

Town of West Bend Comprehensive Plan Survey

Background Information on Town Residents		< 5 Years	5–10 Years	11–20 Years	>20 Years
1.	How long have you owned property in the Town?	105/14.0%	82/11.0%	139/18.7%	419/56.3%

		Home in a subdivision	Home not in a subdivision	Lake home	Agriculture or undeveloped	Other
2.	What best describes your property in the Town?	290/39.0%	157/21.1%	264/35.5%	19/2.6%	13/1.8%

What type of residential dwellings should be permissible in new development?		Agree	Disagree
3.	Single family detached	721/98.1%	14/1.9%
4.	Multiple family units	164/24.7%	500/75.3%
5.	Trailer / Mobile homes	31/4.7%	634/95.3%
6.	Condominiums	280/41.4%	397/58.6%
7.	Apartments	113/16.8%	558/83.2%
8.	Institutional (Group Homes, Senior Care Homes, Transitional Living, etc.)	278/41.3%	395/58.7%
9.	High-density subdivisions	70/10.6%	591/89.4%

What type of commercial “business” development should be permissible?		Agree	Disagree
10.	Small retail development (service stations, restaurants, taverns, shops etc.)	580/81.0%	136/19.0%
11.	Large retail development (grocery, box stores, hotel/motels, etc.)	194/28.2%	495/71.8%
12.	Small office development	469/66.6%	235/33.4%
13.	Large office development	161/23.5%	523/76.5%
14.	Home business mixed-use zoning development	400/57.6%	294/42.4%
15.	Industrial development	166/24.2%	521/75.8%

How important are the following types of open space and natural environmental areas?		Important	Not Important
16.	Natural parks, trails, bikeways, walkways and open spaces	691/94.0%	44/6.0%
17.	Sports facilities and playing fields for organized sports (baseball, soccer, tennis, etc.)	420/57.0%	317/43.0%
18.	Overall landscape, views, and visual character of the Town	679/93.1%	50/6.9%
19.	Protection and conservation of wetlands, woodlands, waterbodies, waterways, and key environmental/natural features	688/94.2%	42/5.8%

What public policies are important for new development?		Agree	Disagree
20.	Regulate new development to maintain open space and the natural environment	689/94.0%	44/6.0%
21.	Regulate to preserve the views along the edge of scenic roads	661/91.0%	65/9.0%
22.	Regulate new development to protect countryside views and preserve rural character	672/92.9%	51/7.1%
23.	Regulate site plan designs for new development to fit the landscape and architectural character of the community	650/90.3%	70/9.7%
24.	Regulate new development to control surface water and non-point pollutants	679/94.0%	43/6.0%
25.	Regulate signage for advertising and limit advertising to existing commercial thoroughfares (State Highway 33)	631/87.5%	90/12.5%
26.	Establish, implement, and maintain standards to allow private roads to become public roads	366/52.7%	329/47.3%

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What should be the permissible use of public revenues for land control?		Agree	Disagree
27.	Use of local tax revenues to purchase open space for the purpose of environmental protection and farmland preservation	478/67.5%	230/32.5%
28.	Use of local tax revenues to pay for pedestrian hiking trails	485/67.6%	232/32.4%
29.	Use of local tax revenues to pay for Bike Trail systems which can be linked throughout the Town	484/68.0%	228/32.0%
30.	Lower taxes on land which will be preserved for non-development purposes, even if such action results in an increase on taxes of other properties	378/53.4%	330/46.6%
31.	Prohibit the sale of Town owned land to generate additional revenue	396/56.5%	305/43.5%

What is an acceptable new development density for the Town (acre per house)?		Maintain current lot size rules	Increase lot size rule (>3.5 acres)	Decrease lot size rule (<3.5 acres)
32.	Currently most of the undeveloped land in the town is zoned for 3.5-acre minimum lots. Please indicate which would be preferred for future development	517/71.3%	79/10.9%	129/17.8%

What ordinances are important to maintain the rural character and natural beauty of the Town?		Agree	Disagree
33.	Ordinances which prevent the rezoning of conservation and environmentally sensitive land, including wetlands, woodlands, lakes, and waterways	644/89.0%	80/11.0%
34.	Ordinances which prohibit the development of parking lots which are run as a stand-alone, ancillary, or subsidiary business	613/86.7%	94/13.3%
35.	Ordinances which create reasonable setbacks between neighboring houses of at least 10 feet, including shoreland property	615/86.4%	97/13.6%

What infrastructure and changes are important for the Town's future?		Agree	Disagree
36.	Exploring a new municipal structure (i.e. Village) to protect the Town of West Bend's rural character, independence and prevent future annexation of land by neighboring communities	547/78.5%	150/21.5%
37.	Improving the Town's fire protection services by creating new water access points to reduce time needed to refill equipment when fighting fires.	544/78.8%	146/21.2%
38.	Improving the Town Hall's communication systems for remote access to meetings and upgrading the website to improve information sharing	508/72.6%	192/27.4%
39.	Securing more companies to provide additional telecommunication and internet options so all residents have access to high-speed internet	522/74.3%	181/25.7%
40.	Providing sewer services to all town residents	168/23.8%	539/76.2%

Do you have any other comments or concerns?

757 Returned Surveys out of 2,430 issued (31%)

Total of returned 167 survey returns with comments (22%).

Please return by January 31, 2021 at West Bend Town Hall, 6355 Cty Hwy Z, West Bend, 53095. For your convenience, the survey can also be returned with your property tax payment.