

Town of Wayne Smart Growth Kickoff Meeting
S.W.O.T. Workshop Results
January 6, 2006

Residents attending the Town of Wayne Smart Growth Kickoff meeting had an opportunity to participate in a strengths, weaknesses, opportunities, and threats (S.W.O.T.) assessment of their community. Residents worked in groups of 6-10 people brainstorming issues on each component of the S.W.O.T. workshop. After each component, groups were asked to “*” three issues that were of most importance that they would like to share with the entire group of participants. The following is the result of that workshop.

Strengths: Something that makes a community stand out when compared to other communities; Resources or capabilities that help a community be successful/strong.

- *Close to major highway
- *Strong agricultural base yet
- *Schools and other services
- *Natural beauty of area
- *Land owned by DNR preserves land from development
- Strong work force/work ethic
- Road system except for Hwy W
- People
- Rural character (historical preservation)
- Good roads
- Law enforcement
- Good education
- Reasonable taxes
- Landscape, natural features –e.g. rivers and streams
- Rural character of Wayne
- Midwest family values in Wayne people
- Rural character of Wayne
- Can still preserve what we have
- Quiet/rural agricultural environment
- Hwy 41 access
- Scenic township
- All the people here tonight
- Control of taxes (relative to other communities)
- Access to state highways
- Taxes reasonable compared to neighboring communities
- Consistency of town board
- Residents feel free to state opinions and give input
- Low crime rate
- Good quality of life
- Good land use plan
- Desirable place to live
- Town of Wayne has beautiful topography (landscape)
- Transportation accessibility (Hwy 41 and 45)
- Good farm land
- Good recreational –hunting

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Weaknesses: Deficiencies in resources for a community to be successful.

- *Lack of food-producing farmland
- *Lack of community involvement in town govt.
- *Development too rapid and haphazard
- *Proper zoning ordinance
- **Inconsistent local government!
- Cty Hwy W road surface
- Unwillingness to consider/discuss options
- Lack of public recreational land
- Community involvement
- Lack of emphasis on education
- Weak zoning ordinances
- Current high rate of development
- Major opinion has not been acknowledged (previous survey results)
- Lack of forward thinking by board
- Trying to attract industrial and commercial development (vacant park Hwy 41 and D)
- Shortage of farm help
- Low farm prices
- High land prices for farm
- Not enough volunteers for fire dept.
- Too much local government
- No local industry
- No referendum on the upcoming comp plan
- Lack of affordable housing (most houses are above county average in price)
- Lack of public recreation
- Responsibility of people
- Too much planning – no action
- Poor future planning
- Poor attendance at town meeting
- Self interest
- Not enough local job opportunities
- Lack of law enforcement
- Lack of respect for farmers on roadways

Opportunities: Something that could be done to improve a community; Factors or situations that can affect a community in a favorable way.

- *Recreational – bike trail, public parks
- *PDR using sales tax revenue
- *Community strongly involved in the development of our growth plan
- *Recreational areas developed
- Time is right for town to change direction and do what the majority wants
- Can act to save rural character
- Set aside park land
- Opportunity to preserve natural resources
- Opportunity for town officials to preserve a quality township

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- Residential development – controlled, focused
- Right to build beautiful homes
- Controlled development
- Good roads and highways
- Encourage industry park
- Still have a chance to determine our fate
- Working farms still here
- Local zoning
- Public input/interest
- Recreational land
- More industries
- Encourage development (commercial/industrial)
- Planned development – housing, open space, farmland preservation
- Develop wind farms
- P.D.R. using sales tax revenue

Threats: Anything that could jeopardize the future success of a community; Factors or situations that can affect a community in a negative way.

- *Loss of rural character
- *Loss of farmland
- *Incompatibility between farmers/non-farmers “culture conflict”
- *Ground water impacted by development
- *Excessive/unrestricted development
- *Destruction of natural areas
- *Can services keep up with growth (police, fire, schools)
- *Roads/Infrastructure
- *Rural character
- *Loss of farmland
- *Land prices
- *Freedom to sub-divide land
- *Wasted farm land on 5 acre density
- *Government mandates
- *We are in the metropolitan area (SEWRPC district)
- Development increasing need for services
- Law enforcement needs to be increased to support growth
- Development could impact recreational/hunting opportunities in town of Wayne
- Increased traffic on roads – speeding, etc.
- Road maintenance delegated to township by county (i.e. Hwy H)
- Out-of-control development (unplanned)
- Low income housing proliferation – multi-family
- Water contamination
- Industrial development In Conflict with rural flavor of Wayne
- Over-population
- Too much government
- Cheap housing

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- Loss of farm land
- Fire and police dept. shortage
- Urban sprawl
- Taxes
- Loss of property and personal rights
- Excessive government regulation
- Water pollution
- Crime
- Lack of local control
- Property use rights not respected
- Inability to work together causing division among residents
- Viability of agriculture in Town of Wayne
- Outside forces overriding our goals
- Loss of land value through zoning
- Urban sprawl
- Farm land preservation
- Taxes – too many
- Does tax payer want to pay to preserve land
- Too much restriction of farm land
- Poor neighborhood designs
- Freedom to farm (noise, smell, etc.)