

**SWOT ANALYSIS WORKSHEET
TOWN OF SEVASTOPOL**

GROUP COMMENTS

STRENGTHS

Restricted land use, # of dwellings on specific acreage	
Good infrastructure-roads, communication, energy	
Proximity and mixture of farms, private homes, nurseries, orchards	2
Small town atmosphere	3
Rural natural beauty/wildlife/parks/shoreline/orchards/woods/farmland	9
Educational resources	3
Shoreline	
Current positive zoning	
Sense of community	
Land use	
Residents	
Recreational activities (fishing, hunting, etc)	
Churches	
Low crime	2
Diversity of population/social economic levels	
Small commercial businesses that coexist in town with low visual impact	
Zoning	
Low density	

WEAKNESSES

Increased traffic without controls	
Lack of alternatives for transportation	2
Need more community activities to meet & visit	
Lack of employment opportunities	2
Lack of town interest on important issues	2
Declining school enrollment	
Declining younger population	
Seasonal residents with timeshares & condos	
Aesthetic stewardship	
Housing opportunities limited by income	2
Air & water quality-invasive species	
No local fire department	2
Low wages	
Winter road maintenance	
Lack of high-speed Internet	2
Commercial sprawl may spread w/lax-zoning restrictions	2

Lack of fire department/internet and cable services
Economic opportunities for young families
Little diversity
Lack of respect for non-resident taxpayers
Resistance to change
Town Board refuses to pay respect to comments of residents

OPPORTUNITIES

More school activities
More community activities
Greater transportation options
Land availability
Intellectual/business opportunities 3
Shore land utilization
Preserve more natural areas/interior 2
Maintain rural character
Volunteerism by concerned residents
Cultural and recreational
Sewage disposal community orientated
Waterways
Parks
Roadways
Growth in technology (cell phones, internet)
Establish as “Gateway” to Door County
Expansion of development with planning
To maintain small town/rural atmosphere
Smart Growth planning 2
Protect farming and agriculture
Property assistance for upgrading
Community health care provisions-assisted living

THREATS

High taxes & values 3
Overdevelopment-Commercial 4
Overuse, misuse of resources, natural resources
Special interest groups
Aging population 2
Loss of tourism due to loss of rural characteristic
Lack of affordable housing for young people
Condo development
School system-under utilized
Ground water quality 3
Loss of agricultural community
Overdevelopment-Highways

City of Sturgeon Bay annexing a portion of Sevastopol
Farmers forced to sub-divide farmland
Invasive species
Unwillingness to learn, grow & change
Poor land use planning for development areas
Annexation
Shore to shore residential development
Fragile septic systems
Wind towers
Strip development of commercial
Loss of young adult residents
Drug & alcohol abuse
Inappropriate development along corridor
Town Board not listening to Smart Growth Plan