

LAND USE

8.1 INTRODUCTION

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to community land use. This information will serve as the foundation for the development of goals, objectives, policies, programs, and actions. This planning element must be defined and utilized in conjunction with the other eight elements and will serve as a guide to future growth and development within the community.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many northern Wisconsin communities are facing problems due to unchecked growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber local units of government. By giving communities the opportunity to define the way they wish to grow and by developing a “road map” to reach that destination, the magnitude of these problems can be reduced.

8.2 66.1001 REQUIREMENTS

As required, this element contains a listing of the amount, type, intensity, and net density of existing uses of land; analyzes trends in the supply, demand, and price of land, opportunities for redevelopment, and existing and potential land use conflicts; contains projections of future residential, agricultural, commercial, and industrial land uses; and includes a series of maps that shows current land uses and future land uses.

8.3 BACKGROUND

The Town of Wascott, located in southern Douglas County, encompasses a total of 90,310 acres (approximately 141 square miles). Significant natural resources in the way of forests and lakes make up an important component of the town. The town is rural in nature and generally has a low development density, with the exception of shoreland areas where higher housing densities prevail.

8.4 EXISTING LAND USE

Existing land use was compiled through analysis of digital aerial photography and information from the town’s community planning committee (Map 8.1). In September 2003, the community planning committee approved a generalized existing land use map. The determined land use boundaries are approximations based on land use and are not based on parcel classifications used for assessment and zoning purposes.

Based on area land use for the Town of Wascott, Woodland/Other Natural Resources represent by far the greatest percentage of the land use category. Activities associated with Utilities represent the least amount of land use by category. Table 8.1 represents the exiting land use categories for the Town of Wascott based on the Generalized Existing Land Use Map.

Table 8.1: Town of Wascott Existing Land Use		
Land Use	Acres	Percent of Total
Agricultural	379.5	0.4
Commercial	155.8	0.2
Residential	1,402.4	1.6
Woodlands/Other Natural Areas	80,722.2	92.0
Parks & Recreation	39.9	<0
Government/Institutional	812.6	0.9
Utilities	3.3	<0
Roads	55.4	<0
Water	5,213	5.9
Total	87,784.1	100%

Source: NWRPC, Generalized Existing Land Use Map

A standard land use classification system was used to assign different land use areas into categories. Below is a description of each land use classification used in the Town of Wascott to generate the existing land use map.

- **Agriculture** - The predominate land use is agriculture where the lands include croplands, livestock grazing, and dairy farming.
- **Commercial** - Retail sales establishments, restaurants, hotels/motels, and service stations.
- **Utilities** - Lands use for generating and/or processing electronic, communication, or water, electricity, petroleum, or other transmittable product and for the disposal, waste processing, and/or recycling of by-products.
- **Government/Institutional** - These lands include: government-owned administration buildings and offices; fire stations; public hospitals and health care facilities; day care centers; public schools, colleges, and educational research lands; and lands of fraternal organizations. Cemeteries, churches, and other religious facilities are included in this land use category.

- **Parks and Recreation** - Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves, athletic fields, boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.
- **Residential** - Lands with structures designed for human habitation including: permanent, seasonal, and mobile housing units (not in a designated mobile home park) and recreational cabins and cottages.
- **Roads** - Use of land corridors for the movement of people or materials, including related terminals and parking facilities.
- **Water** - Open water areas, including natural and impounded lakes and streams.
- **Woodlands/Other Natural Areas** - Forested lands under private ownership, private forest woodlots.

Based on the existing land use in the Town of Wascott, an analysis of each land use classification has been developed. This information is intended to provide a snapshot of the existing conditions or “supply” of available land throughout the town. Overall, the intensity and density of all land use activities is considered low due to the rural nature of the town. Only land along select lakes would be considered as having a somewhat higher density level and even that is argumentative based on a persons perspective and definition of density. Over the next 20-years, it is anticipated that overall density will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting in newly platted subdivisions and lakeshore development. The town’s position on minimum lot size is one way in which to maintain land use activities appropriate to the desires of the community and to curb high-intensity and high-density development, which may negatively impact the rural nature and northwoods character valued by the community.

Limited land use conflicts exist due to the community supporting primarily residential activity. Conflicts between agricultural and residential activities are non-existent due to the very limited amount of farming. Very limited and sporadic development associated with commercial land use activities is present resulting in little adjoining land use conflicts.

Agriculture

Limited agricultural activity occurs in the Town of Wascott. Two main areas of agricultural activity currently exist, one being the Northland Cranberries operation and an 80 acre parcel southwest of Sauntry’s Pocket along CTH G. Approximately 380 acres of land area is for agricultural purposes.

Commercial

The Town of Wascott has limited commercial land use with approximately 150 acres or less than one percent in commercial use. Those commercial activities within the town generally include resorts, restaurants, taverns, and some merchant stores. Nationally and within northwest Wisconsin, persons working from their home and via the computer/internet have emerged.

Because there is no tracking capability of home-based businesses or persons working out of their home, it is impossible to determine those figures for the Town of Wascott. However, according to the 2000 U.S. Census Bureau data, 13 residents worked from their home.

Government/Institutional

Government and institutional land use within the Town of Wascott consists of the town-owned land scattered throughout the town and a large parcel of land around Clyde Lake, which is owned by Northern Pines Girl Scout Council. There are approximately 812 acres currently classified as government/institutional.

Park & Recreation and Utilities

In the Town of Wascott, nearly 40 acres of land are used in the capacity for park and recreation purposes. The largest designated park and recreation area is currently on town-owned property on Ballpark Road in T.43N.-R.13W. Section 26. There are three other smaller park and recreations areas located near Person Lake, Bond Lake and Bass Lake. Very limited communications and utilities exist as represented in approximately three acres being used for such purposes.

Residential

Low density is the primary characteristic of residential development in the Town of Wascott. Due to the significant water resources found in the town, residential development of both year-round and seasonal dwellings has concentrated along much of the shoreline area. Scattered planned rural residential developments are also occurring in the forested areas of the town. Approximately 1,400 acres are utilized for residential purposes representing only 1.6 percent of the total land area.

Transportation

Within the Town of Wascott, an integrated network of state, county, and town roads accommodate vehicular travel either passing through or having a destination within the town. Nearly 56 acres is dedicated to the function of moving commerce and people.

Water Features

Significant water features in the town include Bass Lake, Bond Lake, Crystal Lake, Minong Flowage, Red Lake, and Whitefish Lake. Many other smaller lakes, streams, and rivers contribute to the water resources. More than 5,200 acres of lakes, rivers, and streams dot the local landscape, representing nearly 6 percent of the land area.

Woodlands/Other Natural Areas

Woodlands and other natural areas dominate the landscape in the Town of Wascott. Based on land use, over 80,000 acres or 92 percent of the town is in some type of woodland use and contributes to the area’s timber production, wildlife habitat, and recreational opportunities. The Wisconsin Department of Natural Resources owns some selected acreages within the town with the most notable being the large area surrounding the Gordon Prison. The Douglas County Forestry Department owns and manages over 38,000 acres of woodlands in the town.

8.5 PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF WASCOTT

Surface Water Resources

The most notable and visible trend across the Town of Wascott continues to be the development of private lakeshore frontage (Map 8.2). Locally significant water bodies such as Whitefish Lake and the Minong Flowage have contributed significantly to the overall residential land use pattern. The past two decades have seen significant increases in residential development, especially that of seasonal home development. It is anticipated residential development will continue along the town's water resources.



As development of lakeshore frontage continues, the potential for second tier or backlot development increases. This development may continue to take advantage of the location to the major water bodies in the town with some second tier developments having access rights to the lake on properties adjacent to the lake and shared by common backlot owners.

Forested Rural Lands

For some, residential development on local lakes has become over crowded and for others the opportunity to purchase lakeshore property is unrealistic due to lakeshore land values and taxes. As a result, many property owners and developers have looked to the division of rural forested lands as the “next” development trend.

With over 90 percent of the town being forested and in many cases in large tracts, the opportunity for the development of “forested residential” to occur is high. Locally, the forested residential development pattern has already occurred but on a minor scale. This type of development can lead to fragmentation of the landscape and general loss of rural character. Rural developments of this type can pose challenges for emergency/police/fire response.

Transportation Network

The transportation network contributes significantly to the overall development pattern of the town as the network provides access to land parcels. It is not anticipated the town will be developing new road segments or routes. However, road development by private landowners and developers having access to the existing transportation network will contribute greatly to the overall land having future access, thus allowing for continued development.

It is important that as new transportation segments are improved or developed such activities be done in an effort to accommodate future traffic levels and are constructed to quality standards and measures acceptable by local residents and government.

Land Trends

Since the late 1980s, the value of and price paid for area land has seen a steady increase. This increase is not expected to slow, except for minor dips related to the national economy. Overall, land values in the Town of Wascott have been influenced significantly by the surge in waterfront and forest property sales.

Equalized value change by year has continued to see a steady increase. Total equalized value change from 2003 to 2004 represents a 13 percent increase with the total equalized value topping \$245,207,200. Of the total equalized value for 2004, residential classification represented 88 percent. The 13 percent increase in equalized value from 2003-2004 is lower than the 26 percent increase realized from 2002-2003.

Prices for local properties that have sold in 2004 vary significantly depending on location. Shoreland property varies in price by the named lake on which the property is located and the number of acres for sale. Vacant shoreland lots for sale on three lakes including, Crystal, Sauntrys Pocket, and Thorn Lakes, ranged in price from \$49,000 for a lot on 4.6 acres to \$244,000 for a lake-lot with 36 acres.

Non-waterfront properties that have been sold in 2004 include land starting at \$20,000 for 6.5 acres up to \$96,5000 for an 80-acre parcel. Due to the Town of Wascott being primarily residential in nature, no examples for commercial, manufacturing, or agricultural land sales in the town are available.

Due to the vast majority of the land area being undeveloped and rural, it is anticipated these areas will see continued new construction. As noted elsewhere in this plan, developers and private property owners are encouraged to redevelop properties versus develop green space, where applicable. Throughout the planning process, participating members of the public and in the community planning survey have expressed concern regarding an overall increase in all types of development. The potential for future land use conflicts will continue to exist even after the development of this comprehensive plan. It is important the town utilize this plan to guide future development and adjoining and overlapping jurisdictions partner with the town in helping make future land use decisions that do not result in land use conflicts.

8.6 WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS

The Wisconsin Department of Revenue real estate classes are used to determine land assessments and valuations. Because these data cover extensive time periods, they can be useful in conducting a simplified land use analysis and for examining trends, which are determined by the conversion from one type of assessment class to another over a period of time. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Undeveloped, Forest and Other.

8.7 WISCONSIN REAL ESTATE CLASS DEFINITIONS

Residential - includes any parcel or part of a parcel of untilled land that is not suitable for the production of row crops on which a dwelling or other form of human abode is located.

Commercial - includes properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings.

Manufacturing - property consists of all property used for manufacturing, assembling, processing, fabricating, and making or milling tangible personal property for profit. It also includes establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue.

Agricultural - means land exclusive of buildings and improvements that is devoted primarily to agricultural use as defined by rule.

Forest - land that is producing or is capable of producing commercial forest products.

Undeveloped – defined as bog, marsh, lowland brush, and uncultivated land zoned as shoreland under Wisconsin §59.692 and shown as a wetland on a final map under §23.32 or other nonproductive lands not otherwise classified.

Other – means buildings and improvements; including any residence for the farm operator's spouse, children, parents, or grandparents and the land necessary for the location and convenience of those buildings and improvements.

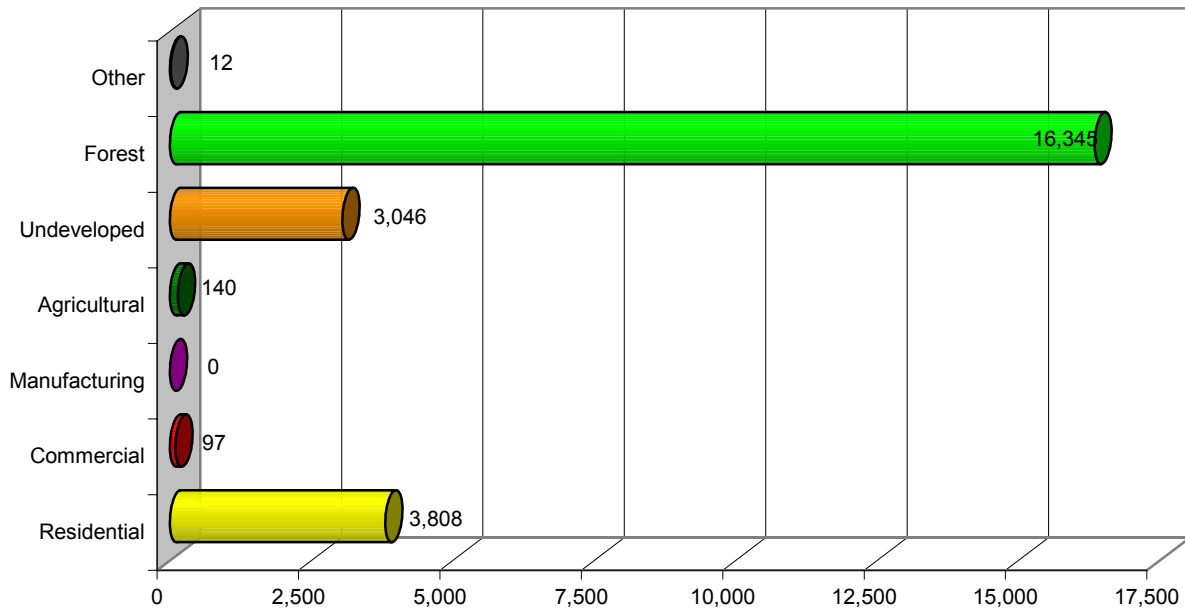
8.8 ASSESSMENT TRENDS IN THE TOWN OF WASCOTT

Utilizing assessment data reported by local assessors to the Wisconsin Department of Revenue, land use trends can be identified. Figure 8.1 identifies 2003 Assessment Acreage as reported on or before March 15, 2004.

To assist in identifying land use changes, selected data from the Wisconsin Department of Revenue's statement of assessment for the Town of Wascott was utilized. Assessment data ranging every three years was utilized for the trend analysis covering the years 1985, 1988, 1991, 1994, 1997, 2000, and 2003.

In comparing the total acreage between the existing land use categories and assessment figures, one will note a difference in acreage value. This difference is a result in human designation of land in its form of use.

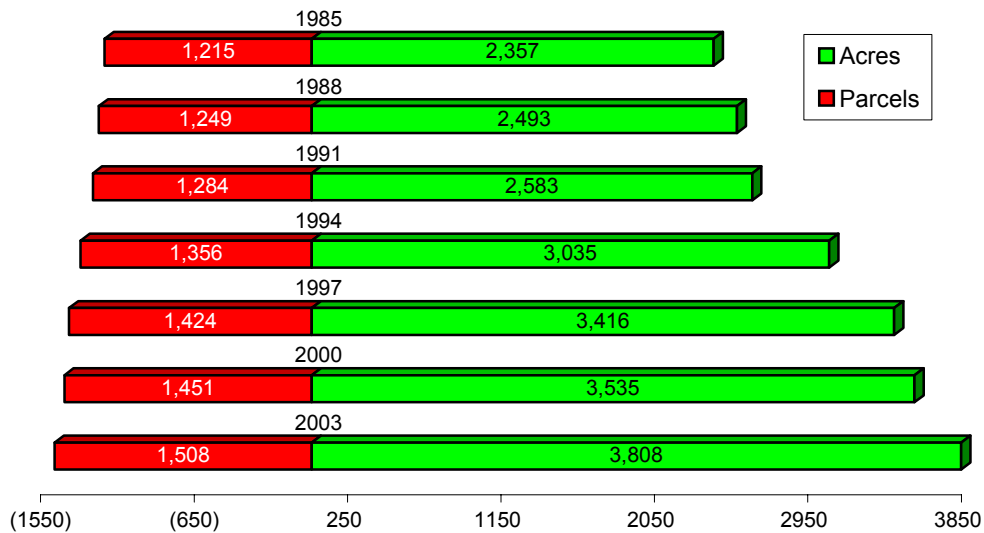
Figure 8.1: Town of Wascott 2003 Assessment



Source: WI Department of Revenue

Residential assessed parcels in the Town of Wascott have shown an increase of 293 (24%) from 1985 to 2003. Residential assessed acreage have also continued to see a steady increase since 1985 with a total of 1,451 acres added from 1985 to 2003, roughly a 62 percent increase.

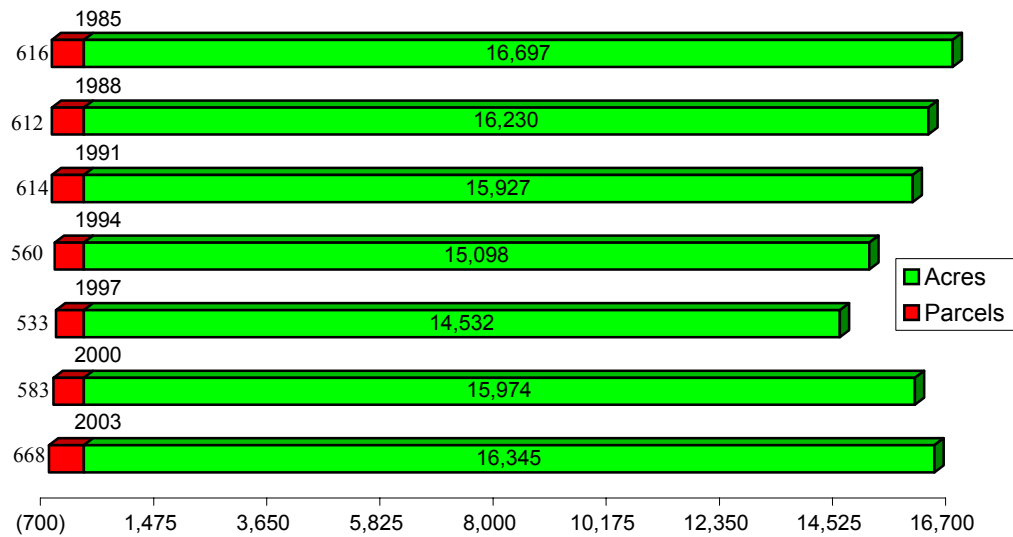
Figure 8.2: Residential Assessments 1985-2003



Comparing the total number of parcels assessed as forest in 1985 (616) to that in 2003 (668) finds the addition of 52 parcels, an 8 percent increase, during the period. While the period from 1985 to 2003 saw an overall increase in the number of parcels assessed as forest, the total acres assessed as forest have declined slightly. Although there was a jump in forest acres from 1997 to

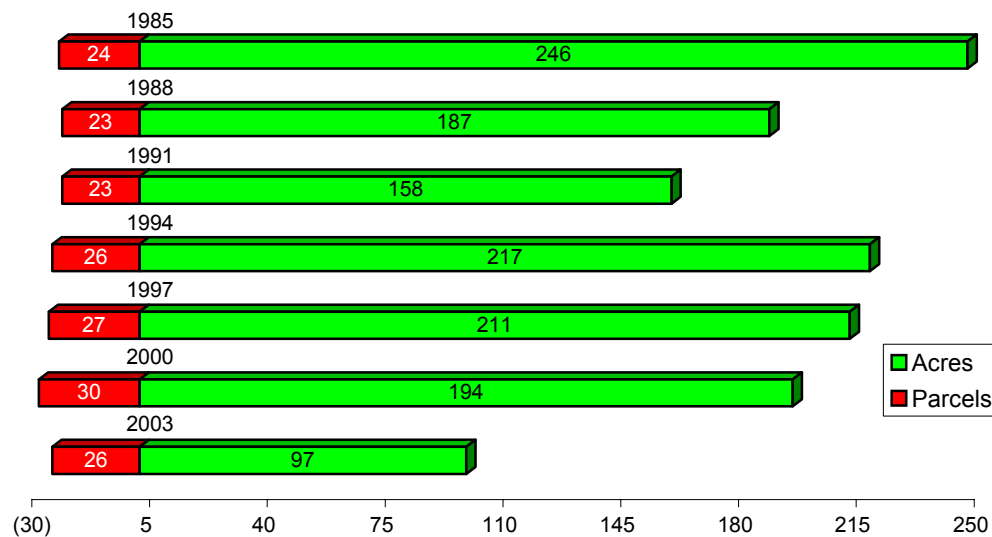
2003, the period from 1985 to 1997 had seen a decrease of 2,165 acres or 14.9 percent. The increase in 2000 and 2003 is attributed to reassessment of agricultural lands to forestlands.

Figure 8.3: Forest Assessments 1985-2003



Commercial assessed parcels have been relatively stable, while acreages have had significant declines between 1985 and 2003. The total number of parcels increased by 2, while total acres declined by 149 or 153.6 percent.

Figure 8.4: Commercial Assessments 1985-2003

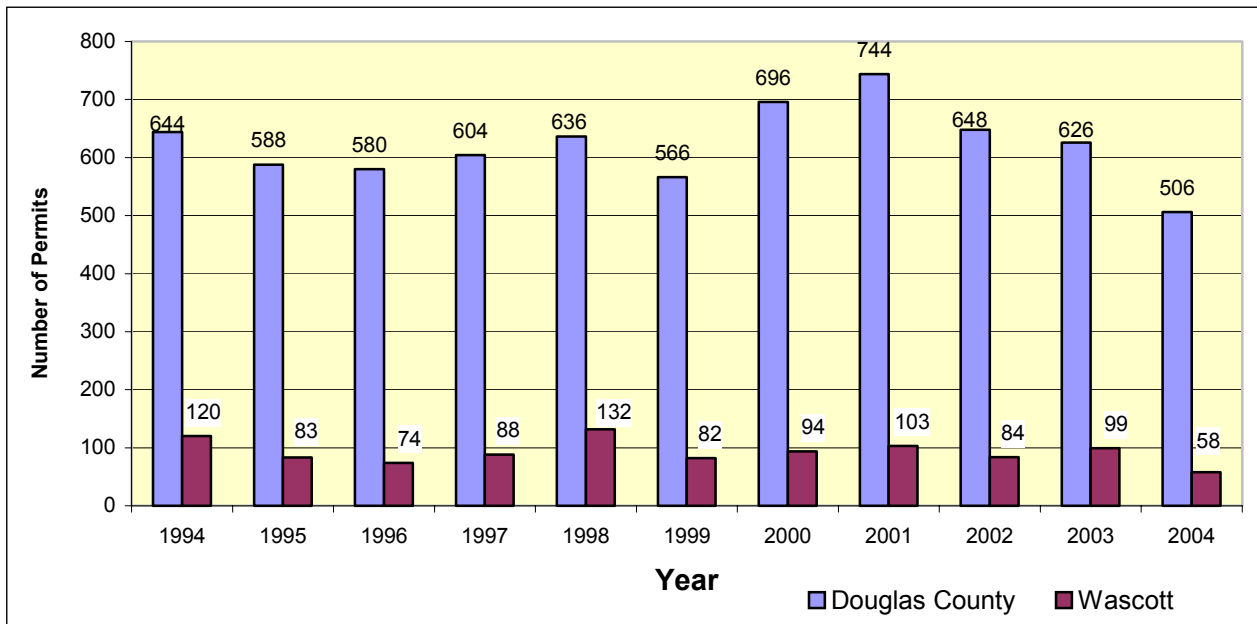


8.9 LAND USE PERMIT DATA

Douglas County and Wascott Land Use Permits 1994-2004

Figure 8.5 details Douglas County and Town of Wascott land use permits from 1994 to September 2004, which include new dwellings (year-round and seasonal), mobile homes (year-round and seasonal), dwelling additions, garages, and accessory buildings. During the ten-year period, the average number of land use permits per year was 622 for Douglas County and 92 for the Town of Wascott.

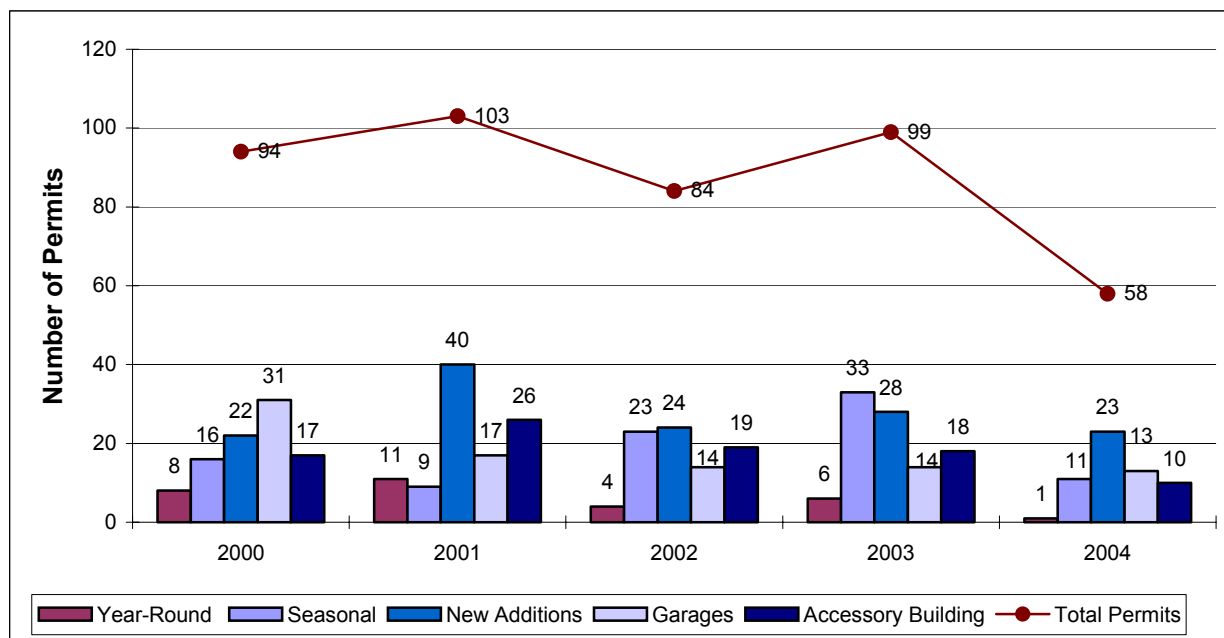
Figure 8.5: Douglas County & Town of Wascott Land Use Permits 1994-2004



Source: Douglas County Zoning Department (please note 2004 data is Jan-Sept only)

From January to September 2004, the Town of Wascott continued to see modest land use permit activity. Based on available data from 2000-2004, between 58 and 103 permits were approved annually (Figure 8.6). New additions had the most activity, representing between 31 percent of the permit activity. Permits granted for seasonal homes had the second most permit activity, and accounted for 21 percent of permits granted over the period.

Figure 8.6: Town of Wascott Land Use Permits



Source: Douglas County Zoning Department (please note 2004 data is Jan-Sept only)

8.10 LAND USE REGULATION

General Land Use

Zoning, a locally enacted law, protects the public health, safety, and welfare. Zoning regulates the use of land and buildings permitting a community to control the development in its own jurisdiction. Zoning involves dividing the community into districts or zones such as agricultural, residential, commercial, industrial, and other public purposes. The zoning regulations then state which specific land uses are permitted within each district. It provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The town provides guidance to the Douglas County Zoning Committee on all zoning related matters within the town. The Douglas County Zoning Committee recommends all zoning related decisions to the Douglas County Board of Supervisors. Under Wisconsin State Statute, counties are granted general zoning powers within the unincorporated areas (towns) of the county if a town has adopted the county zoning ordinance and granted the county responsibility for zoning. The exception, however, applies to shoreland zoning where Wisconsin State Statute identifies shoreland zoning the responsibility of the county.

Towns have the ability to develop and implement their own zoning ordinance. In the case of the Town of Wascott, the town's ordinance would have to be as restrictive or more restrictive than the county ordinance. For the Town of Wascott to implement and enforce their own zoning ordinance, the town board would need approval from the Douglas County Board of Supervisors to withdraw from county zoning and implement a town zoning ordinance.

Zoning ordinances should be based on a land use plan in order to be effective and protect the public interest. The current Douglas County Zoning Ordinance is not plan based and fails to recognize the interests of local government, landowners, and the general public. The development of a comprehensive plan for the Town of Wascott provides the Douglas County Zoning Committee with a document upon which the community has provided input and stated desires regarding future land use decisions. The Town of Wascott Comprehensive Plan will also form a basis of planning for the future Douglas County comprehensive planning process and its tie to the local zoning ordinance.

Shorelands and Wetlands

The Douglas County shoreland zoning ordinance establishes development standards for lands adjacent to county surface waters. These standards are based on the lakes classification system, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with Class I lakes requiring minimum protection and Class III needing the most.

Town Enforced Land Use Controls

The only town directed land use control relates to the requirements set forth within the town driveway ordinance. The town has discussed the possibility of developing a subdivision ordinance.

Town of Wascott Zoning Districts

Map 8.3 identifies the local zoning districts within the Town of Wascott. The zoning map and all functions associated with zoning are the responsibility of the Douglas County Zoning Department. Town board input is requested from Douglas County on all rezoning requests from within the town. Based on zoning coverage for the Town of Wascott, there are seven zoning districts. Table 8.2 identifies approximately the number of acres dedicated to the zoning districts within the town. The largest zoning district is forestry at 73,538 acres, while residential (R1, R2, and RR1) represent 8,062.5 acres.

ZONING DISTRICT	TOTAL ACRES
Agricultural – 1	749.4
Commercial – 1	142.2
Forestry – 1	73,538.0
Residential – 1	79.0
Residential – 2	194.5
Residential-Recreation – 1	7,789.0
Resource Conservation	80.0
Total	82,572.1
Source: Douglas County Zoning Map	

Each of the zoning districts within the Town of Wascott allows for varied uses and has certain development standards. Below is a brief description of each of the districts. A more detailed description of permitted uses is listed in Section III of the Douglas County Zoning Ordinance.

Agricultural District (A-1): This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to prevent the uneconomical scattering of residential, commercial, or industrial development into such areas.

Commercial District (C-1): This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and similar commercial establishments.

Forestry District (F-1): This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed are not incompatible with the forest.

Residential One District (R-1): This district provides for one-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipal facilities.

Residential Two District (R-2): This district provides for one-family and two-family year-round residential development and for the continuation of forest programs. It is intended to encourage forest management programs and at the same time allow large lot residential development.

Residential-Recreation District (RR-1): This district is intended to provide for seasonal residential development and essential recreation-orientated services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

Resource Conservation District (W-1): This district is intended to be used to prevent destruction of natural or man-made resources and to protect water resources including the shorelands of navigable waters and areas which are not adequately drained or which are subject to periodic flooding, where developments would result in hazards to health or safety, would deplete or destroy resources; or be otherwise incompatible with the public welfare.

Redevelopment and Contaminated Sites

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. Redevelopment of contaminated sites is encouraged where applicable. The Economic Development Element details contamination sites in the town.

Redevelopment & Smart Growth Areas

Wisconsin Chapter 66.1001 requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Brownfield sites are often referred to as locations with known or suspected contamination concerns that may be inhibiting development of the property due to unknown cost and liability factors. Local communities are also responsible for identifying potential smart growth areas or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The comprehensive plan for the Town of Wascott does not specifically identify any particular area or parcel in the town that is in need of redevelopment as the vast majority of the town is rural and undeveloped.

Future Land Use Development Strategy

The future land use development strategy for the Town of Wascott is based on several components. Early in the planning process, community surveys were distributed to all landowners in the town; the results of these surveys assisted the community planning committee in defining community issues and opportunities. A series of goals and objectives were developed which provided the direction for development of a preferred future land use scenario. These tools were utilized in conjunction with GIS analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development. Finally, growth forecasts based on the projections found in the *Issues and Opportunities* and *Housing Elements* provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map, recommendations, policies, programs, and actions.

Anticipated Future Trends in the Town of Wascott

- The year-round population of the Town of Wascott will continue to increase. More retirees will likely relocate within the town.
- The number of seasonal residents and tourists is expected to increase.
- Demands for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
- Shoreland development density will continue to increase.
- Demand for waterfront property will continue to be high, with increased pressure to develop smaller lakes and riverfront property.
- Major future industrial development is not expected.
- Commercial growth will occur primarily along the state and county highway corridors.
- Increased traffic will occur on the roadway system to accommodate more residents and visitors to the area.
- More lake users resulting in more intensive recreational use of area lakes.
- Areas within the town will be attractive to developers wishing to create condominium communities.
- Land prices and property taxes will continue to rise.

- Seasonal housing units will continue to be converted to year-round permanent residences.
- Home-based business and tele-commuting will become more prevalent allowing more people the flexibility to live in rural areas such as the Town of Wascott.
- Water quality concerns will increase due to increased development.
- Fragmentation of the forest/woodland area will occur to accommodate residential development.

8.11 GROWTH FORECASTS

Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy, natural disasters, and the overall change in year-round residents are some of the factors that will influence how land use activities may change in the future. Future land use change for the period 2000 to 2025 has been developed to assist in predicting future development activities relating to residential, commercial, and forestland use. It is important to note these are future projections based on past numeric information and should be used only as a guide on what might occur, not what actually will occur.

According to Table 8.3, the number of single-family homes (owner-occupied units) in the Town of Wascott by the year 2025 is projected to be 481 a 63.1 percent increase from 2000 to 2025. The number of seasonal homes is also expected to increase by 63.0 percent during the same period. The projected increase in numbers of housing units is due, in part, to the steadily decreasing average household size and projected increasing population. This trend is also being experienced at both the state and national levels.

Table 8.3: Population and Housing Projections						
	2000	2005	2010	2015	2020	2025
Population	714	786	860	935	1,009	1,079
Average Household Size	2.18	2.13	2.07	2.05	2.03	2.02
Occupied Housing Units	295	332	373	411	448	481
Seasonal Units	495	557	626	690	752	807

The number of projected future homes is based on anticipated population and the proportion of seasonal/occupied housing units reported within the 2000 U.S. Census.

Acreage requirements for residential growth will be a factor of both number of housing units required and housing unit density. Table 8.4 reflects the varying acreage requirements for residential growth based on different housing unit densities. Optimal housing density varies significantly by community and should be based on the community’s goals and objectives. The purpose of the table is to show how differing development densities will impact the overall community land base.

Table 8.4: Potential Acreage Required for New Residential (Occupied) Housing Units, 2005-2025

Average Density (Acres)	2005 Potential New Units	2005 Acres	2010 Potential New Units	2010 Acres	2015 Potential New Units	2015 Acres	2020 Potential New Units	2020 Acres	2025 Potential New Units	2025 Acres	Total Acres 2005-2025
40	37	1,480	41	1,640	38	1,520	37	1,480	33	1,320	7,440
20	37	740	41	820	38	760	37	740	33	660	3,720
10	37	370	41	410	38	380	37	370	33	330	1,860
5	37	185	41	205	38	190	37	185	33	165	930
3	37	111	41	123	38	114	37	111	33	99	558
1	37	37	41	41	38	38	37	37	33	33	186
0.5	37	18.5	41	20.5	38	19	37	18.5	33	16.5	93

Residential

Population growth in the Town of Wascott has continued to grow over the past 20 years. Population projections identify the Town of Wascott adding 365 year-round persons by the year 2025. Past trends lead to the future rise in residential acres to 2025 (Table 8.5).

Table 8.5: Future Residential Acreage

	2003	2005	2010	2015	2020	2025
Residential Acres	3,808	4,126	4,508	4,891	5,274	5,674
Change in Acres		318	382	383	383	400

Commercial

Overall, commercial land use has been declining in the Town of Wascott over the past 20 years (Table 8.6). If historical commercial growth trends continue, it is projected the town will require 57 total acres of commercial land by the year 2025. This projection means that the town would lose approximately 40 total acres of commercial land to the year 2025. However, trends within adjoining towns may have an influence on commercial activities in the future.

Table 8.6: Future Commercial Acreage

	2003	2005	2010	2015	2020	2025
Commercial Acres	97	131	111	91	71	57
Change in Acres		34	-20	-20	-20	-14

Forest

The predominate land use in the Town of Wascott is forest with 16,345 acres assessed as forestry in 2003 (Table 8.7). Based on past trends, it is projected the Town of Wascott can expect to lose 1,297 acres of forestland by the year 2025.

Table 8.7: Future Forest Acreage						
	2003	2005	2010	2015	2020	2025
Forest Acres	16,345	15,438	15,300	15,163	15,026	15,048
Change in Acres		-907	-138	-137	-137	22

Manufacturing

No manufacturing assessed lands were identified during the planning process. As a result of there being no manufacturing assessed lands, projecting future manufacturing land use activities on past trends cannot be performed. However, during the planning process, it was identified that certain types of manufacturing development would be considered. As a result, a manufacturing/industrial future land use category was developed.

8.12 2025 FUTURE LAND USE SUMMARY

A map depicting future land use has been developed based on existing and future land use assumptions, a review of demographic and background data, past trends in land use, notable changes in land use activities over the past several years, environmentally sensitive and significant areas, and projected land use activities (Map 9.1). This future land use map is intended to serve as a guide to the plan commission and town board in matters concerning land use activities.

8.13 LAND USE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

A set of recommended goals, objectives, and action steps has been developed to assist the town with existing and future land use activities.

Goal: Develop a coordinated and planned land use pattern consistent with the rural character of the Town of Wascott.

- Objective:** Establish reasonable guidelines that encourage orderly and responsible growth and development.
 - A. Update the town’s existing and future land use map on a regular basis in order to it reflect the existing conditions in the community.
 - B. Explore the need for the development of a subdivision ordinance.
 - C. Annually review and update the land use guidelines.
 - D. Utilize the comprehensive plan and it’s recommendations to guide land use decisions.

- Objective:** Develop an informational packet providing current and future land use plans.
 - A. Utilize other organizations (UW-Extension, NWRPC, Land and Water Commission, Lake Associations, etc).

- B. Disseminate information to area realtors, businesses, and at public areas (churches, parks, fire hall, town hall, etc).
- C. Develop a newsletter highlighting land use and community news.

- Objective:** Develop a policy on land acquisition and sale of town land.
- A. Inventory all land and easements owned by the Town of Wascott.
 - B. Analyze the potential use of town land.