

## CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS

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## INTRODUCTION

This section of the *Town of Doty 20-Year Comprehensive Plan* provides a summary of the town's resources, which are also inventoried in *Volume II: County Resources*. The town's past trends and potential forecasts for population, housing, economic development, and land use are also illustrated in this chapter.

The information described in this chapter of the town's comprehensive plan provides the foundation for the development of the Town of Doty 20-Year General Plan Design (Chapter 3 of *Volume 1: Town Plan*).

## COMMUNITY INVENTORY

### **Description of Planning Area**

The Town of Doty is located in the northern portion of Oconto County, entirely within the boundary of the Chequamegon-Nicolet National Forest. The town encompasses an area of approximately 54 square miles or 34,745 acres. The town is bounded on the west side by the Town of Wolf River (Langlade County); on the south by Menominee County; on the east by the towns of Riverview and Mountain; and on the north by the Town of Townsend. **Map 2.1** illustrates the general location of the Town of Doty in Wisconsin, while **Map 2.2** shows the planning area.

### **Past Planning Efforts**

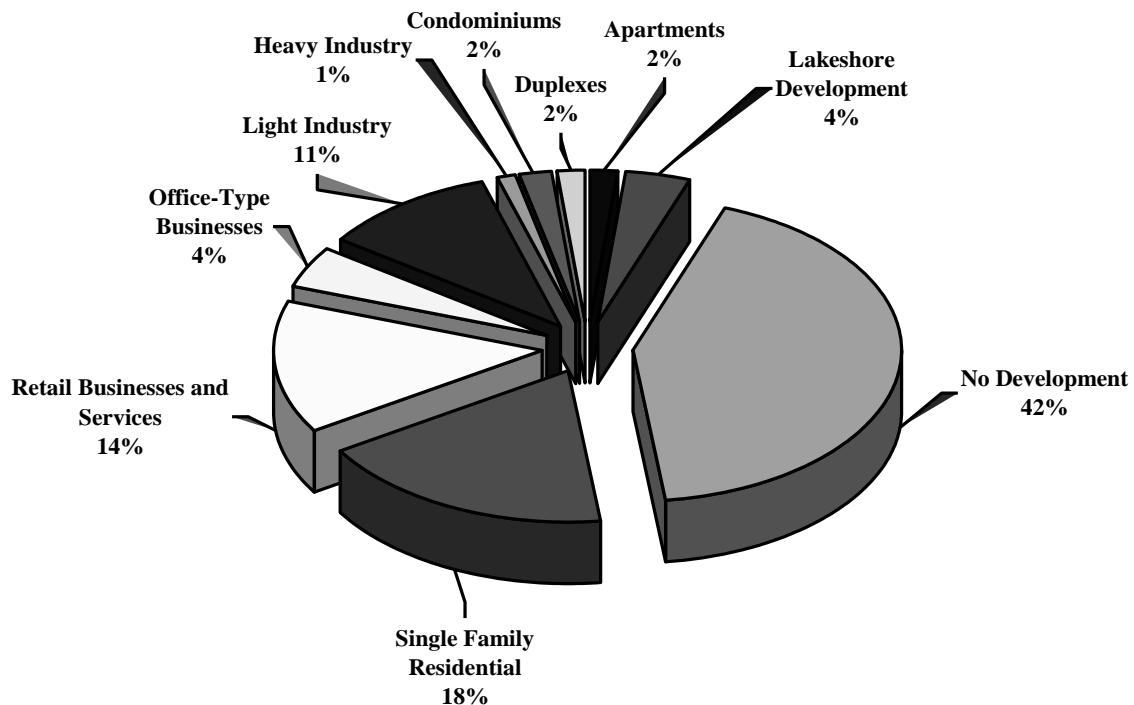
#### **Town of Doty Master Land Use Plan:**

The Town of Doty adopted a Master Land Use Plan in 2000.

Prior to completing that plan, the Town of Doty also conducted a Comprehensive Plan Survey. This survey was sent out to all property owners. In all, 810 surveys were mailed and 429 were returned, which correlates to a 53 percent response rate. This survey was utilized in developing the *2000 Town of Doty Master Land Use Plan*. The following text describes some of the results from this survey.

Overall, 65 percent of survey respondents indicated that they did not want the town to encourage any further development. Of the 191 respondents that did favor further growth, the preferred type of development was single family residential. Figure 2.1 illustrates the preferred development strategies and types of survey respondents. Although there were a number of respondents that did indicate they favored future development, when asked if allowing future development would lead to higher property taxes, almost all the respondents (90 percent) said they would not want future development. These results indicate that the town's residents would prefer little to no future development, especially if the development would lead to an increase in property taxes.

Figure 2.1: Preferred Development Strategies, 1999



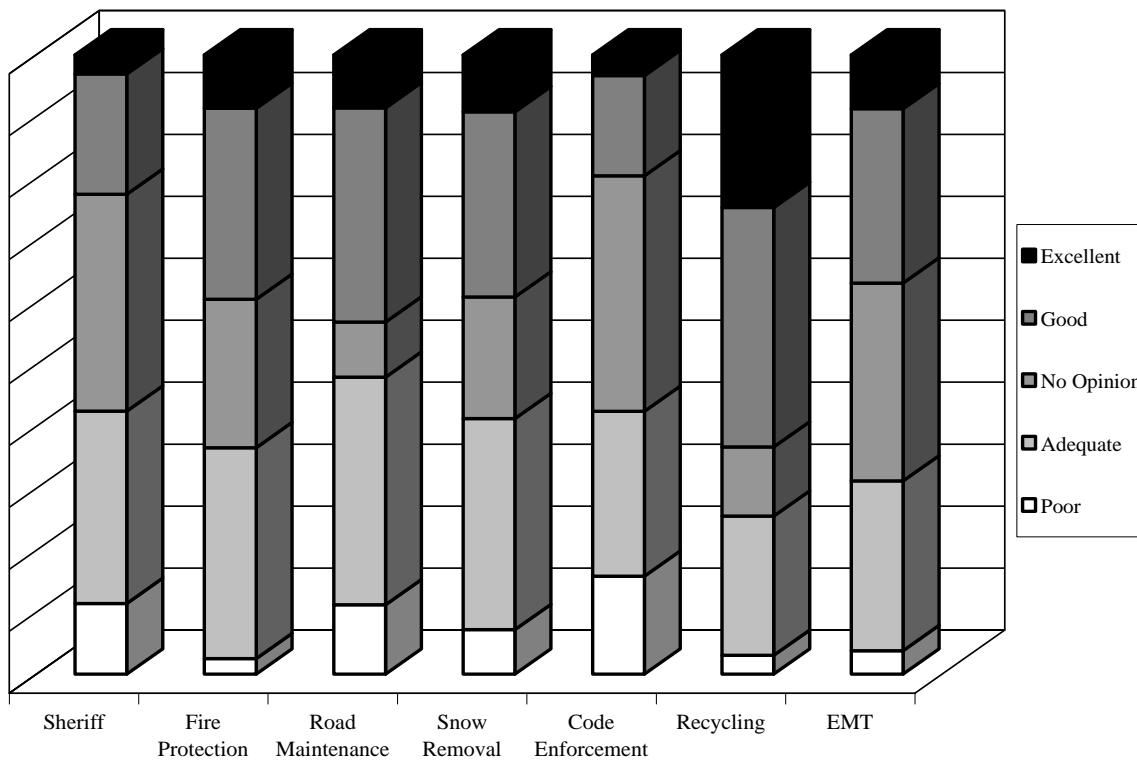
Source: Town of Doty Town-wide Survey, 1999

Overall, respondents were in favor of preserving natural features and prime agricultural lands. Approximately 76 percent of respondents answered “yes” when asked if preserving prime farmlands in the town was important to them. The majority of respondents also felt that development should be steered away from rivers, lakes, streams, and wetlands in order to minimize negative impacts on these resources and the town’s watersheds.

Only 28 percent of the survey respondents felt that the town should provide additional recreation areas. Of those that felt more recreation opportunities should be added, the majority felt that the town needed more cross-country ski trails (85 responses), picnic shelters (59 responses), and benches/picnic tables (55 responses). Although most respondents did not feel the town should add recreational resources, the majority (93 percent) agreed that developers should be required to set aside lands for recreational use and/or green space when sub-divisions are developed.

As part of the comprehensive planning program, the Town of Doty's public and community facilities were reviewed and evaluated as to their present condition and adequacy to meet the present and future needs of the community. The 1999 town wide survey asked seasonal and year-round residents to rate community services within the town. None of the services received an overall poor rating. Figure 2.2 illustrates the survey results for this question.

Figure 2.2: Community Services Rating, 1999



Source: Town of Doty Town-wide Survey, 1999

### **Town of Doty 20-Year Comprehensive Land Use Plan:**

In June of 2008, the Town of Doty adopted a substantial update to the Town of Doty Master Land Use Plan adopted in 2000. This updated comprehensive plan was entitled the Town of Doty 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 2018, the Town of Doty began working with Oconto County Planning staff to complete the first major update to the comprehensive plan. The plan update was completed and adopted in 2021.

### **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.

## **COMMUNITY RESOURCES**

### **Natural Resources**

Natural resources are the large elements and defining features for local communities. People depend on natural resources to provide a clean and abundant supply of groundwater; assure good

air quality; and provide natural landscapes that are fundamental to a healthy and diverse biological community.

The resources that lie beneath the ground are very important when considering future development. The area of the state in which Doty is located, known as the Northern Highlands region, was once a mountainous area. Centuries of erosion eventually removed the mountains leaving behind bedrock comprised of granite and a mixture of igneous rocks and a topography that features some of the highest elevations in the state of Wisconsin. Nearby Thunder Mountain rises 1,375 feet above sea level and McCaslin Mountain has been measured at 1,625 feet above sea level.

Watersheds represent the total land area from which water drains into a particular body of water. There are two watersheds that provide drainage to the Town of Doty: Lower North Branch Oconto River and South Branch Oconto River. Ultimately, these watersheds drain directly into Lake Michigan via Green Bay or a major river system. Each watershed contains a number of drainage basins. These basins serve to transport water through the watershed and into surface water. Deposition of sediment and runoff into these drainage basins can greatly impact an area's water resources. Therefore, it is imperative to protect these drainage basins from development in order to ensure maximum efficiency.

Protection of area watersheds leads to protection of the town's surface waters. Surface waters are abundant in the northern portion of Oconto County and play a significant role in the everyday life of the Town of Doty's residents and visitors. The town contains 46 named lakes, 6 named streams, and a number of other unnamed surface waters. Major surface waters found in Doty include Bass Lake, Boot Lake, Shay Lake, Barnes Lake, Mary Lake, Star Lake, Shadow Lake, Big Island Lake, Boulder Lake, Second South and South Branches of the Oconto River, and Hills Pond Creek. **Map 2.3** illustrates the location of surface waters in the Town of Doty.

All of the water used by the Town of Doty and its residents comes from groundwater. There is no municipal water supply in the town; therefore, all water is supplied via private wells. Fertilizers, manure, land application of sewage, pesticides, on-site sewage disposal systems, chemical spills, leaking underground storage tanks, landfills, existing land uses, and landowner practices are all potential pollutants for drinking water wells. The susceptibility of groundwater to contamination from these activities can be highly variable depending on location. Depth to bedrock, aquifer type, soil type, and depth to groundwater are all factors thought to influence susceptibility. Considering these factors, it can be concluded that groundwater is most susceptible to contamination in the northwest part of Oconto County, which includes the Town of Doty, where the sand and gravel aquifer is present.

The Town of Doty is made up primarily of public forest lands. Almost 25,000 acres of land in the town are part of the Chequamegon-Nicolet National Forest. This means that almost 72 percent of the town is owned and managed by the US Forest Service. The national forest is managed for a number of different uses including timber harvesting, forest preservation, and recreation.

In addition to the Chequamegon-Nicolet National Forest, a number of other places in the Town of Doty have been identified for their environmental significance and named



as State Scientific and Natural Areas, State Wildlife and Fishery Areas, Significant Coastal Wetlands, Land Legacy Places, or a natural area. For more information regarding these sites and their designations see Chapter 5 of *Volume II: County Resources*.

### ***Environmental Corridors***

Other areas of environmental significance have been identified as falling within an environmental corridor. An environmental corridor is a portion of the landscape that contains and connects natural areas; green space; and scenic, historic, scientific, recreational, and cultural resources. In developing this comprehensive plan, the following criteria were utilized in delineating environmental corridors in the Town of Doty:

- WDNR inventoried wetlands (greater than 2 acres);
- 100-year floodplains;
- Steep slope (greater than or equal to 12%); and
- Surface waters with a 75-foot buffer.

Each individual feature within the environmental corridors is referred to in this plan as a “plan determinant.” **Map 2.4** illustrates the plan determinants of the Town of Doty. For more information regarding environmental corridors, wetlands, floodplains, soils, and surface waters please see Chapter 5 of *Volume II: County Resources*.

These environmental corridors, along with other identified areas of environmental significance, should be considered when making decisions regarding future development in Doty. These spaces serve a vital role in protecting local water quality; serving as buffers between different land uses; controlling, moderating, and storing floodwaters; providing nutrient and sediment filtration; and providing fish and wildlife habitat and recreational opportunities.

### ***Agricultural Resources***

There are a number of areas in Doty that can be designated as having prime agricultural soils. The USDA, Natural Resources Conservation Service defines prime agricultural soils as lands that have the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops, with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Prime agricultural soils can be split into three types: prime farmland, farmland of statewide importance; and prime farmland only where drained (for definitions of these soil types see Chapter 5 of *Volume II: County Resources*). Approximately 5,495 acres of land in the town are comprised of prime farmland soils. **Map 2.5** illustrates the location of these soils.

More information regarding agricultural resources in the county can be viewed in Chapter 5 of *Volume II: County Resources*.

### ***Cultural Resources***

Within the town of Doty, there are several interesting local features of historic importance. Two sites owned by the Chequamegon-Nicolet National Forest include the Red Pine Trial, which is located east of County Highway T, south of Red Pine Trail, above an intermittent drainage; and Hill’s Pond Creek Bluff, located southeast of the intersection of Hill’s Pond Creek and State Highway 64.

Doty is also home to two Civilian Conservation Corps Camps that were used by loggers in the early part of the 19<sup>th</sup> century. Both camps, Camp Boot Lake and Camp Wolf River, are located in the Chequamegon-Nicolet National Forest.

Boulder Lake Cultural Site, located within the Chequamegon-Nicolet National Forest, was formerly used as a Native American encampment. A trail with interpretive signs has been constructed through the site by the forest service and gives a glimpse into the lives of the different groups of people who once lived at this lakeshore setting.

### **Economic Resources**

Being a rural community, the town's primary economic components consist of its natural resources including, water features, woodlands, open space lands, recreational resources, and the Chequamegon-Nicolet National Forest that bring in tourism and seasonal population monies.

### **Transportation**

The Town of Doty contains approximately 78 miles of roadway, with State Highway 64 and County Highways T and W being the main transportation corridors through the community.

Table 8.2 found in Chapter 8 of *Volume II: County Resources* lists the mileage of roads under the jurisdiction of the Town of Doty 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.

### **Utilities and Community Facilities**

An assessment of existing community and public facilities needs to be made to determine any current or future issues that may cause potential problems in meeting future development needs. Information regarding county-wide community and public facilities, including location and serviceability, can be found in Chapter 9 of *Volume II: County Resources*. **Map 2.6** shows the location of each public and community facility located in the Town of Doty.

The Doty Town Hall is located at 14899 CTH T. The Town Hall provides office space for the town clerk, town meetings and also serves as the Fire Department. The town does plan to build a new facility that will serve as the Town Hall, Fire Department, and a senior citizen center within the next 10 years.

The town does not supply its own police protection. Instead, the Oconto County Sheriff's Department provides police services to the town's residents. There is an Oconto County Sheriff's Deputy dedicated to the northern third of the county. In addition, there is a Recreational Officer committed to patrolling the trails and waterways of the county. The County Sheriff's Department is based out of the County Courthouse in the City of Oconto, but there is a satellite office located in the Town of Lakewood Administrative Building located at 17187 Twin Pines Rd. The town also relies on the Oconto County Jail for any incarceration needs. The Oconto County Planning and Zoning Office operate a northern office from the same satellite office that the sheriff's department

Residents and visitors of the Town of Doty can seek non-emergency medical attention from the NorthLakes Community Clinic, a Federally Qualified Health Center. The clinic is located at 15397 State Highway 32. In emergency situations, local emergency medical services generally bring patients to either HSHS St. Clare Memorial Hospital in the City of Oconto Falls or Aspirus Langlade Hospital in the City of Antigo in Langlade County. There are no adult care facilities located in the town.

Solid waste disposal in the Town of Doty for solid waste and recyclables is provided for town residents at the town drop-off site located on Star Lake Road.

Bass Lake Picnic Ground is a federally owned park facility that is located in the Town of Doty. This is the only park area that is regularly maintained. Within the Chequamegon-Nicolet National Forest there are numerous parks and open spaces providing the Town of Doty with many opportunities for recreational activities. There are also a number of trails located throughout the town. Hiking opportunities are offered by the Barrier Free Trout Fishing Trail, Boulder Lake Campground Trail, McCaslin Brook Area Hiking Trail, and the Jones Springs Area Trails. A number of other trails are dedicated for a number of uses including snowmobiling, ATV riding, cross-country skiing, and horseback riding.

## **Land Use Inventory**

A detailed field inventory of existing land uses in the Town of Doty was completed by the Bay-Lake Regional Planning Commission in 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 see Chapter 11 of *Volume II: County Resources* for a description of these categories.

A breakdown of the town's land uses and acreages is shown in Table 2.1. **Map 2.7** displays the Town of Doty existing land use.

Table 2.1: Existing Land Use

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
<b>DEVELOPED</b>			
<i>Single Family</i>	703.8	2.0	53.7
<i>Mobile Homes</i>	143.9	0.4	11.0
<i>Multi-Family</i>	0.0	0.0	0.0
<i>Vacant Residential</i>	1.2	0.0	0.1
Total Residential	848.9	2.4	64.8
Commercial	9.1	0.0	0.7
Industrial	37.3	0.1	2.8
Transportation	235.0	0.7	17.9
Communications/Utilities	5.1	0.0	0.4
Institutional/Governmental	8.2	0.0	0.6
Recreational	151.8	0.4	11.6
Agricultural Structures	15.0	0.0	1.1
<b>Total Developed Acres</b>	<b>1,310.3</b>	3.8	100.0
 <b>UNDEVELOPED</b>			
Percentage Undeveloped Land			
Croplands/Pasture	1,244.7	3.6	3.7
Woodlands (Public)	24,887.0	71.8	74.6
Woodlands (Private)	5,381.0	16.1	15.5
Other Natural Areas	385.1	1.1	1.2
Water Features	1,466.9	4.2	4.4
<b>Total Undeveloped Acres</b>	<b>33,364.7</b>	96.2	100.0
<b>Total Land Area</b>	<b>34,675.0</b>	100.0	

Source: Oconto County Planning, 2020

## DEMOGRAPHIC TRENDS AND FORECASTS

### Population

#### Historic Population Trends

Analyzing changes in the trends and characteristics of a community's population and housing is important in understanding the needs of its current and future populations.

The Town of Doty has experienced a number of fluctuations in its population since 1930. However, since 1960, the town has experienced an increase in its population every decade. The town experienced its largest growth between 1990 and 2000 when the population increased by 65 people, or 35 percent. In 2010 the town population was 260 which is an increase of 194 people since 1930 and an increase of 11 people from the 2000.

As previously noted, the Town of Doty has a significant seasonal population. The town's seasonal population can be estimated by multiplying the number of seasonal housing units present in the town in 2010 by the town's 2010 average number of persons per household.

***By doing this calculation it can be estimated that the 2010 seasonal population of Doty was 965 people resulting in a year 2010 total population of 1,225 people.***

For more information on population trends in Oconto County and the Town of Doty 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 inventorying past population trends it is possible to project future trends. These projections will allow the Town of Doty to determine how much land will be necessary to meet future development needs as well as what type of development will be prudent in order to meet the needs of their population. Population projections allow the Town of Doty to realize the area's future needs for housing, utilities, transportation, recreation, and a number of other population influenced services.

For this plan, the town has utilized Wisconsin Department of Administration (WDOA) population projections. Based on these WDOA projections, the Town of Lakewood can anticipate continued population growth.

More information on population projections for Oconto County and the Town of Lakewood can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.18.

#### ***Seasonal Population Projections***

Given the Town of Doty's estimated year 2010 seasonal population, it is important for the town to review the seasonal population projections to be aware of the number of seasonal residents that will be living in Doty. Assuming the 2010 ratio of seasonal housing units to occupied housing units stays constant, projections for future seasonal housing units can be used to project future seasonal populations by multiplying the projected persons per



household by the projected seasonal housing units (see the “Seasonal Housing Projections” portion of this chapter for more information on seasonal housing units in the Town of Doty).

***By doing this calculation, it can be estimated that the seasonal population in Doty will rise from approximately 965 in 2010 to 1,262 in 2040.***

More information on seasonal population projections for Oconto County and the Town of Doty can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.18.

## **Housing**

### **Housing Trends and Characteristics**

As reported by the U.S. Census, the number of housing units in the Town of Doty increased from 253 in 1970 to 700 in 2010. The town experienced its largest increase in housing units, almost 136 percent, between 1970 and 1980. This reflects similar trends observed throughout Oconto County, particularly in the northern section, in which fewer housing units have been constructed each decade since 1970.

### **Housing Projections**

Utilizing the Wisconsin Department of Administration (WDOA) occupied housing unit projections, the town can expect to see a continued, but limited increase in occupied housing units. As reported by the U.S. Census, in 2010 the town had 146 occupied housing units. WDOA housing projections show occupied housing units in the town increasing to 170 in 2020, 198 in 2030 and 210 in 2040.

More information on housing characteristics, as well as projections for Oconto County and the Town of Doty can be found in Table 6.20 found in Chapter 6 of *Volume II: County Resources*.

### ***Seasonal Housing Projections***

Due to the number of seasonal housing units currently located in the Town of Doty, it is important to consider the number of additional housing units that may potentially be built for seasonal, recreational, or occasional use in the future. By utilizing WDOA’s final household projections for Wisconsin municipalities, the number of future seasonal housing units can be estimated. Assuming the 2010 ratio of seasonal housing units to occupied housing units stays constant, the number of future seasonal housing units can be projected by multiplying the projected occupied housing units by the ratio of seasonal housing units to occupied housing units.

***By doing this calculation, it can be anticipated that the number of seasonal housing units will rise from approximately 542 in 2010 to 780 in 2040.***

For five-year incremental projections see Table 6.21 in Chapter 6 of *Volume II: County Resources*.

## **Economic Development**

The Town of Doty’s economy is influenced primarily by its woodlands and water resources. The woodlands and water features promote tourism and attract a number of seasonal residents, which further enhances opportunities for local retailers and service providers.

## **Labor Force Characteristics**

Approximately 50 percent of the residents of Doty are part of the civilian labor force (persons sixteen years of age or older who are employed or seeking employment). This is due to the large number of retired persons (those over the age of 65) that reside in the town. Of those that are part of the town's labor force, the majority, 29.6 percent, are employed in management, professional, and related occupations and 29.6 percent, are also employed in sales and office related occupations. A large percent, 23, are employed in service related occupations.

More information on employed persons by occupation for Oconto County and the Town of Doty can be found in Table 7.11 found in Chapter 7 of *Volume II: County Resources*. For more information regarding economic characteristics of Oconto County and the Town of Doty refer to Chapter 7 of *Volume II: County Resources*.

## **Sites for Redevelopment**

By utilizing the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) it is possible to inventory all of the environmentally contaminated sites that may be used for commercial or industrial uses.

According to this tracking system, there have been three environmental incidences that have occurred in the Town of Doty. Of these, two are closed and one required no action, meaning they are eligible for redevelopment.

For more information regarding economic characteristics of Oconto County and its municipalities see Chapter 7 of *Volume II: County Resources*.

## **LAND USE TRENDS AND FORECASTS**

### **Existing Land Use Issues and Conflicts**

- Over 70 percent of land within town is under public ownership, leaving only 13,200 acres in which to plan.
- Infringement of commercial areas on existing residential development may diminish natural appearance of town.
- Development pressures on natural features, primarily surface waters and forest. Very few areas available for development around lakes without impeding on environmental corridors and existing water quality.
- Difficult to anticipate trends of seasonal population. Housing market and continued rise in fuel costs could have major impacts on future development of seasonal units. Also unknown is how many seasonal units will be converted to year-round residences.

### **Anticipated Land Use Trends**

- Demand for increased lot sizes will increase and the ratio of persons per household will decrease resulting in greater acreage needs to accommodate future residential growth.
- Demand for seasonal and full time residences.
- The conversion of seasonal to permanent residences will increase as the baby boomer generation continues to retire and look northward for a retirement setting. Conversely, as

these individuals grow older and need more services, it is likely that they will sell these residences or convert them back to seasonal use units.

- As computer technology and internet capability continues to advance, home occupations will likely increase.
- As the remaining lakefront properties become developed, waterfront development pressure will increase.
- Second tier development on lakeshores and riverfronts will continue.
- Developments within wooded tracts, away from lakes and rivers, will also continue to be a draw to retirees and seasonal residents.
- Farmlands will continue to be developed for residential uses, as farming declines within the area and state as a whole.
- Market prices of lakefront and riverfront properties will continue to increase causing a change in the social structure of the town.
- Lakeshore developments will continue to result in a loss of natural vegetative structure resulting in a reduction in wildlife and fish spawning habitats.
- At present development rates, within northern Wisconsin, the WDNR projects that all undeveloped lakes in private ownership will be developed (one dwelling unit) within the next twenty years.
- The US Forest Service will continue to purchase, or swap, large tracts of lands to further enhance the Chequamegon-Nicolet National Forest.
- The use of individual on-site wastewater septic systems and individual groundwater wells will continue throughout the planning period.
- Increased traffic counts will continue to occur on STH 64 possibly generating commercial development interests along the corridor.
- Commercial uses will continue to be limited, and primarily located at the intersection of CTH T and STH 64, and at Boulder Lake.
- Future industrial developments will not be located within the town, being directed instead to adjoining communities with existing services.
- The town will experience a demand for services, historically provided by volunteers, as the median population age continues to increase.
- The Town of Doty will continue to be a popular seasonal recreational destination to accommodate outdoor recreation activities of both passive and active uses.
- Doty's seasonal and year-round residents will continue to enjoy the many trails, lakes and camping sites for generations to come.



## **Development Considerations**

- Future commercial development should be sensitive to existing adjacent land uses in order to minimize conflicts and retain natural appearance of the town.
- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.



- Preservation of cultural, historic and archaeological sites.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by addressing/revitalizing existing structures and enforcing design standards.
- Providing an adequate supply of affordable housing for individuals of all income levels.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and light industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- Balancing individual property rights with community interests and goals.
- Supply of lakeshore properties is decreasing. This may impact the number of seasonal residents coming to Doty.
- Land prices will likely continue to increase, particularly around lakes and in wooded areas.
- Ability to alert residents of emergencies and supply location to provide shelter.
- Acknowledge fire risk in the community by controlling the wildland urban interface, maintaining appropriate vegetation, and promoting use of fire resistant materials.
- Current condition of roads. Consider which roads are currently capable of handling increased traffic flows and those that may need to be upgraded to accommodate future growth.

## DESIGN YEAR LAND USE PROJECTIONS

### Five Year Incremental Land Use Projections

Wisconsin State Statutes require Comprehensive Plans to include projections in five-year increments for future residential, commercial, industrial and agricultural land uses in the community over the 20-year planning period. The Wisconsin Department of Administration (WDOA) projections were used to determine anticipated future growth within the town. The Town of Doty future land use projections can be viewed in Table 2.2.

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 land use classification 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 Doty by 2040 is 281.94 acres. The net acreage total for each of the illustrated land uses is 211.45 acres.

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

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2020	60.0		0.6		2.6	
2025	42.0	102.0	0.4	1.1	1.8	4.5
2030	49.0	151.0	0.5	1.6	2.2	6.6
2035	36.0	187.0	0.4	2.0	1.6	8.2
2040	13.5	200.5	0.1	2.1	0.6	8.8

Source: Oconto County Planning, 2020

### Residential Projections

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

- the town's projected housing needs were based on the WDOA projections;
- the assumption that each new residential development will be, on average, two acres in size; and
- a multiplication factor ranging from 1.25 to 2.25 to allow for market flexibility.

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

Year	New Housing Units	Acres/DU	Market Value	Acres Needed
2020	24	2	1.25	60.0
2025	14	2	1.5	42.0
2030	14	2	1.75	49.0
2035	9	2	2	36.0
2040	3	2	2.25	13.5
<b>Total</b>	<b>64</b>			<b>200.50</b>

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 24 new housing units. From 2020 thru 2025 it is projected the town will see 14 new housing units.

### Commercial Projections

To calculate commercial land use projections, the current ratio of residential acreage to commercial land use acreage was compared based on the 2017 existing land use inventory.

According to the 2017 land use inventory, the Town of Doty contains approximately nine acres of commercial land. This represents a ratio of approximately 93.7 acres of residential development for every one acre of commercial development. Assuming this ratio were to stay the same, the town should anticipate allocating an additional 2.1 acres for commercial development over the next 20 years. This projection is illustrated by Table 2.4.

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

Year	Res. Acreage	Ratio	Acres Needed
2020	60.0	93.7	0.6
2025	42.0	93.7	0.4
2030	49.0	93.7	0.5
2035	36.0	93.7	0.4
2040	13.5	93.7	0.1
<b>Total</b>			<b>2.1</b>

Source: Oconto County Planning, 2020

### Industrial Projections

Industrial lands are projected in the same manner as the commercial lands. According to the 2017 Town of Doty land use inventory, as of that year the town contained 37.3 acres of industrial land. This represents a ratio of approximately 22.75 acres of residential development for every one acre of industrial development.

Assuming the ratio was to stay the same, the town should anticipate allocating an additional 8.8 acres for industrial development over the next 20 years. This projection is illustrated by Table 2.5.

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

Year	Res. Acreage	Ratio	Acres Needed
2020	60.0	22.75	2.6
2025	42.0	22.75	1.8
2030	49.0	22.75	2.2
2035	36.0	22.75	1.6
2040	13.5	22.75	0.6
<b>Total</b>			<b>8.8</b>

Source: Oconto County Planning, 2020

### **Agricultural Projections**

Several agricultural lands exist within the town, with the intention to preserve as much of these remaining farmlands as possible over the next 20 years. As development pressures continue to grow, developments in these farmlands should be directed to areas not considered productive agricultural land or to areas where services are more readily available.

The consumption of agricultural lands may be influenced by the strategies of local comprehensive plans and zoning ordinances.



Map 2.1: Location Map



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

