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## 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 Little Suamico 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 it also highlights the demographic, economic, and land use trends and forecasts used to prepare the Town of Little Suamico 20-Year General Plan Design (Chapter 3 of this document).

## COMMUNITY INVENTORY

### Description of Planning Area

#### **Town of Little Suamico Planning Area**

The Town of Little Suamico is located at the southern end of Oconto County encompassing an area of approximately 37 square miles, or 23,930 acres. The nearest cities from the center of town are: Oconto Falls, 11 miles to the northwest; Oconto, 14 miles to the northeast; and Green Bay, 12 miles south. The Town of Little Suamico contains two unincorporated communities: Sobieski located in the central portion of the town and adjacent to USH 41/141, and Little Suamico found in the east central portion of the town at the junction of CTH J and CTH S. The towns of Pensaukee and Abrams comprise the town's northern border; the Village of Suamico (Brown County) serves as its southern border; Green Bay of Lake Michigan is Little Suamico's eastern border; while the Town of Chase is the town's western neighbor. **Map 2.1** provides a general location of the Town of Little Suamico in Wisconsin, and **Map 2.2** highlights the planning area.



### Past Planning Efforts

The current Town of Little Suamico ordinances address several conditions or issues within the town and either support or expand upon county ordinances. They will be instrumental in the implementation of this comprehensive plan. A list of those ordinances addressing land use has been compiled in Chapter 4: Implementation of this comprehensive plan.

**Sewer and Water Plan:** The *Oconto County Sewer and Water Plan* was prepared by Max Anderson Associates to identify areas having a problem with or a need for centralized utility systems, based on population, housing, density, and the age and types of individual utility systems. The plan was adopted in 1971 and reports future sewer and water needs for communities within the county.

**Green Bay West Shore Study:** The study was prepared in 1980 by the Bay-Lake Regional Planning Commission under the Coastal Management Program. This report contains background data for a coastal study area, which includes the Town of Little Suamico. An identification of problem/conflict areas in terms of existing natural resources and land use are included in this report.

**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.

**The Oconto County - Green Bay West Shore Sewer Service Area Plan:** This regional plan was prepared during 1995 by the Bay-Lake Regional Planning Commission and approved by the Wisconsin Department of Natural Resources in April 1996. This plan was developed as a “growth control” tool and defines a “sewer service area boundary” for the community of Little Suamico (as well as other areas) which should accommodate sewered growth for the next 20 years. Additionally, this plan defines and identifies those significant natural resources known as “environmental corridors” which prohibits publicly sewered development.

**Cumulative and Secondary Impacts of Potential Infrastructure Improvements in Southeastern Oconto County:** was prepared during 1995 and 1996 by the Bay-Lake Regional Planning Commission through an agreement with the Wisconsin Coastal Management Program. This plan was developed for the same study area as the sewer service area plan. It contains an inventory of existing physical and social characteristics as well as discussions on future highway and sewer improvements. The plan recommends specific actions which the county and individual communities may wish to employ to plan for growth effectively.

**Town of Little Suamico Town Plan:** This plan was initiated in 1991 and finished by the town in 1993. The document contains a set of goals as well as a preferred land use map. The background information is reflected within the *Town of Little Suamico 2020 Comprehensive Plan*.

**Town of Little Suamico 2020 Comprehensive Plan:** The town completed and adopted a land use plan in 2000. Planning assistance was provided by the Bay-Lake Regional Planning Commission. This plan formulated strategies to guide future development throughout the town with the creation of a 20-year General Plan Design.

The goal of the comprehensive planning process is to inventory existing ordinances and identify the key findings from these plans to ensure their consistency in utilization and implementation with 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 their implementation.

### **Town of Little Suamico 20-Year Comprehensive Plan**

In August of 2008, the Town of Little Suamico adopted an updated comprehensive plan entitled the Town of Little Suamico 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 Little Suamico 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 XXXX.

## **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. Those resources found within the Town of Little Suamico 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 Little Suamico. Lake silt and clay covers a majority of the town with a small section in the northeastern corner containing 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 get to the groundwater.
- The town is located within two watersheds—the far northeastern area contains the Pensaukee River watershed while the majority of the town can be found in the Suamico and Little Suamico Rivers watershed. These watersheds are part of the larger Lake Michigan Basin that drains directly into Green Bay of Lake Michigan.
- There are no bodies of water classified as lakes in the Town of Little Suamico. However, the Green Bay of Lake Michigan borders the entire eastern side of the town.
- Within the Town of Little Suamico, there are several prominent river and stream features including the Little Suamico River and its tributaries found in the central area of the town. The Little Suamico River flows easterly, while Tibbet Creek located in the northeastern area of the town and Kirchner Creek in the far northeast part of the town, drain to the south. These creeks and rivers drain into Green Bay of Lake Michigan.
- 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.
- The topography within the Town of Little Suamico reflects the previously described glaciation with landscapes fluctuating from level to rolling. A majority of the town maintains elevations of approximately 640 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 that are unsuitable for agricultural use; mixed in with ridges and steep slopes; adjacent to primary water features such as the Little Suamico River 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.
- The Plan Determinants consist of wetlands, floodplains, steep slope (12 percent or greater), 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 slope are present in the westcentral area, along with a small area in the eastcentral area of the town. Areas of steep slope are comprised of soil characteristics that can be seen as a constraint to development due to their tendency for increased runoff

and soil erosion.

- The floodplains are located adjacent to the Green Bay of Lake Michigan in the eastern part of the town; Little Suamico River and its tributaries in the central portion of the town; and Tibbet Creek and Kirchner Creek in the northeastern area of the town.
- The town has a large, contiguous wetland complex located along the Green Bay shoreline providing vital wildlife habitat.

## Agricultural Resources

Despite the continued urbanization of Little Suamico, there remains approximately 5,700 acres of farm and pasture lands in the town. Land noted as prime agricultural land is primarily located in the central part of the town, east of U.S. Highways 41/141. **Map 2.4** reflects the location and amount of prime agriculture land in the town. Areas that have been designated as farmland preservation areas within the town are shown on **Map 3.18** and **Map 3.19** 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 34 historically significant structures located in the Town of Little Suamico. A majority of these listings are homes, former businesses, and agriculture related structures. Some of the more prominent entries on the historical society's site are the St. John's Evangelical Lutheran Church, the John Grosse House, and the Frank Allen General Store and Hotel.

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

Community Design Features are often 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 Little Suamico, these include:

- a. Landmarks (reference points)-
  - Little Suamico River
  - Tibbet Creek
  - Kirchner Creek
  - Sobieski
  - Little Suamico
  - Little Suamico Recreation Park
- b. Pathways (roads, trails, etc.)-
  - U. S. Highways 41 and 141

- County Highways J and S
- Little Suamico River
- Canadian National and Escanaba-Lake Superior Railroad
- c. Edges (boundaries)-
- Green Bay of Lake Michigan
- Brown County
- Towns of Chase, Abrams, and Pensaukee
- d. Districts (encompass areas of commonality)-
- Local School Districts – Pulaski and Oconto Falls
- NWTC
- Little Suamico Sanitary District
- Little Suamico Fire Department
- County Rescue Emergency Services
- e. Nodes (destinations within the center of a district)-
- Town Hall
- Fire Station
- Little Suamico Recreation Park
- Town Recycling Center
- Sobieski
- Little Suamico

## Economic Resources

The town's local economy is dependent upon its commercial development located within the town's two hamlets and along the U.S. Highways 141/41 corridor. According to the 2017 land use inventory, there were 209 acres of identified commercial land and 19.7 acres of industrial land use, which is primarily one active quarry.

Other employment types found in the Town of Little Suamico include food and beverage service, restaurants, gas and convenience stations, sales, service and repair, recreation, and construction.

## Utilities and Community Facilities

An inventory and assessment of existing 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 Little Suamico's community and public facilities is outlined below. The town's parks and community facilities are shown on **Map 2.6**.

The Town of Little Suamico municipal building is located at 5964 County Road S. This building was constructed in 2011 replacing the previous building. The Town Hall serves as space for meetings, elections, training, miscellaneous community events, and county zoning meetings. Town residents maintain their own wells for drinking water. A



portion of the town is part of the West Shore Sewer Service Area that includes the towns of Stiles, Pensaukee, and Little River and the City of Oconto. Residents contract with private garbage haulers for collection of their recyclables and refuse. The town has a recycling center on Allen Road where residents can bring their recyclables and refuse.



The Oconto County Sheriff's Department provides primary police protection for the town. A police service agreement between the Town of Little Suamico, Town of Chase, and the Oconto County Sheriff's Department provides a full time deputy within these two towns. This police service agreement is reviewed annually. Fire protection is provided through the Town of Little Suamico Volunteer Fire Department. The fire station is located at 5974 County Road S and serves the entire town with a volunteer department. The department maintains mutual aid

agreements with neighboring communities. An expansion of the department's facilities occurred in 2007. **Map 9.4** in Chapter 9 of *Volume II: County Resources* illustrates the fire districts in Oconto County. County Rescue Service, located at 1765 Allouez Avenue in Green Bay, provides emergency medical services to town residents. The EMS/Ambulance districts are shown on **Map 9.5** in Chapter 9 of *Volume II: County Resources*.

The eastern two-thirds of the Town of Little Suamico is served by the Oconto Falls School District. The Pulaski Community School District covers the western one-third of the town. See **Map 9.6** in Chapter 9 of *Volume II: County Resources* for public school districts located in Oconto County. There is no public library located in the Town of Little Suamico. Residents of the town can utilize the Oconto Falls Community Library or the Brown County Public Library system with branches in the villages of Pulaski and Howard. The United States Postal Service maintains a post office in the Town of Little Suamico at 1145 Grosse Road.

Residents can access both local and satellite TV services. Cable service is provided by Time Warner Cable and Bayland Telephone Incorporated located at 2711 E. Frontage Road in the Town of Abrams. Wisconsin Public Service and Oconto Electric Cooperative provide electric service to town residents. Gas service is available within limited areas of the town by Wisconsin Public Service. There are two privately owned cemeteries within the town-The first one is Riverside Cemetery located on Riverside Cemetery Road just off Allen Road east of U.S. Highways 141/41. The second cemetery is located at the St. John Cantius Catholic Church within Sobieski. Both cemeteries have space available. There is one telecommunications tower in the town located on Kawula Lane. There are no hospital facilities within the Town of Little Suamico. The closest hospitals are HSHS St. Clare Memorial Hospital in the City of Oconto Falls at 855 S. Main Street and St. Mary's Hospital Medical Center at 1726 Shawano Avenue in the City of Green Bay. Building Blocks child care is located at 6090 County Highway S in Sobieski.

## **Parks and Recreation**

The Town of Little Suamico has one park-Little Suamico Recreation Park located at 1015 County Road J. This community park was established by the Little Suamico Recreation Club, a non-profit group begun by town residents in 1967. The park grounds were purchased by the club in 1971. The park provides



residents with three ball fields (one of which is lighted for night play) with score board, volleyball courts, tennis courts, a picnic area near the river, soccer field, swings, children's play apparatus with slides, basketball court, and a combination storage building and concession stand. Parking consists of a gravel parking area. The park is now owned and maintained by the Town of Little Suamico. This park is noted on **Map 2.6**. Please see **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 Little Suamico is highlighted below. For more details on the transportation systems in Oconto County, please see Chapter 8 of *Volume II: County Resources*.

- U.S. Highway (USH) 141 is a principal arterial route. The function of an arterial highway is to move traffic over medium to long distances, often between regions as well as between major economic centers, quickly, safely and efficiently. Over the years, the portion of USH 141 from Green Bay, through Oconto County has slowly been upgraded to freeway and expressway standards.
- U.S. Highway (USH) 41 is also classified as a principal arterial highway. In 1972, the portion of USH 41/USH 141 from the northern end of the freeway near Suamico north of Green Bay to the USH 41/USH 141 "split" at Abrams was converted to four-lane, divided highway. In 1991 and 1992 the interchange at the USH 41/USH 141 "split" at Abrams was constructed. In 1999, the interchanges at CTH S (at the unincorporated community of Sobieski) and at the USH 41 and USH 141 "split" (at Abrams) were completed as part of the ongoing conversion of the portion of USH 41/USH 141 from Suamico (in Brown County) to the Town of Abrams to full freeway standards. In 2000, the interchange at Brown Road was completed and USH 41/USH 141 from Suamico to Abrams became a fully-controlled access freeway.
- County Highways (CTH) J 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 J originates in Brown County, travels north through the towns of Little Suamico and Pensaukee, and into the Town of Oconto. CTH S begins at County Highway J in the Town of Little Suamico and travels west through the central part of the Town of Chase into Shawano County.



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

Rail service is provided by the Canadian National Railroad Company (the CN) and the Escanaba-Lake Superior Railroad Company (the E&LS). The CN track originates approximately 105 miles north in the City of Ishpeming, Michigan. The track



traverses south from Ishpeming through the Upper Peninsula, through the cities of Marinette and Peshtigo on to the City of Oconto. From Oconto, the CN runs south to the City of Green Bay.

The E&LS is a privately owned shortline railroad company operating in Northeastern Wisconsin and the Upper Peninsula of Michigan. The 208 mile mainline of the E&LS stretches from Ontonagon, Michigan on the shores of Lake Superior to Green Bay. In addition to the mainline, two key branches are the 6-mile Stiles Junction to the City of Oconto Falls line and the 21-mile Crivitz to Marinette line.

## **Land Use Inventory**

A detailed field inventory for the Town of Little Suamico 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 refer to Chapter 11 of *Volume II: County Resources* for a description of these categories.

A breakdown of the town's general land uses with acreages is shown on Table 2.1. **Map 2.7** displays the existing land uses for the Town of Little Suamico.

Table 2.1: Existing Land Use

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
<b>DEVELOPED</b>			
<i>Single Family</i>	3,515.2	15.1	83.1
<i>Two Family</i>	17.7	0.1	0.4
<i>Mobile Homes</i>	36.6	0.2	0.9
<i>Multi-Family</i>	0.9	0.0	0.0
<i>Vacant Residential</i>	9.7	0.0	0.2
Total Residential	3,580.1	15.4	84.6
Commercial	209.0	0.9	4.9
Industrial	19.7	0.1	0.5
Transportation	182.9	0.8	4.3
Communications/Utilities	6.9	0.0	0.2
Institutional/Governmental	34.9	0.1	0.8
Recreational	31.8	0.1	0.8
Agricultural Structures	165.5	0.7	3.9
<b>Total Developed Acres</b>	<b>4,230.9</b>	18.1	100.0

UNDEVELOPED		Percentage Undeveloped Land
Croplands/Pasture	5,708.1	24.5
Woodlands	10,773.3	46.2
Other Natural Areas	2,348.5	10.1
Water Features	258.2	1.1
<b>Total Undeveloped Acres</b>	<b>19,088.1</b>	81.9
<b>Total Land Area</b>	<b>23,319.0</b>	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 Little Suamico experienced a decrease in population from 1910 to 1960. The town's population has rebounded and has grown considerably during the past 50 plus years. According to the 2010 U.S. Census count, the town population was 4,799, which was an increase of 922 from the 2000 U.S. Census count of 3,877. 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 City of 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 the Town of Little Suamico 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 Little Suamico can anticipate continued new resident growth.

More information on population projections for Oconto County and the Town of Little Suamico can be found in Chapter 6 of *Volume II: County Resources* with town specific projections shown in Table 6.17.

### Housing

#### **Housing Trends and Characteristics**

As reported by the U.S. Census the Town of Little Suamico's total number of housing units has steadily increased over the years. The town saw an increase of 492 units between 2000 and 2010.

For more information on the number of housing units in Oconto County and the Town of Little Suamico can be found in Table 6.19 found in Chapter 6 of *Volume II: County Resources*.

#### **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 information on housing projections for Oconto County and the Town of Little Suamico refer to Table 6.20 found in Chapter 6 of *Volume II: County Resources*.

### Economic Development

The Town of Little Suamico's economy is heavily dependent upon retail and commercial

businesses. The highway corridor along with the number of existing businesses, form a solid economic basis for future growth in the town.

A majority of the town's residents, 38.1 percent, are employed in management, professional, and related occupations. For a breakdown of employed persons by occupation for the Town of Little Suamico 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

### Existing Land Use Issues and Conflicts

The Town of Little Suamico has experienced rapid residential development over the years. 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 in the comprehensive plan.

- There are multiple driveways along main transportation routes such as County Highway S only serving single residences and businesses that are a cause for safety and maintenance concerns.
- The wide-spread residential and commercial development will have negative impacts on the environmental corridors and natural areas.
- Many of the existing and future sub-division lay-outs have single entrance and exit roads and do not allow for trail or recreation connectivity.
- There is little or no growth or redevelopment within Little Suamico or Sobieski.
- Most development is within the areas within the Pulaski School District.
- The highway corridor interchanges are underutilized for development and the entire corridor has little cohesiveness.
- The Little Suamico Sanitary District is not serving the fastest or the most densely developing residential and commercial areas.
- The lack of a municipal water system limits the town's ability to serve residences or attract new businesses to the town.
- There are no defined or designated areas for additional recreational facilities.
- The town's overall strong growth will result in the continued loss and fragmentation of agriculture land and open space.

### Anticipated Land Use Trends

The continued increase in fuel prices will be a major consideration as to where people choose to live and work. The Town of Little Suamico has and continues to be an ideal location for those wanting to reside in the country yet within a short driving distance of shopping, schools, and amenities. Based on population projections, Little Suamico can anticipate a considerable number of new residents residing in the town in the future. This growth will translate into the following anticipated land use trends.

- There will be continued expansion of existing residential sub-divisions and the creation of

additional densely developed sub-divisions.

- With a large number of already determined and platted residential lots, the focus should be on infill development within existing subdivisions as opposed to creating new concentrated housing developments.
- As commercial growth pushes north from Brown County, the town will experience strong general corridor development.
- Without the availability of municipal water, smaller businesses are more inclined to locate within the town.
- More home-based businesses including small community farms, oftentimes organic certified, are a fit for urbanizing areas where there are smaller agriculture parcels available.
- There may be a need for additional recreational facilities and trails to accommodate all types of recreation.
- The influx of new residents and businesses will expedite the need for additional municipal services such as a stormwater management program, expanded sanitary district, and construction of municipal water supply or connection to Green Bay's Water Utility.

## **Development Considerations**

### **Land Supply**

The town's location will continue to be a draw for those individuals wanting larger lot sizes but within a reasonable driving distance to amenities, shopping, schools, and recreation. The Pulaski Area School District and the Oconto Falls School District will be a draw for young families. Despite the rapid growth taking place within Little Suamico, there continues to be ample room for residential development with over 19,000 acres of undeveloped land still available. The Little Suamico Sanitary District covers a large portion of the central part of the town and has capacity to service additional businesses and homes. With the completion of the expansion of the U. S. Highways 141/14 corridor, there is sufficient land for commercial and light industrial development along this well-traveled transportation route and at the valuable interchanges. However, there will be limited development opportunities for some types of land uses due to the lack of utilities, primarily water and sewer services.

### **Land Price**

As the areas immediately surrounding the Green Bay Metro area become more densely developed, such as the villages of Howard and Suamico, communities like Little Suamico will be very desirable. Correspondingly, the value of the land will increase. The land located within desirable business locations, such as within the Little Suamico Sanitary District and along the U.S. Highways 141/41 corridor will retain a higher market 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 value of limited natural resources land (wooded and open space) will continue to be desired for hunting/recreational purposes and bring strong cost per acre sales.

## 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 land use classification is not developable due to natural features, easements, setbacks, existing preferred land uses, or lack 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 Little Suamico by 2040 is 3,337 acres. The net acreage total for each of the illustrated land uses in Table 2.8 is 2,503 acres. The Town of Little Suamico future land use projections can be viewed in Table 2.8.

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

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2020	669.4		39.1		3.7	
2025	495.0	1164.4	28.9	68.1	2.7	6.4
2030	517.1	1681.5	30.2	98.3	2.9	9.3
2035	414.0	2095.5	24.2	122.5	2.3	11.6
2040	256.5	2352.0	15.0	137.5	1.4	13.0

Source: Oconto County Planning, 2020

### Residential Projections

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

- Wisconsin Department of Administration (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 further account for the continued decline in persons per household from 2.6 in 2020 to 2.46 by 2040.

Using this projection method illustrated in Table 2.3, the Town of Little Suamico can anticipate adding 988 new homes by 2040. The land needed for these new residents equates to 2,352 net acres and 3,136 gross acres.

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

Year	New Housing Units	Acres/DU	Market Value	Acres Needed
2020	357	1 1/2	1.25	669.4
2025	220	1 1/2	1.5	495.0
2030	197	1 1/2	1.75	517.1
2035	138	1 1/2	2	414.0
2040	76	1 1/2	2.25	256.5
<b>Total</b>	<b>988</b>			<b>2,352.00</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 357 new housing units. From 2020 thru 2025 it is projected the town will see 220 new housing units. The projections are for single family homes and do not account for multiple family and apartment complexes which have greater residential densities.

### 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 17.1 acres of residential land to every one acre of commercial land for a 17.1:1 ratio. Based on this ratio, the town can anticipate allocating some 137.5 net acres for new commercial development equating to 183.39 gross acres during this planning period. This calculation is shown in Table 2.4 below. Commercial areas have been designated along the U.S. Highways 141/41 corridor that will be suitable for both local and transient traffic. The corridor will also allow light industrial operations, if they fit the size and scale of the surrounding land uses and complement the existing business community.

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

Year	Res. Acreage	Ratio	Acres Needed
2020	669.4	17.1	39.1
2025	495.0	17.1	28.9
2030	517.1	17.1	30.2
2035	414.0	17.1	24.2
2040	256.5	17.1	15.0
<b>Total</b>			<b>137.5</b>

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 181.3 acres of residential land to every one acre of industrial land for a 181.3:1 ratio. As reflected in Table 2.5, the Town of Little Suamico has allocated 13 net acres for future light industrial development equating to 17.3 gross acres.

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

Year	Res. Acreage	Ratio	Acres Needed
2020	669.4	181.3	3.7
2025	495.0	181.3	2.7
2030	517.1	181.3	2.9
2035	414.0	181.3	2.3
2040	256.5	181.3	1.4
<b>Total</b>			<b>13.0</b>

Source: Oconto County Planning, 2020

## Agricultural Projections

With over 5,700 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. With the need for an estimated 3,337 acres of additional residential, commercial, and industrial land uses by 2040, careful planning will need to take place to ensure existing agriculture and open space lands are preserved. As development pressures continue to grow, consideration should be given as to where and how these open areas should be preserved to maintain the aesthetics and rural character of the Town of Little Suamico.

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

