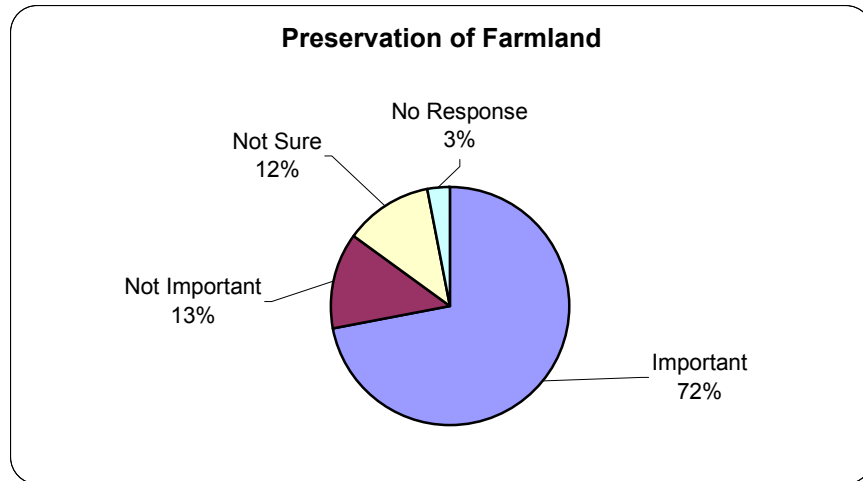


CPAC Interpretation:
Limited development needs to occur in a manner that maximizes open space, preserves farmland, and controls crime. This might include utilizing conservation subdivision mixed with large lot development techniques.



CPAC Interpretation:
Limit development adjacent to wetlands potentially through setback restrictions and public purchase of property. Increase the use of agricultural best management practices (e.g., buffers).

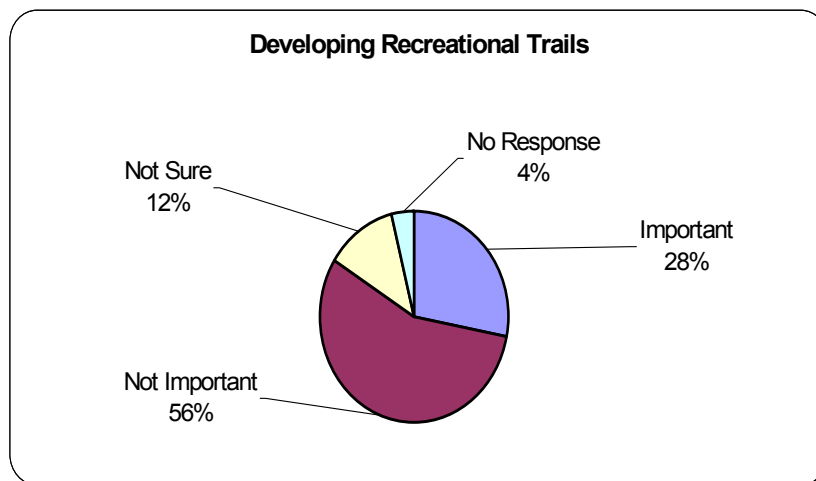
How important do you think the following should be in the Town of Poygan? (cont'd)



CPAC Interpretation:

This could be interpreted in several ways. Potentially, survey respondents equated open space with farmland preservation; consequently, open space preservation policies would be pertinent. Alternatively, respondents want to preserve the agriculture business by managing development away from large tracts of prime farmland.

.....



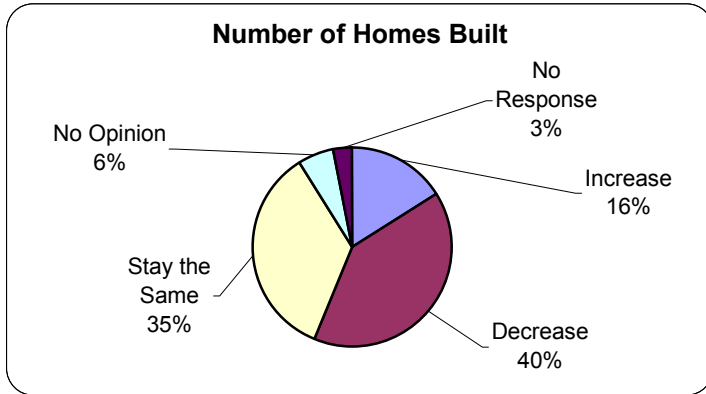
CPAC Interpretation:

Recreational trails are generally not considered a high priority in the Town; however, they might be considered as part of a conservation subdivision plat.

Land Development Desires:

From 1990 through 1999, 102 new homes were added, yielding an average of 10.2 per year for the decade. In the year 2000, 17 new homes were constructed in the Town of Poygan. Because the Town of Poygan is witnessing land development changes, the following questions were asked to determine citizen desires regarding land development.

Would you like to see the number of homes built each year in the Town increase, decrease, or stay the same over the next twenty years as compared to the 1990s average?

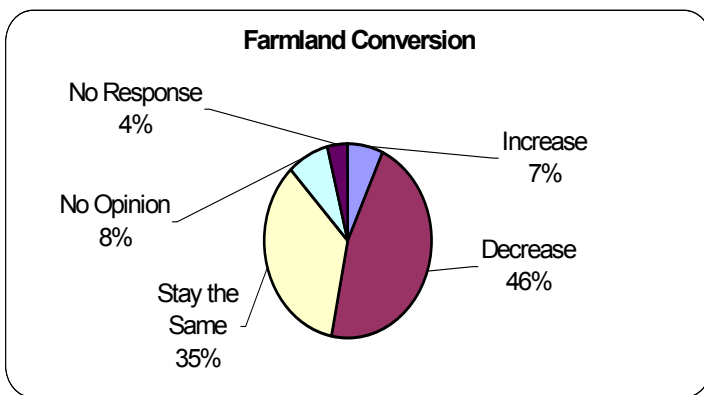


CPAC Interpretation:

75% of respondents want to see 10 or fewer homes built per year. To accommodate this, development policies that limit new building should be considered.

From 1990 through 1997, 489 acres of farmland were converted out of agricultural use. This is an average of 61 acres per year.

Would you like to see the rate of farmland conversion increase, decrease, or stay the same over the next twenty years?



CPAC Interpretation:

A vast majority of respondents (81%) would like to see development limited to certain areas so that the rate of farmland loss is decreased (46%) or stays the same (35%).

Please identify which of the following types of land uses you feel the Town should encourage or discourage.

	<i>Encourage</i>	<i>Discourage</i>
Agriculture	78%	6%
Single Family Housing	71%	14%
Hobby Farms	52%	18%
Recreational	47%	22%
Home Owned Businesses	43%	21%
Small Business	37%	38%
Restaurants	37%	36%
Golf Courses	26%	53%
Mini-Storage	19%	55%
Gravel Pits	8%	61%
Multi-Family Housing	5%	81%

CPAC Interpretation:

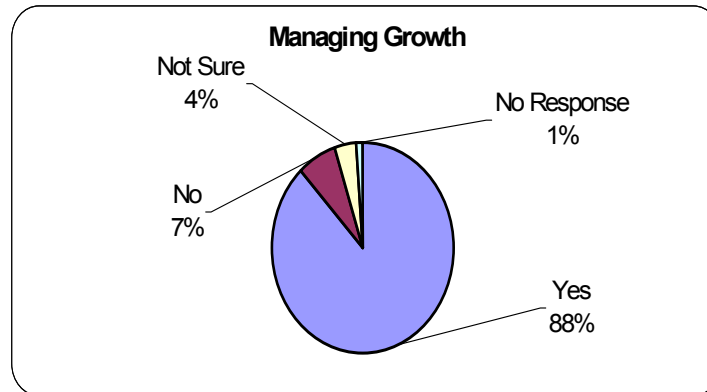
Agricultural, single family residential, hobby farms, and recreational land uses are in favor with respondents and should be encouraged. On the other hand, golf courses, mini-storage, gravel pits, and multi-family housing are land uses that respondents felt should be discouraged. A similar number of respondents felt favorably and unfavorably about small business and restaurant development. The comprehensive planning process must include a public discussion of whether or not the land uses are desirable in the Town.

Comprehensive Planning and Growth Management:

Comprehensive planning is a tool that can be used to manage growth and change so that the community becomes what the citizens would like it to be. The following questions were asked to identify citizen opinions regarding planning and growth management.

Do you believe...

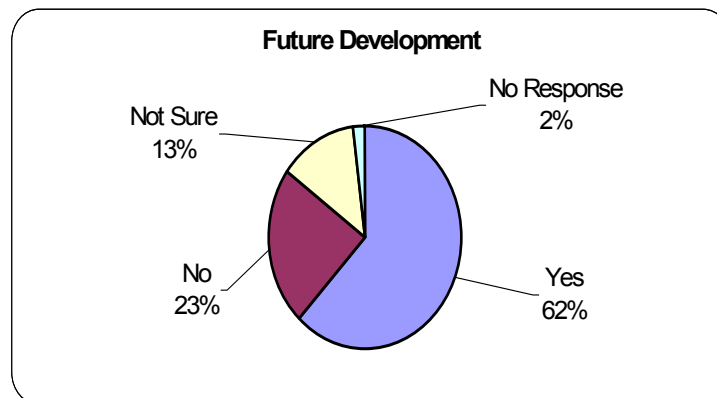
...the Town of Poygan should be concerned with managing growth?



CPAC Interpretation:

Managing growth entails implementing policy to direct growth towards certain areas and away from others. Growth management can be used to protect open space, farmland, and rural atmosphere. Similar to earlier questions, a majority of respondents feel growth should be managed to achieve these purposes.

... that future development should be guided so that it occurs in certain areas but is not allowed in others?



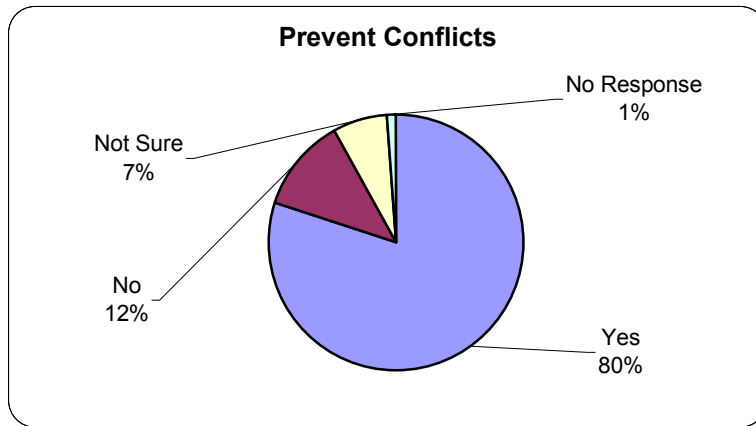
CPAC Interpretation:

This question indirectly inquires about growth management and associated desires, such as, natural resource preservation, by directly asking whether or not future development should be guided to certain areas and away from others. By asking about the same topic in a different manner, the community can better determine the level of desire for certain land use policy measures. The response to this question reveals that the level of support for growth management is high (62%), but is lower than in the previous question (88%). A portion of the difference can be explained by the increase in number of respondents who are unsure, 4% to 13%. These citizens appear to be grappling with the private versus community property rights dilemma. On the other hand, 16% of respondents (a change from 7% to 23%) responded differently regarding their desire for growth management.

Comprehensive Planning and Growth Management (cont'd)

Do you believe...

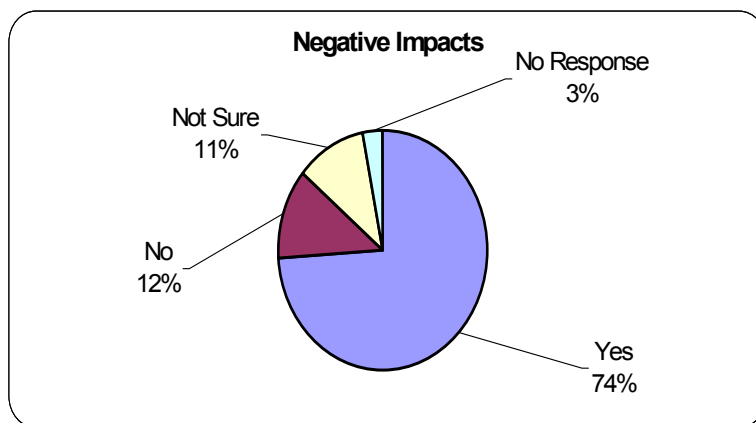
...that future residential development should be guided in order to prevent conflicts with farming operations?



CPAC Interpretation:

Future residential development should be clustered in areas away from farming operations and near main transportation arteries or on the lake. Setback zones might be a tool to consider.

...it is important to protect the community from being negatively impacted by an individual's use of his/her land?



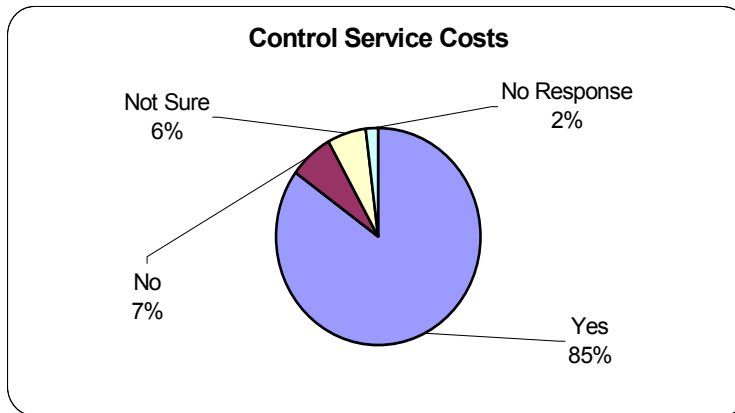
CPAC Interpretation:

The Town should consider policy to limit unsightly property management and development that conflicts with existing uses.

Comprehensive Planning and Growth Management (cont'd)

Do you believe...

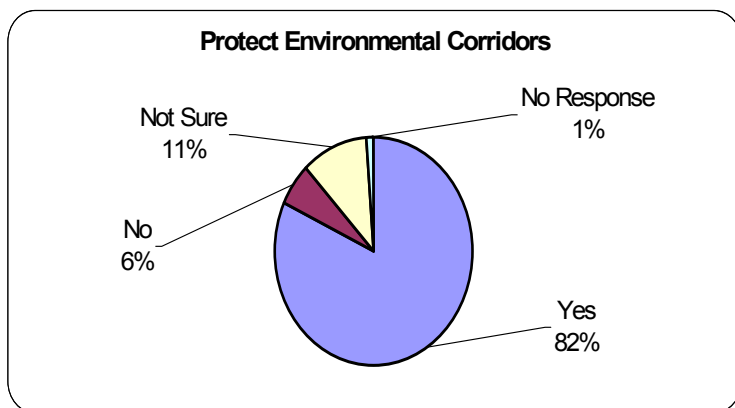
...that development should be guided so that service costs (e.g., road maintenance, emergency services) are controlled?



CPAC Interpretation:

Directing development to main transportation routes, clustering development, and limiting access are several of a plethora of techniques that should be considered in order to decrease the level of demand new development places on service provision.

...that environmental corridors, or areas of environmental importance, should be protected from development?



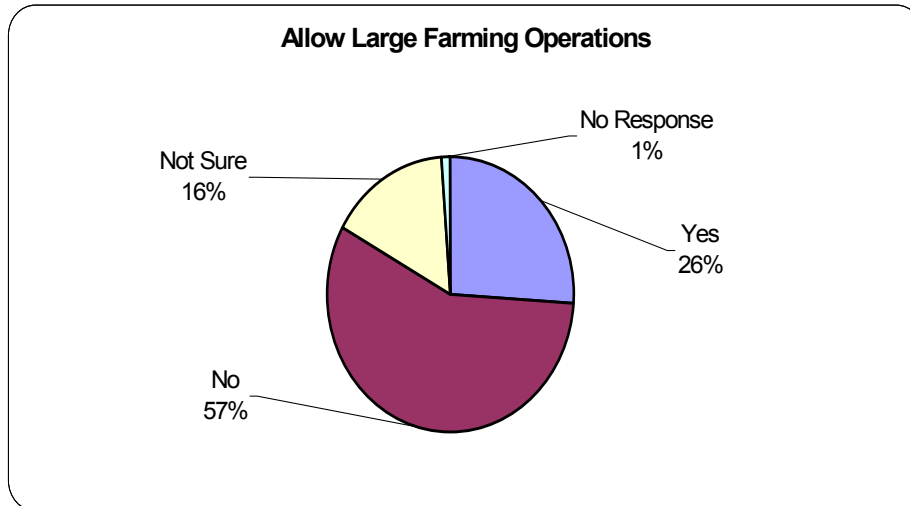
CPAC Interpretation:

Respondents again feel strongly about environmental protection and favor the use of directing new development away from environmental corridors.

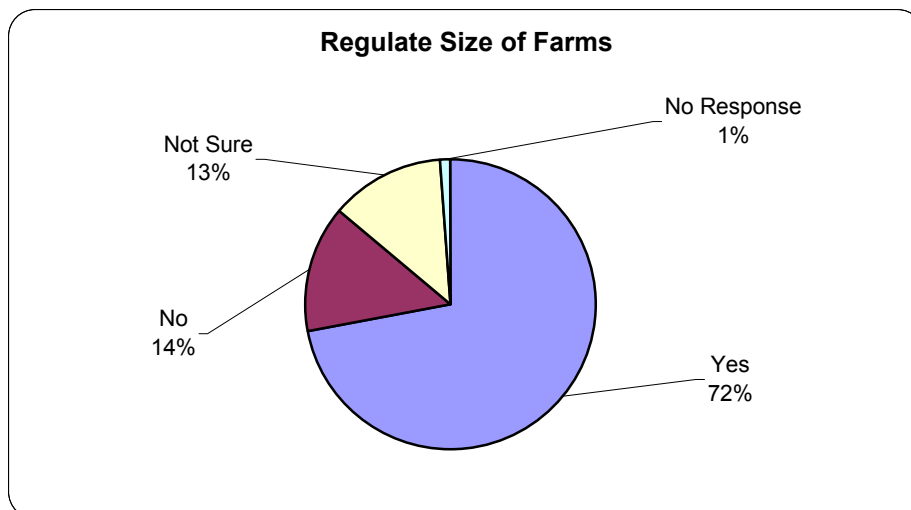
Comprehensive Planning and Growth Management (cont'd)

Do you believe...

...that large farming operations (e.g., 750 cows or 2,500 swine) should be allowed in the Town of Poygan?



...that the Town should consider implementing zoning standards that require regulation of farms with 500 animal units (e.g., 350 cows or 1,250 swine)?



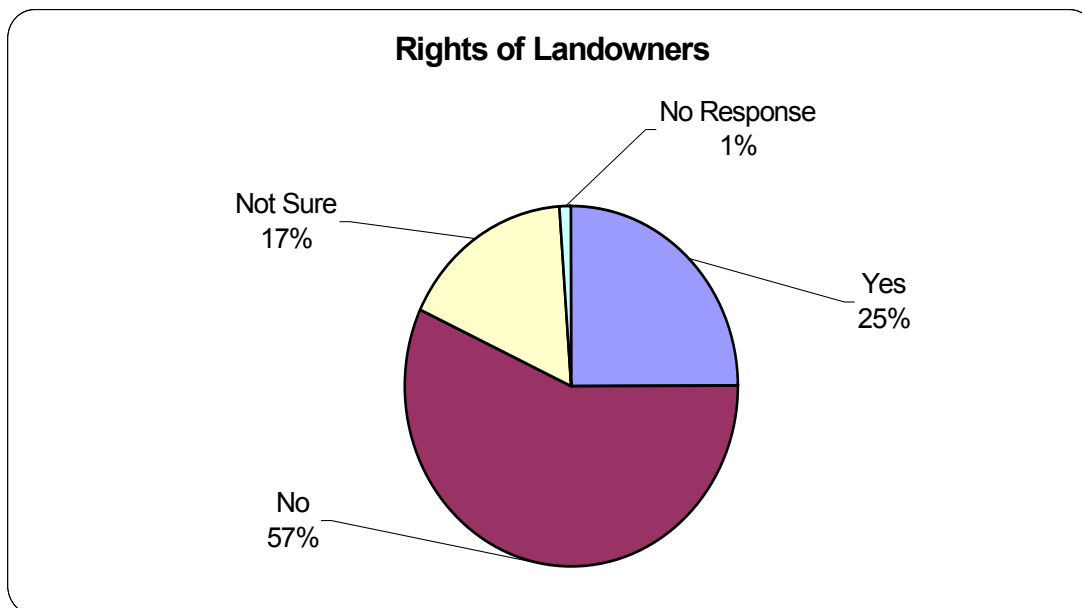
CPAC Interpretation:

The Town should consider land use policies that direct large animal operations to certain areas (e.g., agri-business zones) where prime farmland exists and residential development is limited.

Comprehensive Planning and Growth Management (cont'd)

Do you believe...

...that a landowner should have the right to use his/her land for any purpose?



CPAC Interpretation:

This question addresses the willingness of respondents to prioritize private rights over the right of the community as a whole to protect itself against the desires of the individual. Similar to a previous question, respondents largely favor restricting some private rights so that the community is protected. However, a large percentage of folks (17%) reported they were unsure and presumably are grappling with the fact that achieving community desires means restricting some individual rights. Finally, one-quarter of respondents feel that an individual should be able to do anything he or she wants on the land. These differences of opinion must be addressed with a balanced approach throughout the comprehensive planning process.

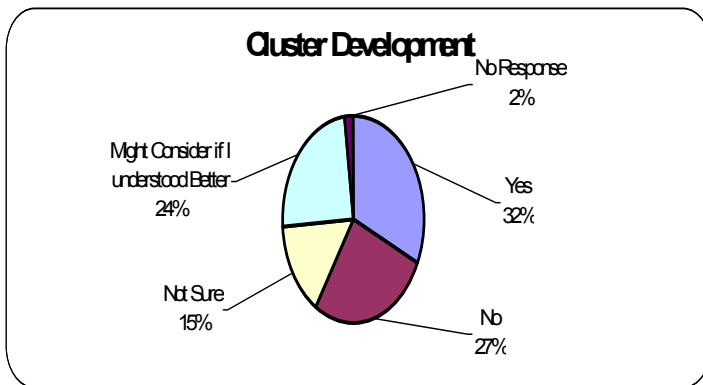
Implementation Tools:

A comprehensive plan is not action, but only a plan. In order for the plan to be effective, it must be implemented using a variety of tools. The following questions were asked in order to determine opinions regarding several implementation tools.

Cluster Development:

Cluster development is an implementation tool that involves clustering homes together on one part of a parcel while the remainder of the parcel is not developed. Under cluster development, just as many homes can be built, but they are built on smaller lots so environmentally sensitive areas, farmland, aesthetics, etc. can be preserved.

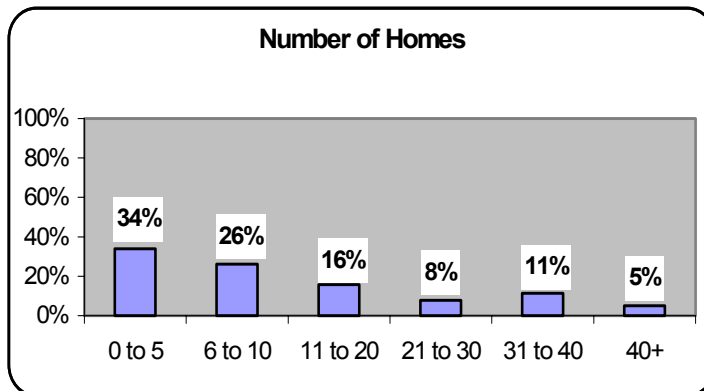
Do you believe that cluster development should be considered as a growth management tool in the Town of Poygan?



CPAC Interpretation:

A significant number of respondents are either unsure (15%) or would like to know more before they voice an opinion (24%). This tool must be taught and considered as part of the planning process.

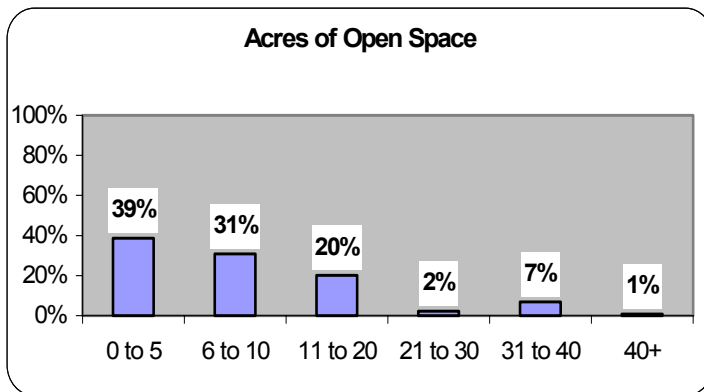
In a scenario where the owner of a 40 acre parcel decides to subdivide it and develop homes, how many homes should be allowed?



CPAC Interpretation:

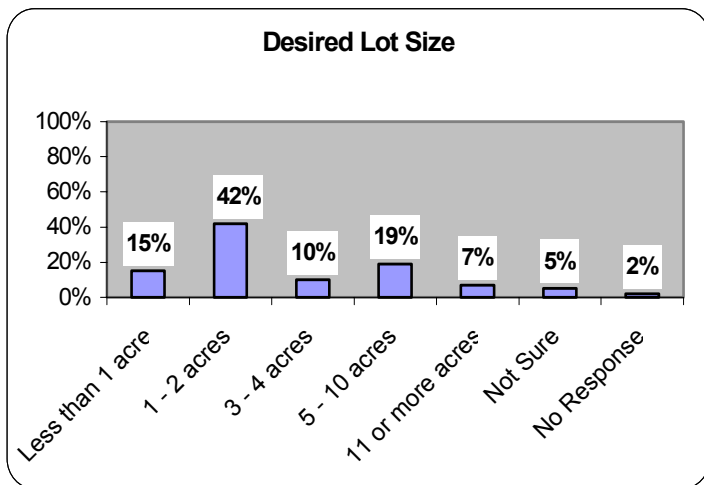
Most respondents (34%) would like to see between 1 and 5 homes on a 40 acre parcel. The median response was between 6 and 10 homes. If the entire development was sold for individual lots (i.e., not a cluster subdivision) the most favorable average lot size based on this question would be about 5.5 acres.

In a scenario where the owner of a 40 acre parcel decides to subdivide it and develop homes, how many acres should be preserved as open space?



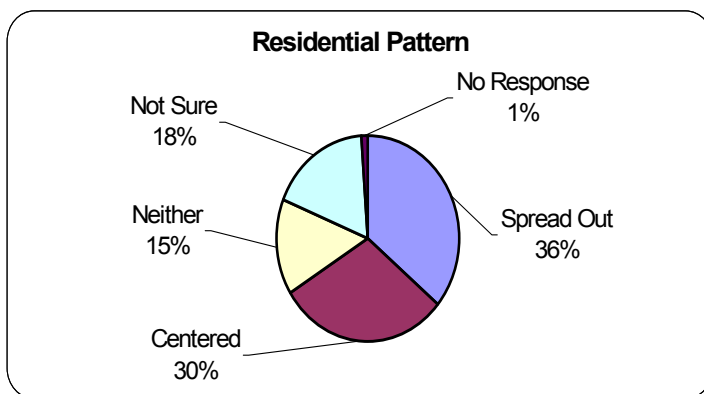
CPAC Interpretation:
 Most respondents would like to see between 0 and 5 acres of open space preserved in such a scenario. The median response was between 6 and 10. Combined with the desired number of homes response in the previous question, the desired average lot size is 4.3 acres.

What is the most desirable lot size for a home and lawn?



CPAC Interpretation:
 Two responses stand out regarding this question. First, most respondents would like 1 to 2 acre lot sizes (42%), while 19% would like 5 to 10 acre lot sizes. Based on the survey responses, the most desirable growth management system would annually direct 7 or less homes to small lot development and 3 or less homes to large lot development.

Do you prefer a residential pattern of development that is spread throughout the town or centered in certain areas?



CPAC Interpretation:
 This response reveals the diversity of opinion regarding how to manage residential development. An almost equal number of people feel that the desires of the community (rural atmosphere, farmland preservation, etc.) can be accomplished either by spreading development out (36%) or centering it (30%).