

DEVELOPMENT TRENDS

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### Land Use

According to land use inventories completed by East Central Wisconsin Regional Planning Commission, cropland and residual were the dominant land uses in 1980 within the towns of Deerfield, Hancock, Oasis and Plainfield. In 1980, the residual land use category included streets, highways, water features, planted and unplanted woodlots, open land, and land not under cultivation. In addition, even though cropland and pastureland were included under a separate category, parts of these categories could have been included under residual. In the Village of Hancock, residual land accounted for the major existing land use followed by single family.

**Table 3-1. Land Use Acreages, 1980**

Existing Land Use	T. Deerfield	T. Hancock	V. Hancock	T. Oasis	T. Plainfield
	Acres	Acres	Acres	Acres	Acres
Single Family	425	347	101	280	268
Group Homes	0	3	0	17	0
Industrial	0	26	17	35	122
Parks and Recreation	24	31	0	0	5
Utilities	0	2	1	1	0
Commercial	7	13	15	7	39
Cropland	11,117	11,974	0	15,485	13,414
Institutional Facilities	77	34	5	5	20
Cons. & Preservation	0	45	0	0	382
Residual	10,770	9,110	525	6,785	7,429
<b>Total Acreage*</b>	<b>22,420</b>	<b>21,585</b>	<b>663</b>	<b>22,616</b>	<b>21,681</b>

\*Note: Total adjusted to 2002 total acres.

Single Family includes 2 & 3 family, mobile homes, and seasonal.

Parks and Recreation includes resorts & group camps.

Institutional Facilities includes cemeteries, public assembly, government and educational facilities.

ECWRPC regularly conducts existing land use inventories of the region to track land use changes. A land use inventory was conducted by ECWRPC in 1980 and again in 2000 within the towns of Deerfield, Hancock, Oasis, Plainfield and the Village of Hancock. The information presented in this section was obtained during these inventories. In addition, the towns and Village of Hancock were asked in 2002 to review the data and indicate any revisions that needed to be made. While these inventories indicate general land use trends, they should not be used to track specific acreage losses or gains. Land use acreages were divided into seven major categories. These categories were residential (multi-family, single family, farmsteads, mobile homes, group quarters and part-time and seasonal homes); industrial (industrial and quarries); parks and recreation (parks, recreational activities, conservation and preservation areas, resorts and camps); institutional facilities (educational, public assembly, government facilities, cemeteries, churches, hospitals, libraries, and institutional facilities); cropland (irrigated and non-irrigated and pastureland); and residual (residual, streets, highways, water features, utilities, planted woodlots, unplanted woodlands, silviculture and other open land).

## Town of Deerfield

In 1980, approximately 425 acres of land were designated as residential in the Town of Deerfield. Between 1980 and 2000, residential acreage increased by 183 acres or about 9 acres per year. From 1981 to 2000, 151 residential building permits (an average of 7.6 per year) were issued in the town, the majority of them single family new homes. (Table 3-7 and Table 3-8). Part of this increase could have been due to the availability of parcel data which was used to determine residential acreage in subdivisions. Increases during this time frame also occurred in parks and recreation, and residual. Parks and recreation, which includes resorts and group camps, increased from 24 to 361 acres (over 1,000 percent), while residual increased from 10,770 to 14,279 acres (33 percent). The large increase in parks and recreation was most likely due to differences in the way that land use was calculated. Information for both land use inventories was collected by visual observation; however, in 1980, prior to the advent of prevalent computer use, all area calculations were done by hand. In 2000, land use acreage was calculated using parcel data obtained from Waushara County and computers, thus increasing the area that was assumed to fall into this category.

Commercial acreage between 1980 and 1996 remained constant at about 6 to 7 acres. In 1980, cropland (including pasture land) comprised 11,117 acres of land in the town. By 2000, cropland had decreased by 3,961 acres (36 percent) to 7,156 acres.

**Table 3-2. Town of Deerfield, Land Use Acreages, 1980 and 2000**

Existing Land Use	1980	2000	Change	Percent
	Acres	Acres	Acres	Change
Residential	425	608	183	43%
Industrial	0	4	4	
Commercial	7	6	-1	-14%
Parks and Recreation	24	361	337	1404%
Institutional Facilities	77	6	-71	-92%
Cropland	11,117	7,156	-3,961	-36%
Residual	10,770	14,279	3,509	33%
Total	22,420	22,420		

## Town of Hancock

Residential acreage in the Town of Hancock comprised approximately 350 acres in 1980. Between 1980 and 2000, residential acreage decreased by 23 acres. However, during this same time period, 121 residential building permits (an average of 6 per year) were taken out in the town, the majority of them single family new homes. (Table 3-7 and Table 3-8). This discrepancy between land use acreage and building permits points to either a difference in the way in which land use acreages were compiled between 1980 and 2000 or that existing larger lots were being divided into smaller parcels between 1980 and 2000. Increases during this timeframe also occurred in industrial (13 acres or 50 percent), commercial (75 acres or 577 percent) and residual (1,272 acres or 14 percent).

Decreases again occurred in cropland, which declined from 11,974 to 10,704 acres or 11 percent.

**Table 3-3. Town of Hancock, Land Use Acreages, 1980 and 2000**

Existing Land Use	1980	2000	Change	Percent
	Acres	Acres	Acres	Change
Residential	350	327	-23	-7%
Industrial	26	39	13	50%
Commercial	13	88	75	577%
Parks and Recreation	76	6	-70	-92%
Institutional Facilities	34	37	3	9%
Cropland	11,974	10,704	-1,270	-11%
Residual	9,112	10,384	1,272	14%
<b>Total</b>	<b>21,585</b>	<b>21,585</b>		

**Village of Hancock**

In 1980, approximately 101 acres of land were designated as residential, which included mobile homes, single family, multi-family farmsteads, group quarters and part-time or second homes. Between 1980 and 2000, residential acreage increased by about 6 acres. However, from 1985 to 2000, years that data is available, 26 residential building permits (an average of 1.6 houses per year) were taken out in the village, the majority of them single family new homes. (Table 3-7 and Table 3-8). Land use acreages within the categories remained relatively stable during this timeframe. Commercial and institutional showed little change.

**Table 3-4. Village of Hancock, Land Use Acreages, 1980 and 2000**

Existing Land Use	1980	2000	Change	Percent
	Acres	Acres	Acres	Change
Residential	101	107	6	6%
Industrial	17	0	-17	-100%
Commercial	15	16	1	7%
Parks and Recreation	0	17	17	
Institutional Facilities	5	7	2	40%
Cropland	0	0	0	0%
Residual	525	516	-9	-2%
<b>Total</b>	<b>663</b>	<b>663</b>		

**Town of Oasis**

In 1980, approximately 297 acres were designated as residential. Between 1980 and 2000, residential acreage increased to 375 acres, or about 4 acres per year. During this same time period, 72 residential building permits (an average of 4 per year) were taken out in the town, the majority of them single family new homes. (Table 3-7 and Table 3-8). Increases during this time also occurred in every land use category except cropland, which experienced a loss of 1,311 acres, or about 8 percent. Industrial acreage increased from 36 to 49 acres (36 percent), commercial acreage increased from 7 to 32 acres (357 percent), parks and recreation increased

from 0 to 6 acres, institutional facilities increased from 5 to 9 acres (80 percent) and residual increased from 6,786 to 7,968 acres (17 percent).

**Table 3-5. Town of Oasis, Land Use Acreages, 1980 and 2000**

Existing Land Use	1980	2000	Change	Percent
	Acres	Acres	Acres	Change
Residential	297	375	78	26%
Industrial	36	49	13	36%
Commercial	7	32	25	357%
Parks and Recreation	0	6	6	0%
Institutional Facilities	5	9	4	80%
Cropland	15,485	14,174	-1,311	-8%
Residual	6,786	7,968	1,182	17%
Total*	22,616	22,613		

\* Diff. in total due to land in T. of Oasis that was annexed to V. Plainfield

### **Town of Plainfield**

Residential acreage increased from approximately 268 acres in 1980 to approximately 391 acres in 2000 or about 6 acres per year. During this same time period, 63 residential building permits were issued in the town or an average of about 3 per year, the majority of them single family new homes. (Table 3-7 and Table 3-8). Increases during this period also occurred in commercial, institutional and residual. Commercial land experienced a substantial increase from about 39 acres in 1980 to about 159 acres in 2000, a net change of 120 acres (308 percent). Institutional facilities and residual saw much smaller increases, increasing from approximately 20 to 26 acres (30 percent) and from 7,430 to 8,725 acres (17 percent), respectively.

Decreases occurred in industrial, parks and recreation and cropland. Industrial experienced a decrease of 67 acres, falling from 122 acres in 1980 to 55 acres in 2000. Parks and recreation had 388 acres in 1980, the majority of it listed under conservation and preservation areas, while in 2000 no acreage was listed under this category. As was the trend in the other three towns, cropland experienced a decrease of 1,104 acres, dropping from 13,414 acres in 1980 to 12,310 acres in 2000

**Table 3-6. Town of Plainfield, Land Use Acreages, 1980 and 2000**

Existing Land Use	1980	2000	Change	Percent
	Acres	Acres	Acres	Change
Residential	268	391	123	46%
Industrial	122	55	-67	-55%
Commercial	39	159	120	308%
Parks and Recreation	388	0	-388	0%
Institutional Facilities	20	26	6	30%
Cropland	13,414	12,310	-1,104	-8%
Residual	7,430	8,725	1,295	17%
Total*	21,681	21,666		

\* Diff. in total due to land in T. Plainfield that was annexed to V. Plainfield

Waushara County issues permits for buildings and dwellings that are built within the towns of Deerfield, Hancock, Oasis and Plainfield. Within the Village of Hancock, building permits are issued by the village. Unfortunately, in the towns, unless the permit results in a conditional use permit, the respective town does not become aware of a new building and/or dwelling unit until after the permit has been issued by the county. Table 3-7 below indicates the number of building permits issued for new residential development during the 1981 to 2001 time period.

During this time, 460 permits were issued in the five municipalities, which averages to just under 22 per year (data not available for the Village of Hancock prior to 1985). The towns of Deerfield and Hancock had 158 and 131 permits issued respectively, while the towns of Oasis (76) and Plainfield (68) had about half of this amount. The Village of Hancock, which is missing data for 1981 through 1984, had only 27 new residential building permits. The 1994 to 2000 time period reflects the highest number of permits issued in the towns of Deerfield and Hancock (81 in Deerfield and 62 in Hancock) for single family residential. In the towns of Oasis and Plainfield, the number of new permits issued per year from 1980 to 2001 was more stable. In the Village of Hancock, 12 new residential permits were issued during the four-year period 1994-97, the highest level of activity in four consecutive years between 1985 to 2001.

**Table 3-7. New Residential Building Permits**

Year	T. Deerfield	T. Hancock	V. Hancock	T. Oasis	T. Plainfield	Total
1981	5	4	na	4	1	14
1982	3	4	na	2	2	11
1983	1	6	na	6	5	18
1984	2	5	na	2	5	14
1985	2	3	0	5	4	14
1986	4	3	0	2	0	9
1987	5	8	5	2	3	23
1988	6	1	1	5	1	14
1989	7	5	1	2	2	17
1990	6	7	1	3	4	21
1991	13	4	1	1	4	23
1992	9	3	1	6	0	19
1993	7	8	0	4	7	26
1994	14	4	2	2	3	25
1995	7	13	5	3	4	32
1996	10	11	5	4	4	34
1997	12	8	1	6	3	30
1998	16	10	0	7	2	35
1999	12	6	2	1	5	26
2000	10	10	1	5	4	30
2001	7	8	1	4	5	25
<b>Total</b>	<b>158</b>	<b>131</b>	<b>27</b>	<b>76</b>	<b>68</b>	<b>460</b>

na not available

Source: *Waushara County and Village of Hancock*

Note: 1994 includes replacement mobile homes, 1995 includes multi-family, 1996 includes multi-family/commercial, 1997 - 2000 includes replacement homes and replacement mobile homes.

U.S. Census Bureau data available in 1990 and 2000 can be used to compare the total housing units and building permit data. According to the U.S. Census Bureau, Waushara County and the Village of Hancock, new housing permits represented between 0.43 to 2.05 percent of the total housing units in 1990 and between 0.39 to 2.60 percent of the total housing units in 2000. See Table 3-8.

**Table 3-8. Housing Units vs Building Permits, 1990 and 2000.**

	1990			2000		
	Housing Units	Bldg Permits	Percent	Housing Units	Bldg Permits	Percent
T. Deerfield	360	6	1.67%	487	10	2.05%
T. Hancock	341	7	2.05%	384	10	2.60%
V. Hancock	232	1	0.43%	254	1	0.39%
T. Oasis	259	3	1.16%	258	5	1.94%
T. Plainfield	228	4	1.75%	230	4	1.74%

Source: *U.S. Census, 1990 & 2000. Waushara County. Village of Hancock.*

## **Transportation**

Wisconsin Highway Traffic Volume data reveals that the annual average daily traffic (AADT) increased significantly between 1990 and 2000 in the area. USH 51/I-39, which has historically provided north-south access through the center of the state, saw a 46 percent growth in traffic volumes north of the Village of Plainfield, increasing from 9,920 AADT in 1990 to 13,600 AADT in 2000. During this same time period, USH 51 was upgraded to interstate status and the designation I-39 was added. STH 73, which interchanges with I-39 near Plainfield and links the Wautoma area to the east with the Wisconsin Rapids area to the west, also experienced a steady increase in traffic. West of Plainfield and I-39, AADT increased from 2,730 in 1990 to 4,500 in 2000 (65 percent) while east of the village and CTH A, traffic volumes increased from 1,600 AADT in 1990 to 3,000 AADT in 2000 (88 percent).

The roads classified as major collectors also experienced increases. CTH C, which provides access from Wautoma west into Adams County, saw a large increase in traffic volumes. West of Wautoma, AADT volumes on CTH C increased by 83 percent from 1,310 in 1990 to 2,400 in 2000. An even larger increase of 364 percent occurred on CTH C west of I-39 (280 in 1990, 1,300 in 2000). CTH P provides access from STH 22 north of Wild Rose to STH 73 east of the Village of Plainfield. Traffic counts (AADT) increased by 120 percent near STH 22 (590 in 1990, 1,300 in 2000) and 68 percent near Plainfield (1,010 in 1990, 1,700 in 2000). Other major collectors of shorter length in the area also experienced increases. These include CTH V (Village of Hancock to STH 21 west of Coloma), CTH BB (from STH 73 into Portage County) and CTH J (from CTH 73 north into Portage County).