
APPENDIX C-7: LAND USE

INTRODUCTION

Land use directly influences all elements presented in the other chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching and ever-lasting ramifications. Policy decisions can influence housing growth, the protection of natural resources, and a number of other factors. This chapter describes existing land use patterns and analyzes development trends.

INVENTORY AND ANALYSIS

The following section provides a thorough analysis of land use trends and projections for the Town of Algoma.

Existing Land Use

Existing land use was interpreted utilizing 2015 aerials. In order to analyze land use trends, historic land use data derived from 2000 aerials and updated were used as a comparison. Land use information was compiled into general land use categories (Table 7-1).

Land Use Categories

Agricultural. Agricultural land is broadly classified as land that is used for crop production. Agricultural uses can include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), silviculture (trees) and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).

Residential. Residential land is classified as land that is used primarily for human habitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas and where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units, condos, room and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family and two-family residential.

Commercial. Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing, motion picture and sound recording, telecommunications, information systems, banks and financial institutions, real estate offices, insurance agencies and carriers, waste management, accommodations, restaurants and drinking places, repair and maintenance, personal and laundry, social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

Industrial. Industrial land uses represent a broad category of activities that involve the production of goods. Mining and quarry sites are separated from other industrial uses. Industrial uses include construction, manufacturing (includes warehousing with factory or mill operation), mining operations and quarries, and other industrial facilities (truck facilities).

Transportation. Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation uses include highway and street rights of way, support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, park and ride lots), rail related facilities, and other related categories. Airports are included under transportation and consist of paved areas that are dedicated specifically to air traffic.

Utilities/Communications. Utilities and communications are classified as any land use that aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution (water towers and tanks), water treatment plants, wastewater processing (plants and lift stations), landfills (active and abandoned), and recycling facilities.

Institutional Facilities. Institutional uses are defined as land for public and private facilities dedicated to public services. Institutional land uses include educational facilities (schools, colleges, universities, professional schools), hospitals, assemblies (churches, religious organizations), cemeteries and related facilities, all governmental facilities used for administration (city, village, town halls, community centers, post office, municipal garages, social security and employment offices, etc.), and safety services (police departments, jails, fire stations, armories, military facilities, etc.). Public utilities and areas of outdoor recreation are not considered institutional facilities.

Recreational Facilities. Recreational facilities are defined as land uses that provide leisure activity opportunities for citizens. This category encompasses both active and passive activities. Recreational activities include designated hunting and fishing areas; nature areas; general recreational parks; sports facilities (playgrounds, ball diamonds, soccer fields, tennis courts, etc.); city, county and state parks; fairgrounds; marinas; boat landings; spectator sport venues; hiking trails; mini-golf; bowling; bicycling; skiing; golf courses; country clubs; performing arts centers; museums; historical sites; zoos; amusement parks; gambling venues; and other related activities.

Water Features. Water features consist of all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.

Woodlands. Woodlands are forested areas that are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

Open Other Land. This category includes land that is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.

Current Land Use Inventory

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses have been separated to obtain an accurate total of all related activities. In addition, residential land uses have been divided according to their specific category: single family residential, farmsteads, multi-family residential and mobile home parks. Single family residential land use includes single family dwellings and duplexes.

The Town of Algoma encompasses approximately 6,731 acres. About a third or 32 percent of the land within the Town is developed (Table 7-1; Figure 2-1 and Map 7-1).

Approximately four-fifths (84.4%) of the developed uses in the Town are single-family residential (1,393.2 acres, 63.8%) and transportation (450.8 acres, 20.6%). Other residential uses (farmsteads and multifamily; 135.7 acres, 6.3%), commercial (104.9 acres, 4.8%), industrial (16.3 acres, 0.7%), recreational facilities (35.5 acres, 1.6%), institutional (42.4 acres, 1.9%), and utilities/communications (5.1 acres, 0.2%) make up the remaining developed land uses.

Residential (1,528.9 acres, 22.7%), non-irrigated cropland (1,992.1 acres, 29.6%) and water (1,473.2 acres, 21.9%) encompass slightly less than three-quarters (74.2%) of the overall land use in the Town. Transportation (450.8 acres, 6.7%), woodlands (309.8 acres, 4.7%) and open other land (720.0 acres, 10.7%) make up another 22 percent.

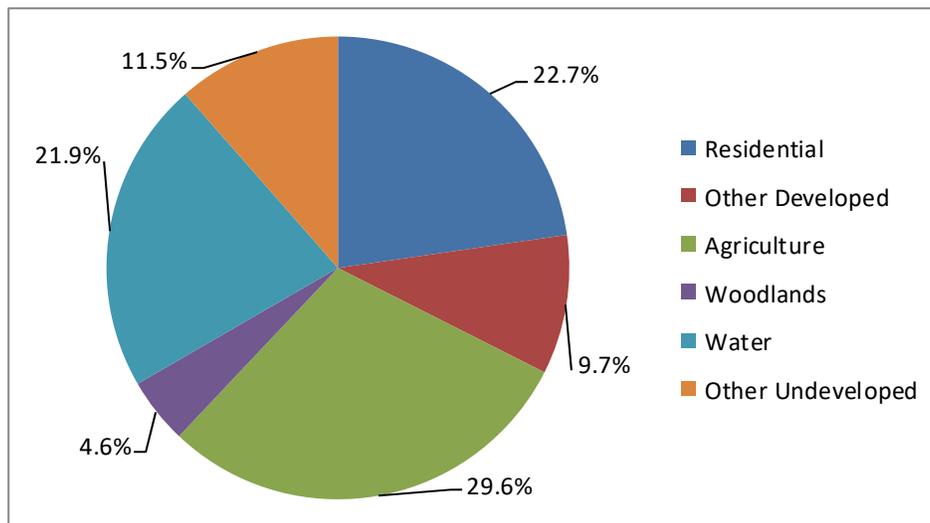
It should be noted that existing land use from 2015 was used as a baseline. Since 2015, some notable land use changes have occurred. For example 13 single-family units and 4 duplex units were added (Table 7-4); about 139 acres were lost due to annexations (Table 7-5); and Jones Park was purchased and developed by the Town.

Table 7-1: Existing Land Use, 2015

Land Use	Town of Algoma		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,393.2	63.8%	20.7%
Farmsteads	112.5	5.2%	1.7%
Multi-Family Residential	23.2	1.1%	0.3%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	104.9	4.8%	1.6%
Industrial	16.3	0.7%	0.2%
Recreational Facilities	35.5	1.6%	0.5%
Institutional Facilities	42.4	1.9%	0.6%
Utilities/Communications	5.1	0.2%	0.1%
Transportation	450.8	20.6%	6.7%
Total Developed	2,184.0	100.0%	32.4%
Non-irrigated Cropland	1,992.1		29.6%
Planted Woodlands	50.6		0.8%
General Woodlands	259.2		3.9%
Quarries	51.8		0.8%
Open Other Land	720.0		10.7%
Water Features	1,473.2		21.9%
Total Acres	6,730.8		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Figure 7-1: Existing Land Use, 2015



Source: East Central Wisconsin Regional Planning Commission, 2018

Cooperative Plan

The *Cooperative Plan between the City of Oshkosh and the Town of Algoma*, dated January 16, 2004 established a long-term boundary agreement that limits the City of Oshkosh’s extraterritorial jurisdiction and annexation within the Town’s “Protected Area”. In addition, this agreement also established expansion areas (Map 7-1). Lands within Zone C fall within the City’s 20-year expansion area (Year 2023), while lands within Zone D fall within the City’s 40-year expansion area (Year 2043).

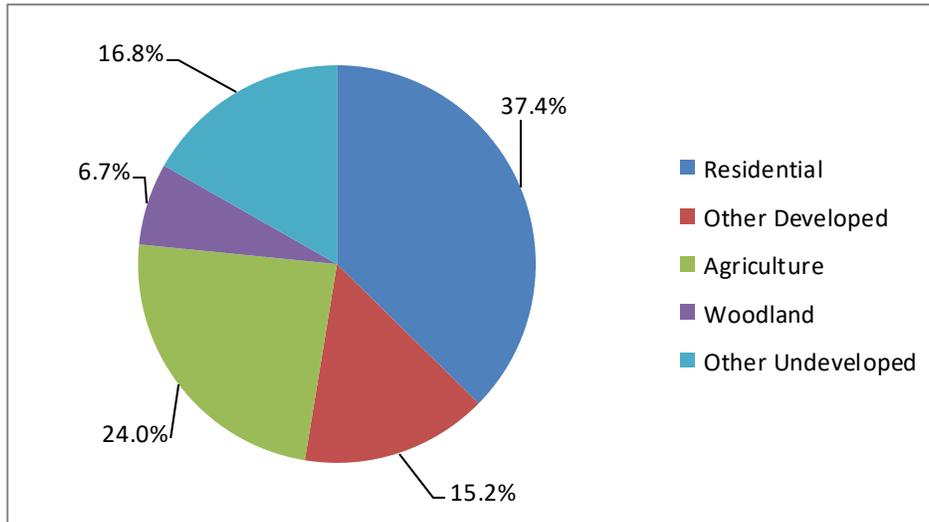
The Town’s protected area encompasses approximately 3,644 acres or about 54 percent of the Town’s current land area (Table 7-2, Figure 7-2 and Map 7-1). Just over half or 52.6 percent of this area is developed. In excess of ninety percent (91.8%) of the developed land uses are residential (71.1%) and transportation (20.7%). Overall, about two-thirds (86.5%) of the total land uses within the protected area are residential (37.4%), transportation (10.9%), non-irrigated cropland (24.0%) and other open land (14.2%). **About 1,630 acres of the lands within the Protected Area is vacant (cropland, woodland, other open land).**

Table 7-2: Existing Land Use, Protected Area, 2015

Land Use	Town of Algoma		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,277.8	66.7%	35.1%
Farmsteads	60.6	3.2%	1.7%
Multi-Family Residential	23.2	1.2%	0.6%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	76.7	4.0%	2.1%
Industrial	0.0	0.0%	0.0%
Recreational Facilities	35.5	1.9%	1.0%
Institutional Facilities	42.6	2.2%	1.2%
Utilities/Communications	3.1	0.2%	0.1%
Transportation	396.4	20.7%	10.9%
Total Developed	1,915.9	100.0%	52.6%
Non-irrigated Cropland	874.7		24.0%
Planted Woodlands	8.7		0.2%
General Woodlands	233.9		6.4%
Quarries	51.8		1.4%
Open Other Land	515.9		14.2%
Water Features	43.2		1.2%
Total Acres	3,644.01		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Figure 7-2: Existing Land Use, Protected Area, 2015



Source: East Central Wisconsin Regional Planning Commission, 2018

Land Use Trends

Land use distribution in the Town of Algoma has changed over time (Table 7-3). For the purpose of this plan, land use between 2000 and 2015 was reviewed. *Between 2000 and 2015, the Town of Algoma lost 873 acres (7,603.5 acres to 6,730.8 acres) or about 11.5 percent of its land area (Table 7-3).* This difference is accounted for through annexations.

Table 7-3: Town of Algoma Land Use Trends, 2000 – 2016

Land Use	2000			2015		
	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,353.7	61.2%	17.8%	1,393.2	63.8%	20.7%
Farmsteads	114.7	5.2%	1.5%	112.5	5.2%	1.7%
Multi-Family Residential	13.6	0.6%	0.2%	23.2	1.1%	0.3%
Mobile Home Parks	0.0	0.0%	0.0%	0.0	0.0%	0.0%
Commercial	112.3	5.1%	1.5%	104.9	4.8%	1.6%
Industrial	25.8	1.2%	0.3%	16.3	0.7%	0.2%
Recreational Facilities	55.8	2.5%	0.7%	35.5	1.6%	0.5%
Institutional Facilities	41.2	1.9%	0.5%	42.4	1.9%	0.6%
Utilities/Communications	2.7	0.1%	0.0%	5.1	0.2%	0.1%
Transportation	492.0	22.2%	6.5%	450.8	20.6%	6.7%
Total Developed	2,211.7	100.0%	29.1%	2,184.0	100.0%	32.4%
Non-irrigated Cropland	2,409.5		31.7%	1,992.1		29.6%
Planted Woodlands	45.1		0.6%	50.6		0.8%
General Woodlands	308.9		4.1%	259.2		3.9%
Quarries	70.4		0.9%	51.8		0.8%
Open Other Land	1,093.3		14.4%	720.0		10.7%
Water Features	1,464.6		19.3%	1,473.2		21.9%
Total Acres	7,603.5		100.0%	6,730.8		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Even though the Town lost land area over this time frame, residential uses increased as new subdivisions and newer existing subdivisions developed, mostly in the protected area of the Town. Agricultural land, woodlands and open other land experienced the greatest losses as these uses were developed and/or annexed into the City of Oshkosh.

Land Market and Development

Development Trends

The amount of land available for development is finite. By analyzing the patterns in land use and understanding what the current development trends are, the Town is better able to plan for future development in a sustainable manner.

According to the Wisconsin Department of Administration, 104 building permits for new residential construction were issued in the Town of Algoma between 2010 and 2017 (Table 7-4). **On average, 13 residential building permits were issued per year.** The largest period of growth occurred between 2010 and 2013. During these four years, an average of 16 residential buildings was added per year. It is important to note that while a majority of these units were single family, the building permit information reflects the number of permits per year and includes permits for single family, two-family and multi-family units. A further analysis of the data shows that 98 permits were taken out for single-family residential, 6 permits for two-family (12 units) and no permits were taken out for multi-family.

Table 7-4: Annual Residential Building Permits, 2010 to 2017

Year	Additions			Deletions			Net (Additions - Removals)		
	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units
2010	17	2	0	0	0	0	17	2	0
2011	14	0	0	0	0	0	14	0	0
2012	14	0	0	0	0	0	14	0	0
2013	16	0	0	0	0	0	16	0	0
2014	10	2	0	1	0	0	9	2	0
2015	11	4	0	0	0	0	11	4	0
2016	8	2	0	2	0	0	6	2	0
2017	8	2	0	1	0	0	7	2	0

Source: WDOA, 2018

Annexations

According to information on file at the Wisconsin Department of Administration, about 1,186 acres was annexed by the City between 2000 and 2018 (Table 7-5).

Table 7-5: Annexations, 2000 to 2018

Year	Acres	Year	Acres
2018 ¹	134.01	2008	285.56
2017	2.71	2007 ²	62.11
2016	2.5	2006	3.2
2015	12.80	2005	103.98
2014	18.01	2004	1.03
2013	158.00	2003	2.10
2012	44.69	2002	182.41
2011	0.00	2001	14.23
2010	0.00	2000	73.09
2009	85.55		

Source: Wisconsin Department of Administration, <http://mds.wi.gov/View/MunicipalRecords>, Accessed 10/10/18

¹ Partial year

² Includes Westowne Centre annexation, acreage not included in year total.

Market Trends

The price of developable land value varies depending on the surrounding land uses, location, access, services and other subjective factors. Natural features such as water frontage, forests and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependent on land prices. Equalized value is the best proxy for determining land market trends. Table 7-6 shows the equalized values of all classes of land in the Town of Algoma and Winnebago County between 2009 and 2018.

Table 7-6: Equalized Value (Land Only), 2009 – 2018

Year	Town of Algoma	Percent Change	Winnebago County	Percent Change
2009	\$133,280,300		\$2,659,389,100	
2010	\$126,927,700	-4.8%	\$2,617,627,700	-1.6%
2011	\$127,844,100	0.7%	\$2,651,947,000	1.3%
2012	\$126,771,300	-0.8%	\$2,586,290,300	-2.5%
2013	\$124,528,400	-1.8%	\$2,577,639,200	-0.3%
2014	\$127,441,900	2.3%	\$2,607,631,900	1.2%
2015	\$128,223,700	0.6%	\$2,642,385,200	1.3%
2016	\$132,439,100	3.3%	\$2,686,080,400	1.7%
2017	\$138,342,000	4.5%	\$2,824,617,600	5.2%
2018	\$145,368,500	5.1%	\$2,940,657,900	4.1%

Source: Wisconsin Department of Revenue, 2009-2018, Statement of Equalized Values

Overall, the Town’s land value was higher in 2009 at \$133,280,300 and then decreased to \$124,528,400 (-6.6%) in 2013 as a result of the economic downturn that began in 2008. Since 2013, the equalized land value has been increasing, and has surpassed the level it was in 2009. In 2018, the equalized land value was \$145,368,500, an increase of 16.7 percent since 2013. Similar to the Town, the equalized land value in Winnebago County reached a low in 2013, and has been increasing every year since.

Land Use Density and Intensity

Density

Density is broadly defined as a “number of units in a given area¹”. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. **Between 2000 (198 units/sq. mi.) and 2010 (289.2 units/sq. mi.), residential densities increased in the Town of Algoma by 91.2 units per square mile** (Table 7-7). Similarly, residential densities also increased in Winnebago County (21.2 units/sq. mile), as a whole.

Table 7-7: Residential Density, 2000 and 2010

MCD	2000			2010		
	Land Area in Sq. Miles	Housing Units	Housing Units/Sq. Mile	Land Area in Sq. Miles	Housing Units	Housing Units/Sq. Mile
T. Algoma	10.02	1,983	198.0	8.76	2,533	289.2
Winnebago County	438.58	64,721	147.6	434.49	73,329	168.8

Source: U.S. Census, 2000 and 2010 SF 1, Table GCT-PH1

Intensity

Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development. Due to the limited availability of information, this plan will compare the intensities of single-family versus multi-family development in the Town of Algoma. To calculate land intensities, the categories (as defined by East Central) of single and two-family residential, farmsteads, and mobile homes were all classified as “single-family.” Buildings consisting of three or more units were classified as “multi-family.”

Table 7-8: Residential Intensity, 2000 and 2015

	2000			2015		
	Units	Acres	Units/Acre	Units	Acres	Units/Acre
Single-Family	2,003	1,468.3	1.4	2,662	1,505.7	1.8
Multi-Family	17	13.6	1.2	80	23.2	3.4

Source: U.S. Census 2000 and 2011-2015 ACS 5-Year Estimates, DP-4, SF3; ECWRPC Land Use, 2000 and 2015

¹ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

Between 2000 and 2015, residential single-family land use intensities are estimated to have increased from 1.4 units per acre to 1.8 units per acre. Multi-family land use increased from 1.2 units per acre to 3.4 units per acre (Table 7-8).²

Several important factors create more intense development patterns in communities. Single-family residential development is typically a less intense land use than multi-family. Another factor influencing residential intensity is the size of parcels. Parcels in older more established portions of a community are typically smaller than parcels developing today. This is because residential development in older neighborhoods took place when society was less dependent on the automobile. As a result, this necessitated smaller lot development that allowed for closer proximity to neighbors and services.

Land Use Issues and Conflicts

The Town of Algoma is situated on the south side of Lake Butte des Morts and west of the City of Oshkosh. Due to its close proximity to the City of Oshkosh, annexations by the City have been occurring and are slowly eroding the Town's land use base. A 2004 cooperative plan established a Town protective area, two City expansion areas (20-year and 40-year) and provided guidance on Town islands and other areas not within the protected or expansion areas. **As a result, the Town is able to plan for development in its protected area.**

The majority of developed land uses within the Town are residential, though limited commercial, industrial, institutional and recreational land uses are present. Since the City of Oshkosh, shares a common border with the Town, not only residential but also commercial and industrial land uses are found in the City and are immediately adjacent to the Town. **Furthermore, much of the undeveloped land uses in the Town are still agricultural. As a result, residential, commercial and industrial development and existing farming operations can come in direct contact with one another.** Natural resource preservation and development could be in conflict with each other. Lake Butte des Morts, as well as wetlands, floodplains and other features comprise the natural resource base. Increased development near these resources could lead to displacement of wildlife, degradation of surface and groundwater, open lands and other resources. To lessen these conflicts, land use controls such as setbacks, screening, and buffering should be utilized.

The Town should continue to keep a method of communication open between itself and its neighbors so that future land use proposals can be discussed prior to approval. It should also ensure that a method of communication exists between the Town and the City of Oshkosh, and others such as the Oshkosh Area School District, the Algoma Sanitary District, local economic development corporations, Winnebago County, East Central Wisconsin Regional Planning Commission and state and federal agencies.

² Differences in land use intensity could be attributed to the differences in data sources. For example, the number of residential units by type in 2000 was obtained from U.S. Census and is considered a single point in time, while the number of units in 2015 was obtained from the American Community Survey (ACS), and spans a 5-year time period from 2011 to 2015. In addition, information from the ACS has a higher margin of error than information obtained in 2000 from the U.S. Census. Furthermore, not only does multi-family include apartment buildings with three units or more, but it also includes nursing homes, assisted living and other residential housing.

FUTURE LAND USE

Future Land Use Projections

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.³ The projections for the Town of Algoma can be seen in Table 7-9.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, growth is also difficult to predict in areas such as the Town of Algoma that experience a noticeable annual population migration. These rates tend to vary considerably based on economic factors both within and outside of the region.

The actual rate and amount of future growth communities experience can be influenced by local policies that can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth, or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, the town can maximize the net benefits of its existing public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base. For example, current stormwater management and drainage issues within the Town may dictate the need to maintain a higher percentage of undeveloped land for water retention facilities.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. Population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends, and future population and household projections.

In 2010, the Town of Algoma had a total of 2,453 housing units⁴. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, **it is estimated that by 2040 there will be approximately 3,774 housing units or about 1,321 additional housing units in the Town.** By maintaining the current split⁵ between single family, two-family and multi-family units, and subtracting the net⁶ number of single family, two-family and multi-family units built between 2010 and 2017, **there will need to be an additional 1,176 single-family units, 4 duplexes and 39 multi-family units.**

³ Wisconsin State Statutes 66.1001.

⁴ U.S. Census 2010.

⁵ Due to the large number of duplexes constructed between 2010 and 2017, duplexes constructed were subtracted from single-family units in order to allow for the construction of some duplexes between 2018 and 2040.

⁶ Net is the difference between the number of housing units added and the number of housing units removed during a set time period.

Land consumption can then be measured by applying density assumptions based on the minimum lot sizes for the R-2 Suburban Residential (4.84 units/acre) and R-4 Multi-Family (8.7 units/acre) zoning districts. Finally, a 15% infrastructure factor, and a 20% market factor are added to these totals to allow for flexibility of major development variables. **The result is a projected need for 335 acres of new land for single family and two-family development, and 6 acres of land for multi-family development for a total of 342 acres for residential uses.**

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the Town of Algoma was 6,957 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.02 acres per person, while the ratio of acres of industrial land use to population was also 0.004 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2040 population and adding a 15 percent infrastructure factor and 20 percent market factor, **it is determined that an additional 62 acres of commercial and an additional 15 acres of industrial acreage will be needed by 2040.**

Future recreational lands were estimated at 63 acres during the life of the plan which corresponds to two major planned park facilities (Neighborhood Park #2 and Community Park) as outlined in the Town’s 2009 Park and Open Space Plan. A third neighborhood park to the south of Witzel Avenue would not likely occur in the twenty year planning period.

Growth within the Town of Algoma is expected to occur over the planning period within the protected area of the Town which is mainly agricultural in nature. Table 7-9 provides five year land consumption estimates for residential, commercial, industrial and recreational land uses and the resulting depletion of agricultural land. **Based on these assumptions approximately 482 acres of agricultural and open space lands will be lost over the life of the plan.** Note that the first 5 years of the plan assumes a slower rate of development, with markets assumedly picking up as additional planning is completed for the West Side Growth Area

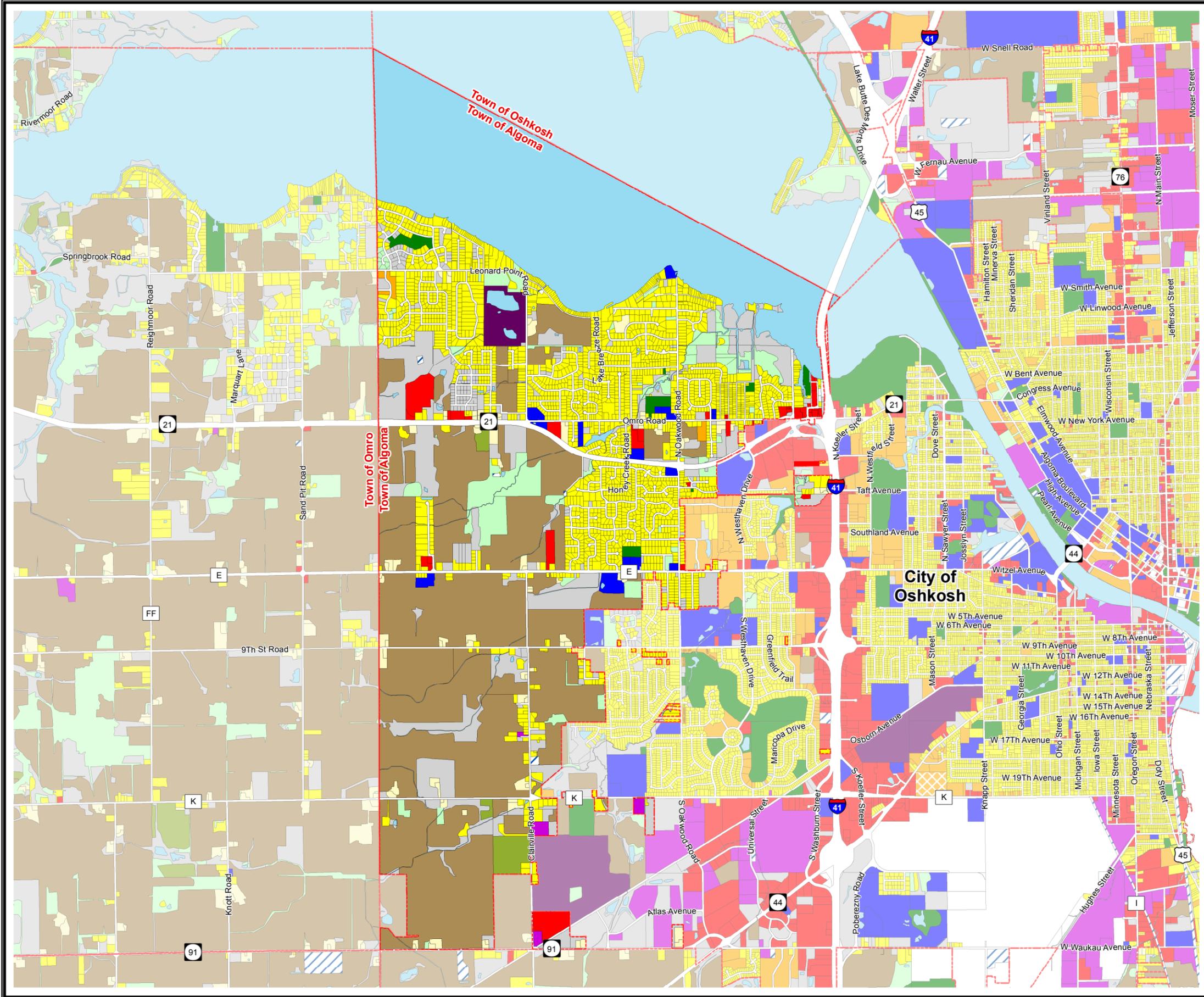
Table 7-9: Future Land Consumption 2015-2040 (Acres)

Land Use Type	Year					2015-2040 Difference
	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	
Residential	34.2	51.3	85.5	85.5	85.5	342.0
Commercial	6.2	9.3	15.5	15.5	15.5	62.0
Industrial	1.5	2.3	3.8	3.8	3.8	15.0
Parks*	6.3	9.5	15.8	15.8	15.8	63.0
Total Development	48.2	72.3	120.5	120.5	120.5	482.0
<i>Cumulative Development</i>	48.2	120.5	241.0	361.5	482.0	
Agriculture/Open Space Loss	-48.2	-72.3	-120.5	-120.5	-120.5	-482.0
<i>Cumulative Ag/Open Space Loss</i>	-48.2	-120.5	-241.0	-361.5	-482.0	

KEY LAND USE SUMMARY POINTS

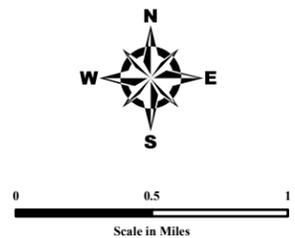
- The Town of Algoma encompasses approximately 6,731 acres. About a third or 32 percent of the land within the Town is developed.
- Residential (1,528.9 acres, 22.7%), non-irrigated cropland (1,992.1 acres, 29.6%) and water (1,473.2 acres, 21.9%) encompass slightly less than three-quarters (74.2%) of the overall land use in the Town.
- The Town’s protected area encompasses approximately 3,644 acres or about 54 percent of the Town’s current land area.
- About 1,630 acres of the lands within the Protected Area is vacant (cropland, woodland, other open land).
- According to the WDOA, 104 building permits for new residential construction were issued in the Town of Algoma between 2010 and 2017. On average, 13 residential building permits were issued per year.
- According to information on file at the WDOA, about 1,186 acres was annexed by the City between 2000 and 2018.
- Overall, the Town’s land value was higher in 2009 at \$133,280,300 and then decreased to \$124,528,400 (-6.6%) in 2013 as a result of the economic downturn that began in 2008. Since 2013, the equalized land value has been increasing, and has surpassed the level it was in 2009.
- Between 2000 (198 units/sq. mi.) and 2010 (289.2 units/sq. mi.), residential densities increased in the Town of Algoma increasing 91.2 units per square mile.
- Between 2000 and 2015, residential single-family land use intensities are estimated to have increased from 1.4 units per acre to 1.8 units per acre. Multi-family land use increased from 1.2 units per acre to 3.4 units per acre.
- It is estimated that by 2040 there will be approximately 3,774 housing units or about 1,321 additional housing units in the Town.
- Projected breakdown for residential uses include an additional 1,176 single-family units, 4 duplexes and 39 multi-family units.
- Based on various factors, projected residential acreages needs are: 335 acres of new land for single family and two-family development, and; 6 acres of land for multi-family development, for a total of 342 acres
- An additional 62 acres of commercial and an additional 15 acres of industrial acreage will be needed by 2040.
- Approximately 63 additional acres of park and recreational land will be needed during the planning period, based on population growth as well as current plans for recreation/park expansions within the Town.
- Approximately 482 acres of agricultural land will be lost over the life of the plan.
- Due to the 2004 Cooperative Agreement with the City of Oshkosh, the Town is able to plan for development in its protected area.
- Much of the undeveloped land uses in the Town are still agricultural. As a result, residential, commercial and industrial development and existing farming operations can come in direct contact with one another.
- The Town should continue to keep a method of communication open between itself and its neighbors so that future land use proposals can be discussed prior to approval.

Map XX Town of Algoma Existing Land Use



- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base data provided by Winnebago County 2018.
Land Use provided by ECWRPC 2015.



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PREPARED MARCH 2018 BY:



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