

Mailed (6/7/16) 739
Returned (7/11/16) 327
Response Rate 44.2%

TOWN OF SCOTT - LANDOWNER OPINION SURVEY

Due to recent changes in state statutes, the Town Plan Commission and Town Board are now updating the farmland preservation section of the Town Zoning Ordinance.

Since it has been 10 years since the last survey, the Town has partnered with UW-Extension to create this brief survey to determine how you currently feel about farmland preservation and residential development.

1. Throughout its history, the Town of Scott has been described as a rural, agricultural community. If you could control the future, which one term would you prefer to describe Scott 10 years from today?

(check one)

- 56.9% Rural, agricultural community (186)
- 5.8% Mixed residential/business community (19)
- 0.3% Residential community (1)
- 33.9% Mixed agricultural/residential community (111)
- 2.8% Other: (9)
- 0.3% No response (1)

2. The current 35-acre minimum lot size for building a house on A-1 (prime agricultural) zoned land in the Town of Scott should be:

(check one)

- 57.3% Maintained (189)
- 11.2% Eliminated (37)
- 1.8% Increased to ____ acres (6)
- 29.7% Decreased to ____ acres (98)

3. What is the ideal *density* of houses in rural areas of the Town outside of Batavia and Beechwood? (Keep in mind that density refers to the number of houses allowed, not necessarily the lot size. For example, 5-acre density on a 40-acre parcel would allow a total of 8 lots, but some or all of the actual lot sizes could be smaller than 5 acres.)

(check one)

- 8.6% 1-acre density (40 houses on a 40-acre parcel) (28)
- 9.2% 3-acre density (13 houses on a 40-acre parcel) (30)
- 19.3% 5-acre density (8 houses on a 40-acre parcel) (63)
- 12.2% 10-acre density (4 houses on a 40-acre parcel) (40)
- 14.1% 20-acre density (2 houses on a 40-acre parcel) (46)
- 31.8% 35-acre density (1 house on a 40-acre parcel) (104)
- 3.4% Other density (11)
- 1.5% No response (5)

4. Is anyone living in your household actively involved in agricultural operations in the Town of Scott?

- 27.2% Yes (89)
- 72.2% No (236)
- 0.6% No response (2)

1. Throughout its history, the Town of Scott has been described as a rural, agricultural community. If you could control the future, which one term would you prefer to describe Scott 10 years from today? (check one)

- Rural, agricultural community
- Mixed residential/business community
- Residential community
- Mixed agricultural/residential community
- Other: _____

- Agriculture/residential/business
- Mixed agri/residential and Business
- Mixed agricultural/residential/business
- Mixed agriculture, business
- Mixed residential/business & agricultural
- Recreational
- Rural, Agricultural, Residential, some small business (3-10 employees)
- Rural, light industry, agricultural community
- Mixed residential/agricultural/business

Other comments

- Just happy to own land in the town of Scott would like to vote there also even though we live in the Town of Saukville
- Rural, agricultural community - This is why we moved here!
- This is a life and a life style - business/residential community adds pollution, noise & loss of enjoyment - we don't need another Walmart

2. The current 35-acre minimum lot size for building a house on A-1 (prime agricultural) zoned land in the Town of Scott should be:

(check one)

- Maintained
- Eliminated
- Increased to ____ acres

- 45
- 50 (3)
- 100
- 200

- Decreased to ____ acres

- 0.5
- 1 (7)
- 2 (3)
- 3 (5)
- 5 (29)
- 10 (18)
- 15 (2)
- 20 (23)
- 25
- 30 (3)
- ?
- 15 or 20
- 2 by road

Other comments

- Class 3 & 4 soils & 1 & 2 class wooded
- Cluster zoning should be discussed. Under current zoning we end up with houses being built in the middle of 35 acres.
- For non-pasture land
- I can show you several 200 ac. Farms that became 5 residential lots of 40 acres each!! This rule did not preserve farm land, it destroyed it!
- Rural agricultural only
- The tax base be damned - if you move out here it comes with challenges (i.e. 10 miles for food, gas, Walgreens etc) No garbage pickup, no street lights, no sidewalks - it's a choice we make - if one wants city amenities then stay in town - don't bring town here.
- With restrictions to 1 house/100 acres balance & remain ag land
- The way it is now, a man buys 35 acres and puts his house right in the middle of the 35 acres. To me that don't make any sense!! More land that way is taken out of farming.

3. What is the ideal *density* of houses in rural areas of the Town outside of Batavia and Beechwood? (Keep in mind that density refers to the number of houses allowed, not necessarily the lot size. For example, 5-acre density on a 40-acre parcel would allow a total of 8 lots, but some or all of the actual lot sizes could be smaller than 5 acres.)

(check one)

___ 1-acre density (40 houses on a 40-acre parcel)

___ 3-acre density (13 houses on a 40-acre parcel)

___ 5-acre density (8 houses on a 40-acre parcel)

___ 10-acre density (4 houses on a 40-acre parcel)

___ 20-acre density (2 houses on a 40-acre parcel)

___ 35-acre density (1 house on a 40-acre parcel)

___ Other density _____

- 1 house on a 50 acre parcel
- 1 house on a 50-acre parcel
- 1 house per 100 acre parcel
- 1 house per 200 acres
- 2 1/2 acre
- 5 acre but no more than a certain amount of new houses in section?
- 5 acres on class 1 & 2 soils on wooded land and number 3 and 4 soils. 35 acre on open farm land class 1 & 2.
- With restriction to 1 house/100 acres balance & remain ag land
- Zero houses on a 40 acre parcel
- 30

Other comments

- Depends on landowner & buyer
- If well & septic system can be achieved with less land & all ordinances met that is feasible
- Poor Question - 1-density - potential clustering is fine if future annexation is possible (best tax revenue)
- 5-acre density - Yes, on non - A1 acres where hobby activities are permitted (horses, bees) 35-acre density - consistent with Q2
- Small lawns no wasted farmland
- Would like to see lots sold close to the road while preserving farmland

- Smaller parcels (<35 ac) allows young people to remain in the area and allows for new people as well. Designated potential growth areas need to be discussed along with impacts selecting a <35 ac. Size would have before choosing.
- We live out here for a reason - if we wanted to live in a subdivision or town we would have moved there. The rural life is dying - let's not help it along!!!

4. Is anyone living in your household actively involved in agricultural operations in the Town of Scott?

Yes No

- Just feel left out when we are not allowed to vote there - when we own buildings & lands and pay taxes on BOTH. Be the first to allow taxpayers to vote in your Township ON Township matters ONLY. Thank you
- Land is rented to neighbor & he farms it
- Our home is part of homestead farm next door but I don't work for them anymore
- Unless you include: gardening, making firewood, picking morel mushrooms, gathering berries (Raspberries, Strawberries) growing apples, pears, asparagus, helping to make hay, stone a field, feeding cows, chickens, horses living without fear or violence or hazard
- We lease fields to a farmer
- We own ag land but are not actively involved in farming it; its rented out
- We rent out our land
- I rent the land to a farmer!
- Land rented

Additional survey comments

- Batavia - More tax on farmland, to pay for roads that they drive on, over loaded!
- I don't want houses all around. I enjoy the country & peace & quiet.
- Need more control on gravel pit openings or really closings. Pit on W near 28 was supposed to be open for either 3 or 5 years now going on 10 with no apparent end planned.
- This is a life we choose - no sirens, little traffic, horses or roads, clean air, no light pollution - nice to see the stars, clean lakes and woods, bon fires, fireman's picnics, Turkeys, Deer, Coyotes, Sand Hill Cranes, and the floral and fauna that's not in a town or congested area - the almighty dollar may ruin this eventually - look at Lake Geneva area, Wisconsin Dells, Door County - once this is gone, it's like Pandora's Box, you can't get it back again. Again, we live this way for a reason - it's a peace that no money can buy - change may be inevitable - let's not make it unconscionable.