

**Town of Waubeek  
Land Use Community Survey  
2007  
RESULTS**

Dear Resident or Landowner

A few weeks ago you received a letter from the Town of Waubeek Planning Commission discussing the development of a comprehensive plan. This Community Survey will provide the Planning Commission with valuable information from the Town of Waubeek residents and landowners for use in developing the Comprehensive Plan.

Please exercise your right to help decide how the Town of Waubeek will respond to future change and development by taking a few minutes to complete this survey and return it in the enclosed return envelope by October 24, 2007. This survey is entirely confidential and it is not necessary to sign your name. Results of the survey will be presented at the informational meeting being held on Monday, November 5th from 7:30 p.m. until 9:00 p.m. at the Masonic Lodge in the City of Durand. Thank you in advance for your participation in completing this survey.

Town of Waubeek Planning Commission

**STATISTICS**

1. Are you a resident of the Town of Waubeek?

Yes = 80 (73%)          No = 30 (27%)

2. If you are a resident of the Town of Waubeek, how long have you lived in the town?

0-9 years = 28 (36%)	10-19 years = 16 (20%)	20-29 years = 17 (22%)
30-39 years = 11 (14%)	40-49 years = 4 (5%)	50-59 years = 1 (1%)
60-69 years = 0 (0%)	70-79 years = 1 (1%)	80-89 years = 1 (1%)

3. What is your age and sex?

Males = 68 (72%)	Females = 26 (28%)	
Ages 18-29 = 7 (7%)	Ages 30-39 = 11 (11%)	Ages 40-49 = 18 (17%)
Ages 50-59 = 22 (21%)	Ages 60-69 = 28 (27%)	Ages 70-79 = 14 (13%)
Ages 80-89 = 4 (4%)		

4. How many people reside in your household?

Over 18:	13 homes have 1 (6%)	73 homes have 2 (72%)	11 homes have 3 (16%)	3 homes have 4 (6%)
Under 18:	12 homes have 1 (18%)	10 homes have 2 (29%)	3 homes have 3 (35%)	3 homes have 4 (18%)

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**LAND USE AND DEVELOPMENT POLICIES**

1. For each of the following types of land uses should the Town of Waubeek (1) Allow with no restrictions; (2) Allow with some restrictions; (3) Prohibit this use; (4) No opinion.

	Allow / No Restrictions	Allow / Some Restrictions	Prohibit	No Opinion
Residential Subdivisions	23 (44%)	14 (27%)	12 (23%)	3 (6%)
Single-family homes not in subdivisions	38 (35%)	64 (60%)	3 (3%)	2 (2%)
Duplexes	16 (15%)	58 (55%)	29 (27%)	3 (3%)
Apartments (three or more units)	7 (7%)	52 (50%)	40 (36%)	7 (7%)
Trailer Parks	2 (2%)	23 (21%)	76 (71%)	6 (6%)
Commercial / Retail	14 (13%)	82 (76%)	7 (6%)	5 (5%)
Professional / Office	18 (17%)	77 (70%)	6 (6%)	7 (7%)
Manufacturing / Industrial	14 (13%)	81 (74%)	11 (10%)	3 (3%)
Hobby Farms	42 (39%)	63 (58%)	1 (1%)	2 (2%)
Family Farms	54 (49%)	52 (47%)	0 (0%)	4 (4%)
Large Scale Commercial Farms (1000+ animal units)	12 (11%)	55 (50%)	37 (34%)	5 (5%)
Recreation, Non-Motorized (e.g. parks, golf courses)	15 (14%)	73 (68%)	11 (10%)	8 (8%)
Recreation, Motorized (e.g. go-carts, motocross)	5 (5%)	54 (50%)	38 (36%)	10 (9%)
Warehousing / Contractor or Mini-Storage	13 (12%)	77 (72%)	10 (9%)	7 (7%)
Non-Metallic Mining	6 (6%)	44 (41%)	42 (39%)	15 (14%)
Petroleum or Gas Pipelines	13 (12%)	66 (62%)	16 (15%)	11 (11%)
Adult Entertainment Establishments	1 (1%)	20 (19%)	77 (72%)	9 (8%)

2. Are you aware of the Town of Waubeek's current zoning and land use plan?  
Yes 42 (40%) No 64 (60%)

3. Should our Town adopt a comprehensive land use plan?  
Yes 75 (71%) No 12 (12%) No Opinion 18 (17%)

4. Should the Town establish a minimum size for residential lots?  
Yes 69 (64%) No 20 (19%) No Opinion 18 (17%)

If yes, what should the minimum size be? \_\_\_\_\_ acres.

.5 acre 4 (7%) 1 acre 30 (50%) 1.5 acre 2 (3%) 2 acres 14 (23%) 2.5 acres 2 (3%)  
3 acres 2 (3%) 3.5 acres 1 (2%) 5 acres 4 (7%) 10 acres 2 (2%)

5. Should the Town establish a minimum size on Multi-Family lots?  
Yes 63 (60%) No 16 (15%) No Opinion 26 (25%)

If yes, what should the minimum size be? \_\_\_\_\_ acres.

1 acre 12 (22%) 1.5 acres 2 (4%) 2 acres 11 (19%) 2.5 acres 1 (2%) 3 acres 9 (16%)  
3.5 acres 1 (2%) 4 acres 2 (4%) 5 acres 11 (19%) 6 acres 1 (2%) 10 acres 2 (4%)  
20 acres 1 (2%) 25 acres 1 (2%) 30 acres 1 (2%)

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6. Mobilehomes should be treated like any other dwelling?

Yes 35 (33%) No 58 (55%) No Opinion 12 (12%)

7. Some communities are using "conservation subdivisions" as a means to allow some residential development in rural settings. Conservation subdivisions are housing developments where lots are smaller than normally required and they are grouped together in clusters. The majority of the property remains undeveloped and can be used for agricultural purposes, resource protection, and the like. How should the Town use the conservation subdivision approach in coming years?

a. Conservation subdivisions should be required?

Yes 33 (33%) No 39 (39%) No Opinion 28 (28%)

b. Conservation subdivisions should not be required, but allowed as an option for developers.

Yes 47 (49%) No 30 (32%) No Opinion 18 (19%)

c. Conservation subdivisions should not be allowed.

Yes 26 (27%) No 39 (41%) No Opinion 30 (32%)

**HOUSING**

Is there currently a need in the Town of Waubeek for new housing of the following types?

Check the answer that applies.

	Yes	No	No Opinion
Single Family	36 (38%)	37 (39%)	21 (23%)
Duplexes	21 (23%)	40 (44%)	30 (33%)
Apartments (three or more units)	13 (13%)	57 (58%)	29 (29%)
Condominiums	16 (16%)	47 (48%)	36 (36%)
Assisted Living for Seniors	30 (32%)	34 (37%)	29 (31%)
Nursing Homes	12 (13%)	47 (50%)	36 (37%)
Mobilehomes	3 (3%)	73 (74%)	23 (23%)

**QUALITY OF LIFE**

Circle the answer that applies.

1. How do you rate your quality of life in the Town of Waubeek.

Excellent      Good      Fair      Poor      No Opinion  
 41 (39%)      50 (47%)      8 (8%)      1 (1%)      6 (5%)

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2. In the next 10 years, do you expect the quality of life in the Town of Waubeek to:

Improve	Stay the Same	Worsen	No Opinion
20 (20%)	61 (61%)	13 (13%)	6 (6%)

3. Please list the biggest concern you have that will affect your quality of life in the Town of Waubeek.

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**FARMLAND / NATURAL RESOURCE PROTECTION**

Circle the answer that applies:

SA = strongly agree; A = agree; N = neutral; D = disagree; SD = strongly disagree

1. Our Town should preserve as much farmland as possible.

SA	A	N	D	SD
32 ( 32%)	38 (38%)	22 (22%)	7 (7%)	1 (1%)

2. Our Town should coordinate the Town's future plans with surrounding Towns and Cities.

SA	A	N	D	SD
24 (23%)	45 (43%)	23 (22%)	4 (4%)	8 (8%)

3. Our Town should take additional steps to protect our ground water.

SA	A	N	D	SD
56 (56%)	32 (32%)	6 (6%)	2 (2%)	4 (4%)

4. A neighbors right to farm is important to me even if I am bothered by noise, dust and odors.

SA	A	N	D	SD
29 (29%)	44 (44%)	19 (19%)	6 (6%)	2 (2%)

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**VILLAGE AND GOVERNMENT SERVICES**

Circle the answer that applies:

SA = strongly agree; A = agree; N = neutral; D = disagree; SD = strongly disagree

1. The Town of Waubeek roads and services are adequate.

SA	A	N	D	SD
17 (15%)	79 (71%)	10 (9%)	4 (4%)	1 (1%)

2. Fire protection and emergency services in the Town of Waubeek are adequate.

SA	A	N	D	SD
19 (17%)	72 (66%)	17 (15%)	1 (1%)	1 (1%)

3. Law enforcement services in the Town of Waubeek are adequate.

SA	A	N	D	SD
15 (14%)	72 (69%)	13 (12%)	2 (2%)	3 (3%)

**ADDITIONAL COMMENTS OR TOPICS FOR DISCUSSION**

Please provide in writing any comments or topics for discussion you may have.

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