
CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS

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INTRODUCTION

This chapter contains valuable background information and data for creation of the *Town of Chase 20-Year Comprehensive Plan*. It not only provides an inventory of the unique natural features that make the town distinct from its neighboring communities but also highlights the demographic, economic, and land use trends and forecasts used to prepare the Town of Chase 20-Year General Plan Design (Chapter 3 of this document).

COMMUNITY INVENTORY

History and Description of Planning Area

Town of Chase History

The Town of Chase was established in April of 1886 with the first town meeting. It was settled early in the 1880's by German and Polish immigrants. The town was named for Nathan Chase, who established a saw mill in 1864 just south of North Chase on the Little Suamico River. It was called St. Nathan's and was also part of the first post office in town. Before it became the Town of Chase, it was part of the towns of Little Suamico and Morgan. J. Hoff is said to have been instrumental in bringing the people from Europe and helping them purchase land for homesteads. He is buried in the St. John Cantius Cemetery in Sobieski.

These resourceful people made good use of the woods and gravel by building homes, barns, and roads with these abundant resources. The stone barn, built in 1903 by D.J. Krause, is an example of their building skills. Between their farm chores, they built roads and cleared land for agriculture. The sandy loam was similar to the land they left in Europe. They used the plentiful maple trees to make syrup for sale and their own use.

At the time, there were seven schools, three churches, two grocery and general merchandise stores, three cheese factories, and four taverns in town. The schools were consolidated into the Pulaski Community Schools starting in 1960 when F.X. (Francis Xavier) Joswick had the foresight to see that education could be improved by absorbing the smaller schools into a central system. It has become one of the best school systems in the state with about 3,000 students in six elementary schools and the Pulaski Middle and Pulaski High School. It covers 250 square miles.

The last church in the town, St. Joseph's, recently closed after serving the Catholic community since 1912. Two of the original taverns in the town are still operating today. Many of the descendents of the initial immigrant families are still in town with their children living on the original homesteads.

Town of Chase Planning Area

The Town of Chase is located in the southern end of Oconto County encompassing an area of approximately 35 square miles, or 22,265 acres. The closest incorporated communities from the center of the town are: Oconto Falls, 10 miles to the north; Oconto, 15 miles to the northeast; Pulaski along the town's southwest border; and Green Bay, 20 miles to the southeast. State Highway 32 comprises the town's western border; Brown County serves as its southern border; while the towns of Morgan and Little Suamico are the town's northern and eastern neighbors. **Map 2.1** provides a general location of the Town of Chase in Wisconsin, and **Map 2.2** highlights the planning area.

Past Planning Efforts

The *Town of Chase Code of Ordinances* contains several ordinances that address local conditions or issues within the town. These ordinances either support or expand upon county ordinances and will be instrumental in the implementation of the town’s updated comprehensive plan. A list of those ordinances has been compiled in Chapter 4: Implementation of this comprehensive plan.

Oconto County Farmland Preservation Plan: In 1985, Oconto County adopted the Oconto County Farmland Preservation Plan prepared by Bay-Lake Regional Planning Commission. This plan served as a guide for preserving farmland, woodlands and significant environmental areas within the county and to help maintain and expand the agricultural economy. In 2014, Oconto County amended the Oconto County 20-Year Comprehensive Plan to include all statutorily required components of the Farmland Preservation Plan. The Oconto County Comprehensive Plan includes all requirements of Chapter 91.

Town of Chase 1997 Comprehensive Land Use Plan: The town completed a land use plan in 1997 but was not officially adopted. However, the information contained in the plan served as the basis for preparing this updated comprehensive plan. Planning assistance was provided by the Bay-Lake Regional Planning Commission.

Town of Chase 20-Year Comprehensive Plan

In August of 2008, the Town of Chase adopted its first comprehensive plan entitled the Town of Chase 20-Year Comprehensive Plan. This plan was developed with planning assistance from Bay-Lake Regional Planning Commission and Oconto County Planning staff as part of a county wide planning project. In 2017, the Town of Chase began working with Oconto County Planning staff to complete the first major update to the comprehensive plan. This plan update was completed and adopted in 2019.

Town of Chase Comprehensive Outdoor Recreation Plan: A five year plan (2007-2011) inventoried existing recreational facilities and made determinations on the necessity to acquire or develop additional sites and/or amenities to satisfy the needs of town residents. The goals and recommendations will be integrated into this updated comprehensive plan under the recreation development strategies.

The goal of the comprehensive planning process is to identify the key findings from these plans in order to ensure their consistency in utilization and implementation within the context of the comprehensive plan. Any of the plans still being used should be revisited from time to time to check their relevance to current conditions and whether there is any progress being made towards implementation.

Community Resources

Natural Resources

Natural resources are large elements and defining features for local communities. They contribute to providing a clean and abundant supply of groundwater; a source for economic development opportunities; plus comprise an environment essential to maintaining healthy and diverse biological communities.

The resources that lie above and beneath the ground are very important when considering future development. A summary of those resources located within the Town of Chase are highlighted below. Expanded definitions and countywide maps of these natural resources can be found in

Chapter 5 of *Volume II: County Resources*.

- Two soil types can be found in the Town of Chase. Clayey till covers nearly the entire central two-thirds of Chase; and small sections in northwestern and northeastern corners of the town have soils related to outwash sand and gravel. The contour of the town encompasses a number of depressions and basins and is scattered with lake and outwash plains. This combined topography and soil type limits the amount of water driven erosion that is likely to occur in the town.
- The depth to bedrock is 60 inches or greater providing natural filtration of contaminants from septic systems, farming operations, and stormwater runoff before they reach to the groundwater.
- The town is located in two watersheds-the northern area contains the Pensaukee River and the southern part of Chase is within the Suamico and Little Suamico Rivers. These watersheds are part of the larger Lake Michigan Basin that drains directly into Green Bay of Lake Michigan.
- Two of the county’s main water features can be found in the Town of Chase-the Pensaukee River flowing through the northeast corner of the town and the Little Suamico River meandering west to east through the southern part of Chase.
- Topography and drainage within the town are primarily the result of glaciation. This glaciation has caused the area to be poorly drained and pocketed with marshes and wetlands. This topography reflects landscapes fluctuating from level to rolling. Elevations within the town vary by approximately 140 feet from 680 to 820 feet. Sand ridges and other high areas are primarily located in the southcentral and southeastern portions of the town. A majority of the town maintains elevations of approximately 700 feet above sea level.
- The upland woodlands (those woodlands that are not in a wetland) are located throughout the town. These woodlands are primarily found in areas such as the northeast corner of the town that are unsuitable for agricultural use; mixed in with ridges and steep slopes; adjacent to primary water features such as Pensaukee and Little Suamico Rivers; and bordering wetlands which are prone to flooding.
- Surface waters are abundant throughout Oconto County. **Map 2.3** illustrates the surface water features in the town.
- Town residents get their drinking water through individual wells tapping the groundwater below. Groundwater, lakes, and rivers are all connected as water commonly flows between them. Groundwater is also connected to the surface of the land by rain and melting snow which carry substances from the surface down to the groundwater below.
- The Plan Determinants consist of wetlands, floodplains, steep slope (12 percent or more), and the 75-foot setback from surface water features. Each of these four Plan Determinant features for the town is shown on **Map 2.4**. The individual plan determinants merged together form a single feature known as “environmental corridors”, which is displayed on the town’s General Plan Design (**Map 3.1**).
 - Several areas of steep slopes are present within the town but primarily along the Pensaukee and Little Suamico Rivers. Areas of steep slope based on soils characteristics can be a constraint to development due to increased runoff and soil erosion.

- The floodplains are located adjacent to the Pensaukee and Little Suamico Rivers; and lowland areas can be found in the northeast and southcentral portions of the town.
- The town has a large, contiguous wetland complex located primarily in the northeast quarter and throughout the central parts of the town.

Agricultural Resources

The town's prime agricultural soils are shown in **Map 2.5**. These soils have been determined to contain the best combination of physical and chemical characteristics for growing crops for human and animal consumption. The Town of Chase is an important contributor to Oconto County's strong and diverse agriculture economy. There are approximately 11,479 acres of cropland and pastures in several non-contiguous tracts primarily within the central part of the town. Areas that have been designated as farmland preservation areas within the town are shown on **Map 3.8** found in Chapter 3 of *Volume I: County Plan*.

More information regarding agricultural resources and farmland preservation in the town and the county can be viewed in Chapter 3 of *Volume I: County Plan* and Chapter 5 of *Volume II: County Resources*.

Cultural Resources

Cultural Resources are typically sites, features, and/or objects of some importance to a culture or a community for scientific, aesthetic, traditional, educational, religious, archaeological, architectural, and historic reasons.

- The Wisconsin Historical Society maintains a list of 11 historically significant structures located in the Town of Chase. A majority of these listings are homes and agriculture related structures. The most notable entry on the historical society's site is the Daniel E. Krause Stone Barn, which is also on the National Registry of Historic Places.

A comprehensive list for the town can be found on the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org>

Community Design Features are reference points, roads and trails, boundaries, areas of commonality, and destinations individuals will acknowledge and express to describe the town or a definable area within the town. For the Town of Chase, these include:

- A. Landmarks: (reference points)
 - Pensaukee River
 - Little Suamico River
 - Sunnyside Elementary School
 - Community Hall
 - Stone Barn
- B. Pathways: (roads and trails)
 - State Highway 32
 - County Highways C and S
 - Mountain-Bay Hiking/Biking Trail
- C. Edges: (boundaries)

- State Highway 32 (west side)
- County Highway D (north side)
- Village of Pulaski (southwest corner)
- Town of Little Suamico (east side)

D. Districts: (encompass areas of commonality)

- Pulaski Community School District
- Northeast Wisconsin Technical College
- Tri-County Volunteer Fire Department
- NEW Para-Medic Rescue
- Krakow Sanitary District

E. Nodes: (destinations within the center of a community)

- Community Hall and Recreation Area
- Chase Stone Barn Park
- Sunnyside Elementary School

Economic Resources

Being a rural community, Chase’s local economy is connected to its vast amount of natural and agricultural resources. A number of farming and non-metallic mining operations serve as a basis for the town’s economy. As indicated in the town’s 2017 land use inventory, there are 29 plus acres of identified commercial land and 547 plus acres of industrial land use, which is comprised of several active quarries.



Other employment types found in the Town of Chase include food and tavern service, a gas and convenience store, large farming operations, food processing, and several home-based businesses.

Utilities and Community Facilities

An inventory and assessment of existing town facilities is made to determine whether or not there may be condition and capacity issues in meeting future development needs. Information on the Town of Chase’s community and public facilities is outlined below. Community facilities located within the town are shown on **Map 2.6**.



The Town of Chase Community Hall was built in the late 1990’s and is located at 8481 County Highway S. The Community Hall serves as space for town offices, town meetings, the town’s lone polling location, community activities, and county hearings. With growth of

the town, future plans may include enlarging the hall and/or adding another polling location.

Town residents maintain their own wells for drinking water. The northwestern section of the town is part of the Krakow



Sanitary District which also covers a small portion of the Town of Morgan and areas within the towns of Angelica and Green Valley in Shawano County. Residents have two options for disposing of their solid waste and recyclables. Private curbside collection of garbage and recyclables occurs once per week at their cost. Residents may also dispose of their refuse at the Chase Waste and Recycling Center for a fee. The town has a recycling program where residents can bring their recyclables.

The Oconto County Sheriff’s Department provides primary police protection for the town. Fire protection for the Town of Chase is provided by the Tri-County Volunteer Fire Department comprised of four towns and the Village of Pulaski. **Map 9.4** in Chapter 9 of *Volume II: County Resources* illustrates the fire districts in Oconto County. The NEW Para-Medic Rescue located at 235 W. Pulaski Street located in the Village of Pulaski serves the Town of Chase. The EMS/Ambulance districts are shown on **Map 9.5** in Chapter 9 of *Volume II: County Resources*. Prevea and Aurora BayCare maintain clinics in the Village of Pulaski.



The Town of Chase is within Pulaski Community School District. The district has a K-5 elementary school called Sunnyside at 720 County Road C north of Pulaski. See **Map 9.6** in Chapter 9 of *Volume II: County Resources* for public school districts located in Oconto County. In addition, there is one private school serving town residents –the Assumption BVM located at 109 E. Pulaski Street in the Village of Pulaski.

There is no public library located in the Town of Chase. Residents of the town can utilize surrounding branches, including the Pulaski Branch of the Brown County Library system. Town residents are served primarily by the United States Post Offices located in Krakow at N4805 State Highway 32 and the Village of Pulaski at 222 W. Pulaski Street.

Residents can access both local and satellite TV services. Town residents do have access to high speed internet.

Wisconsin Public Service provides electric service to most of the town. Oconto Electric Cooperative provides electrical service in the northwest corner of Chase. Natural gas service, provided by We Energies, is available in most areas of the town and installation is continuing.



The Town of Chase has three cemeteries-St. Joseph’s Catholic Cemetery, Town of Chase Cemetery, and Polish National Cemetery. There is ample space still available within each cemetery.

Parks and Recreation

The Town of Chase has an adopted Comprehensive Outdoor Recreation Plan. Within the plan, it states the town owns three recreation areas – Town Hall with a picnic and play area on County Highway S; Chase Stone Barn Park on County Highway S with development plans being prepared; and the 40-acre Town Hall Road Recreation Area on Chase Town Hall Lane with a sledding hill and walking area. Within the town, there is a small section of the county owned Mountain-Bay Trail, formerly the CN & W Railroad. There are no state owned recreation

facilities found within Chase. These recreational features are noted on **Map 2.6**. Please refer to **Map 9.7** in Chapter 9 of *Volume II: County Resources* for a detailed inventory of county operated park and recreational areas within Oconto County.

Transportation

Transportation specific information for the Town of Chase is highlighted below. For more details on the transportation systems in Oconto County, please see Chapter 8 of *Volume II: County Resources*.

- County Highways (CTH) C and S are classified as collector roads. The primary function of county roads classified as “collectors” is to provide general "area to area" routes for local traffic. CTH C originates in Brown County and travels north through the eastern side of the town into and through the Town of Chase and ends at County Highway CC in the Town of Oconto Falls. County Highway S begins at County Highway J in the Town of Little Suamico and travels west through the central part of Chase into Shawano County.
- State Highway (STH) 32 is an arterial highway. It originates in the southeastern part of the state near the Wisconsin and Illinois border. From there, STH 32 travels north through the City of Green Bay. From Green Bay, the highway travels in a northwesterly direction serving as the western border of the Town of Chase, and continuing north through the northcentral part of Wisconsin on into Michigan.

Table 8.2 found in Chapter 8 of *Volume II: County Resources* lists the mileage of roads under the jurisdiction of the Town of Chase by function. **Map 8.1** found in Chapter 8 of *Volume II: County Resources* provides the location of the roads by function within the town.

Land Use Inventory and Trends

Detailed land use inventories for the Town of Chase were completed by the Bay-Lake Regional Planning Commission in 1995 and 2007. In 2017, as part of the plan update a detailed existing land use inventory was completed by Oconto County Planning. A consistent standard land use classification methodology and process was used to determine existing land uses. Please refer to Chapter 11 of *Volume II: County Resources* for a description of these categories.



Using the same land use inventorying process between each of these periods of time, the Town of Chase can see how and where their town is developing. The 2017 inventory shows 1,984 residential acres which is an additional 557 residential acres since the 2007 inventory, or nearly a 72 percent increase. Commercial land use decreased and the industrial land use increased since the 2007 inventory. The town’s 2017 general land uses with acreages totals are shown below on Table 2.1, and displayed on **Map 2.7**.

Table 2.1: Existing Land Use

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
DEVELOPED			
<i>Single Family</i>	1,962.0	8.8	67.6
<i>Mobile Homes</i>	20.8	0.1	0.7
<i>Multi-Family</i>	0.0	0.0	0.0
<i>Vacant Residential</i>	1.5	0.0	0.1
Total Residential	1,984.3	8.9	68.4
Commercial	29.1	0.1	1.0
Industrial	547.4	2.5	18.9
Transportation	14.0	0.1	0.5
Communications/Utilities	27.8	0.1	1.0
Institutional/Governmental	20.4	0.1	0.7
Recreational	51.2	0.2	1.8
Agricultural Structures	228.0	1.0	7.9
Total Developed Acres	2,902.1	13.0	100.0
UNDEVELOPED			
			Percentage Undeveloped Land
Croplands/Pasture	11,479.4	51.6	59.3
Woodlands	6,541.5	29.4	33.8
Other Natural Areas	1,161.2	5.2	6.0
Water Features	181.4	0.8	0.9
Total Undeveloped Acres	19,363.4	87.0	100.0
Total Land Area	22,265.5	100.0	

Source: Oconto County Planning, 2020.

DEMOGRAPHIC TRENDS AND FORECASTS

Population

Historic Population Trends

Analyzing the change in population and housing trends and characteristics is important to help understand the needs of a community’s current and future populations.

The Town of Chase experienced a decrease in population from 1900 to 1960 due to the decline of the lumbering industry and the lack of comparable businesses to attract new residents to the area. Since then the town’s population has grown steadily with the greatest increases seen from 1990 to present. According to the Wisconsin Department of Administration (WDOA), the Town of Chase continues to add new residents. The town’s location has made the area a desirable place for individuals to reside. Town residents can enjoy the rural atmosphere while being only minutes from an array of amenities in nearby Pulaski, Oconto Falls, and Green Bay.

For more information on population trends in Oconto County refer to Chapter 6 of *Volume II: County Resources*. For town specific population data refer to Tables 6.14 – 6.18 found in Chapter 6 of *Volume II: County Resources*.

Population Projections

By analyzing past population trends, it is possible to project future growth. The use of forecasting calculates, or predicts, a future number by using existing figures. By projecting future population growth over this 20 year planning period, it will enable to the Town of Chase to better understand future needs for housing, utilities, transportation, recreation, and a number of other population influenced services.

For this comprehensive plan, the town has utilized Wisconsin Department of Administration (WDOA) projections. Based on WDOA population projections, the Town of Chase can anticipate continued new resident growth. More information on county population projections and how the Town of Chase compares to Oconto County and local municipalities can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.17.

Housing

Housing Trends, Characteristics, and Projections

As reported by the U.S. Census the Town of Chase’s housing units have steadily increased over the years.

Housing Projections

Utilizing the Wisconsin Department of Administration (WDOA) occupied housing unit projections, the town can expect to see a continued increase in occupied housing units.

For more housing information for Oconto County and the Town of Chase refer to Tables 6.19 – 6.22 found in Chapter 6 of *Volume II: County Resources*.

Economic Development

The Town of Chase’s economy is heavily dependent upon agriculture and non-metallic mining operations. The existing outdoor recreation facilities such as the Pensaukee and Little Suamico Rivers, Mountain-Bay Trail, and Chase Stone Barn could be used as the basis to attract visitors to the community and enhance the area’s tourism industry.

A majority of the town’s residents are employed in management, professional and related occupations. For a breakdown of employed persons by occupation for the Town of Chase refer to Table 7.11. This table along with other county and town economic information can be found in Chapter 7 of *Volume II: County Resources*.

LAND USE TRENDS AND FORECASTS

Land Use Issues and Conflicts

As the town continues to prepare for future development, it is necessary to recognize and acknowledge any existing land use issues or conflicts. These areas of concern, as highlighted below, may cause problems for future planning activities and will need to be addressed within the General Plan Design context and the implementation strategies outlined later in this comprehensive plan.

- The town will experience rapid residential development in the southern and southwestern

corner of the town. According to the 2017 land use inventory, 557 acres of new residential development has occurred within the past ten years.

- The lay-out of subdivisions do not allow for trail or recreation connectivity and have single entrance and exit roads.
- The continued residential development and anticipated commercial growth will cause additional pressures on environmental corridors and natural areas along with the fragmentation of natural areas (woodlands, open space) and agriculture land further limiting the ability to implement and sustain management plans.
- There are multiple driveways along main transportation routes such as S. Chase Road only serving single residences and businesses.
- The Krakow Sanitary District does not serve anticipated growing residential and commercial areas.
- There is limited public access to public natural features such as the Little Suamico River.
- The lack of a municipal water system may cause water quality and quantity issues as the town adds more people and limits Chase’s opportunities to attract businesses.
- There is a continued loss of agriculture land and open space mainly in the southern and southeastern areas of the town.
- The expansion in size and number of non-metallic mining operations located in the northern and northcentral areas of the town will need to be monitored to avoid land use conflicts and deterioration of roads, culverts, and bridges.
- It is anticipated there will be additional commercial operations along main transportation routes within denser developed residential areas.

Anticipated Land Use Trends

The Town of Chase has and continues to be an ideal location for those who want to reside in the country yet have short commuting distances for shopping, schools, and amenities. The highest density residential development is occurring in the southern and southeastern areas of the town close to Sunnyside Elementary School and County Highway C. There will be moderate and less dense development predicated for the northern two-thirds of Chase. The State Highway 32 and County Highway S corridors have seen a surge in both residential and commercial development over the past decade and that trend is anticipated to occur throughout this planning period. To accommodate the goals of the comprehensive plan, the most efficient land use development pattern has been illustrated on the 20-Year General Plan Design based on the following anticipated land use trends.



- There will be continued steady residential growth throughout the town. The denser residential development will occur within the southern and southeastern areas of the town.
- Commercial and limited light industrial businesses are anticipated to locate within designated areas along State Highway 32 and County Highways C and S.

- With the town’s wealth of mineral resources, it is anticipated that the existing mining operations will expand and new quarries will open in the northern and northcentral areas of the town.
- With the overall increase in development, the town will need to investigate the need for a stormwater management plan to preserve surface and groundwater.
- It is anticipated there will be limited residential and commercial development in the Village of Pulaski Extraterritorial Boundary.
- With the lack of municipal water system, smaller business not dependent on water will be more likely chose to locate in Chase. The town looks to preserve agriculture land in the northern half of the town with the trend continuing toward larger farming operations with the potential integration of smaller farms focusing on organic crops and animals.
- There will be a need for additional facilities and trails to accommodate all types of recreation.
- With the denser residential development occurring around Sunnyside Elementary School of the Pulaski Community School District, there will be a need to assess the need for the expansion of the school or construction of a new facility.
- Overall, there will be the continued fragmentation and parceling of land into smaller lots.
- The reclamation of exhausted quarries will offer the opportunity to convert those properties to other land uses, such as recreation or residential.

Development Considerations

Land Supply

There are 22,265 acres in the Town of Chase. As found in the 2017 land use inventory, 2,902 acres, or 13 percent, of the land is already developed. The school district, transportation system,



proximity to amenities, and abundance of natural features make Chase a desirable location to live and/or operate a small business. Given these factors, an increasingly number of people are projected to live and/or work in the town resulting in continued demand for acreage to be developed for residential, commercial, and industrial uses over the next 20 years. With its rich mineral resources, Chase will experience a consistent number of operating non-metallic mining quarries throughout the planning period. Exhausted mines will be reclaimed and

developed for another land use such as recreation or residential.

As shown in the 2017 land use inventory, there are nearly 18,020 acres of undeveloped land within Chase. Despite the undevelopable areas, there is ample room for future developed land uses without compromising natural features. There is also sufficient land for properly located commercial and light industrial development along main transportation routes. With very limited municipal services, primarily water and sewer, the Town of Chase will have to monitor water quantity and quality as continued development occurs.

Land Price

As the areas immediately surrounding the Green Bay Metro area become more densely

developed, such as the towns of Little Suamico and Pittsfield, communities like Chase will be very desirable. Correspondingly, the value of the land will increase. The remaining agriculture land and open space is expected to increase in price as demand for farmland primarily by large farm operations increases. The land located within desirable business locations such as adjacent to the Village of Pulaski, within the Krakow Sanitary District, and along County Highways S and C will retain a higher value because of its development options. Therefore, land values in commercial and light industrial designated areas on the General Plan Design will remain fairly competitive during this planning period. The lack of overall utilities, municipal water and sewer primarily will limit some types of development that could occur in the town. The decreasing amount of natural resources land (wooded and open space) will continue to be desired for hunting/recreational purposes and bring strong cost per acre values.

LAND USE PROJECTIONS

Five Year Incremental Land Use Projections

The Comprehensive Planning legislation s. 66.1001, Wis. Stats. requires comprehensive plans to include projections in five-year increments for future residential, commercial, industrial, and agricultural land uses over the 20-year planning period. The Wisconsin Department of Administration (WDOA) projections were used to determine anticipated future growth within the town.

It is **not** the intent of this comprehensive plan to see an entire area within a land use classification noted on the General Plan Design to be developed. The specified uses should be allowed if consistent with the type, location, and density of existing development. Some of the land within the designated land use classifications is not developable due to natural features, easements, setbacks, existing preferred land uses, or availability of supporting infrastructure. Within developing areas, these additional considerations and land uses generally account for approximately 25 percent of the gross land area. Given these considerations, the gross land use needs for residential, commercial, and industrial development for the Town of Chase by 2040 is 2,257.97 acres. The net acreage total for each of the illustrated land uses in Table 2.2 is 1,693.48 acres.

Table 2.2: Five-Year Incremental Land Use Projections, 2020 - 2040

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2020	350.6		5.2		97.4	
2025	283.5	634.1	4.2	9.3	78.8	176.1
2030	294.0	928.1	4.3	13.6	81.7	257.8
2035	237.0	1165.1	3.5	17.1	65.8	323.6
2040	145.1	1310.3	2.1	19.3	40.3	364.0

Source: Oconto County Planning, 2020.

Residential Projections

The town’s future residential land use acreage was projected utilizing the following methodology:

- The future housing needs were based on the WDOA projections,
- A per residential lot average of one and one-half acres; and

- A multiplication factor ranging from 1.25 to 2.25 to allow for market flexibility and to better account for the continued decline in persons per household of 2.83 in 2020 to 2.68 by 2040.

Using this projection model, the Town of Chase can anticipate the construction of 547 new homes by 2040. The land needed for these new homes equates to 1,310 net acres and 1,747 gross acres. Town officials want to direct the most concentrated residential development to the southeast corner of Chase to preserve the majority of agriculture land and open space in other parts of the town. As a result, the General Plan Design indicates a much greater area allocated for residential development than projected to be needed.

Table 2.3: Five-Year Incremental Housing Land Use Projections, 2020-2040

Year	New Housing Units	Acres/DU	Market Value	Acres Needed
2020	187	1 1/2	1.25	350.6
2025	126	1 1/2	1.5	283.5
2030	112	1 1/2	1.75	294.0
2035	79	1 1/2	2	237.0
2040	43	1 1/2	2.25	145.1
Total	547			1,310.25

Source: Oconto County Planning, 2020.

Note: The new housing units shown for 2020 would be the increase from the number of housing units determined in the 2010 census and the projected number of housing units in 2020. From 2010 thru 2020 it is projected the town will see 187 new housing units. From 2020 thru 2025 it is projected the town will see 126 new housing units.

Commercial Projections

To calculate commercial land use projections, the ratio between residential acreage and commercial land use acreage is determined based on the 2017 land use inventory. That ratio was 68 acres of residential land to every one acre of commercial land for a 68:1 ratio. Based on this ratio, the town can anticipate allocating some 19.3 net commercial acres and 25.7 gross acres during this planning period. Town officials feel there will be increasing commercial activity within the town over the next 20 years and have opted to allocate more acreage to encourage commercial development to locate in certain sections of the town; therefore, preserving agriculture land and open space while not compromising residential areas.

Table 2.4: Five-Year Incremental Commercial Land Use Projections, 2020-2040

Year	Res. Acreage	Ratio	Acres Needed
2020	350.6	68.0	5.2
2025	283.5	68.0	4.2
2030	294.0	68.0	4.3
2035	237.0	68.0	3.5
2040	145.1	68.0	2.1
Total			19.3

Source: Oconto County Planning, 2020.

Industrial Projections

The ratio between residential acreage and industrial land use acreage is also determined based on

the 2017 land use inventory. That ratio was 3.6 acres of residential land to every one acre of industrial land for a 3.6:1 ratio. The industrial land use category for the Town of Chase consists of several active quarries (non-metallic mining). Based on the projection needed for future industrial needs, Chase needs to allocate 364 net acres and 485.3 gross acres during the next 20-years. It is anticipated some new quarry operations will begin operations during this planning period; however, some of the existing quarries will close and be remediated for another land use. It is doubtful the town will need this type of acreage for future industrial use. Nevertheless, town officials have designated future industrial sites on the General Plan Design for reference when making future land use decisions.

Table 2.5: Five-Year Incremental Industrial Land Use Projections, 2020-2040

Year	Res. Acreage	Ratio	Acres Needed
2020	350.6	3.6	97.4
2025	283.5	3.6	78.8
2030	294.0	3.6	81.7
2035	237.0	3.6	65.8
2040	145.1	3.6	40.3
Total			364.0

Source: Oconto County Planning, 2020.

Agricultural Projections

With a projected 2,257.97 gross acres of land needed for residential, commercial, and industrial development during the 20 year planning period, a large percentage of that land will be taken out of existing agricultural operations. With over 11,479 acres of agricultural and pasture lands identified during the town’s 2017 land use inventory, there is the intention to preserve as much of these remaining open spaces as possible over the next 20 years. As development pressures continue to grow, the Town of Chase has elected to direct more dense development, primarily residential, to areas in the southern and southeastern areas of the town. To ensure existing and future agriculture operations have the ability and incentive to continue, the town is seeking to preserve the more productive and larger tracts of agriculture land in the central, northern, and western areas of the town.

Map 2.1: Location

Map 2.2: Planning Area

Map 2.3: Surface Waters

Map 2.4: Plan Determinants

Map 2.5: Prime Agricultural Soils

Map 2.6: Public and Community Facilities

Map 2.7: Existing Land Use

