

Sanitary Permits Issued for New Homes in 2009

Below is a table showing the number of sanitary permits issued for new homes in Dodge County for 2009. Using sanitary permit information for new homes is a way for Dodge County staff to calculate the number of new homes being constructed in the County. This is the best method of measuring new home construction, since county land use permits are not required in all towns. While this is a good indicator of new homes, it does not account for homes constructed in sanitary districts. Compared to 2008, there was a 40.2 percent decrease in the number of sanitary permits issued in 2009 (72 sanitary permits were issued in 2008).

<u>Town</u>	<u>Permits Issued for New Homes</u>	<u>Town</u>	<u>Permits Issued for New Homes</u>	<u>Town</u>	<u>Permits Issued for New Homes</u>
<i>Ashippun</i>	1	Fox Lake	0	<i>Oak Grove</i>	0
Beaver Dam	6	Herman	3	Portland	5
Burnett	2	Hubbard	3	<i>Rubicon</i>	2
<i>Calamus</i>	3	Hustisford	2	<i>Shields</i>	0
Chester	2	<i>Lebanon</i>	0	Theresa	1
Clyman	1	<i>Leroy</i>	0	<i>Trenton</i>	2
Elba	2	<i>Lomira</i>	1	Westford	1
Emmet	4	Lowell	1	Williamstown	1
Total Number of Sanitary Permits Issued for New Homes in 2009 = 43					

Source: Dodge County Land Resources and Parks Department; towns that have adopted County Zoning are in italics.

Land Rezoned out of the A-1 Prime Agricultural Zoning District in 2009

The table below shows the amount of land rezoned out of the A-1 Prime Agricultural Zoning District for all towns. It is important to point out that this table **does not** show the amount of land rezoned out of the A-2 General Agricultural Zoning District (or similar ag. district), **only** the A-1 Prime Agricultural Zoning District. Compared to 2008, there were 101.12 fewer acres removed from the A-1 Zoning District in 2009. This represents a 39.7 percent decrease in land rezoned out of the A-1 Zoning District.



<u>Town</u>	<u>Acres Rezoned out of A-1</u>	<u>Town</u>	<u>Acres Rezoned out of A-1</u>	<u>Town</u>	<u>Acres Rezoned out of A-1</u>
<i>Ashippun</i>	1.94	Fox Lake	-	<i>Oak Grove</i>	14
Beaver Dam	1	Herman	N/A	Portland	3
Burnett	-	Hubbard	N/A	<i>Rubicon</i>	-
<i>Calamus</i>	-	Hustisford	3.5	<i>Shields</i>	-
Chester	N/A	<i>Lebanon</i>	20	Theresa	21.44
Clyman	N/A	<i>Leroy</i>	60	<i>Trenton</i>	-
Elba	-	<i>Lomira</i>	21.9	Westford	-
Emmet	-	Lowell	N/A	Williamstown	6.5
Land Rezoned Out of A-1 Prime Ag. District in 2009 = 153.28 Acres					

Source: Dodge County Land Resources and Parks Department; towns that have adopted County Zoning are in italics
N/A: These towns do not have an A-1 Prime Agricultural Zoning District.

Land Divisions in Dodge County for 2009



The number of land division applications by town is a good indicator of the growth pressure in Dodge County. All land divisions are required to get approval from Dodge County. The table below displays the number of approved land division applications in 2009. The actual number of new lots created is more than the number of applications received, since many applications request multiple new lots. Most of the land divisions that occur in Dodge County are for non-farm residential development. Compared to 2008, land division requests are down 20.4 percent (98 requests in

2008).

<u>Town</u>	<u>Land Division Requests</u>	<u>Town</u>	<u>Land Division Requests</u>	<u>Town</u>	<u>Land Division Requests</u>
Ashippun	3	Fox Lake	7	Oak Grove	4
Beaver Dam	5	Herman	5	Portland	3
Burnett	2	Hubbard	4	Rubicon	4
Calamus	1	Hustisford	2	Shields	1
Chester	4	Lebanon	5	Theresa	3
Clyman	3	Leroy	2	Trenton	3
Elba	3	Lomira	3	Westford	1
Emmet	2	Lowell	7	Williamstown	1
Land Division Applications in 2009=78					

Source: Dodge County Land Resources and Parks Department

Agriculture Land Sales in Dodge County 2004 – 2008

From 2004 to 2008 the value of agricultural land continuing in agricultural use averaged \$4,363.40 per acre, while the value of land diverted to other uses averaged \$6,724.20 per acre. The conversion of agricultural land to other uses affects towns and incorporated municipalities. When a city or village annexes land into its borders, the annexed land and surrounding land's price per acre and land uses are affected. There is an average of 33.8 transactions per year from 2004 to 2008, and an average of 2,336.80 acres sold during the same time frame.

	<u>Ag Land Continuing in Ag Use</u>			<u>Ag Land Being Diverted to Other Uses</u>			<u>Total of all Ag Land</u>		
	<u># of Transactions</u>	<u>Acres Sold</u>	<u>Dollars per Acre</u>	<u># of Transactions</u>	<u>Acres Sold</u>	<u>Dollars per Acre</u>	<u># of Transactions</u>	<u>Acres Sold</u>	<u>Dollars per Acre</u>
2004	30	2,680	\$3,744	7	305	\$5,744	37	2,985	\$3,949
2005	42	2,940	\$4,680	10	561	\$7,604	52	3,501	\$5,149
2006	19	1,216	\$4,231	1	46	\$9,000	20	1,262	\$4,405
2007	25	1,641	\$4,162	3	307	\$5,751	28	1,948	\$4,413
2008	29	1,892	\$5,000	3	96	\$5,522	32	1,988	\$5,025
Average 2004-08	29	2,073.8	\$4,363.40	4.8	263	\$6,724.20	33.8	2,336.8	\$4,588.20

Source: Wisconsin Agricultural Statistics Service

Dodge County Sliding Scale Density Formula - 2009

The sliding scale density formula was created to balance land preservation and property rights. It accomplishes this by allowing the creation of new lots in agriculturally zoned areas based on the amount of acreage currently owned. The density standard is only enforced in areas subject to county zoning. In 2009, 31 new lots were created using the density standard formula available to landowners within the Agricultural Zoning Districts. As a result of the new lots being created, approximately 620.88 acres have been restricted from further development for at least the next 15 years under the density standard provisions. Another 1,354.50 acres have been restricted to no more than 27 additional lots over the next 15 year period as well. That means for each lot created, an average 20.02 acres were preserved for 15 years and another 43.69 acres of agricultural land was restricted. This is being accomplished without any cost to the County. Comparing 2008 to 2009, there was a six percent decrease in the number of new lots created in 2009 (33 new lots in 2008).

	Number Of Lots Created	Acres Preserved For The Next 15 Years	Development Rights Remaining	Acres Restricted From Further Development
2009 Total For Dodge County	31	620.88	27	1,354.50

Source: Dodge County Land Resources and Parks Department; contact the Department for additional density standard details.



Are you looking for other land use resources to review?

* There are many resources at your finger tips, below is a short list of resources to check out!

- <http://www.co.dodge.wi.us/landresources/>.
- <http://www.uwsp.edu/cnr/landcenter/>
- <http://www.nass.usda.gov/index.asp>
- <http://www.dnr.state.wi.us/org/es/science/landuse/>
- <http://datcp.state.wi.us/core/agriculture/agriculture.jsp>
- <http://www.sco.wisc.edu/>
- http://factfinder.census.gov/home/saff/main.html?_lang=en

For more information on this report, contact Nate Olson with the Dodge County Land Resources and Parks Department at 920-386-3948, nolson@co.dodge.wi.us, or feel free to stop in the office.

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2009 Land Use Trends for Dodge County

Produced by Dodge County Land Resources and Parks Department



Dodge County is a great place to live, work and play. The natural and cultural resources in Dodge County provide citizens a quality place to call home. People are attracted to the variety of housing types in the towns, villages and cities. Due to the variety of housing options and Dodge County's proximity to metropolitan areas, the County makes for a desirable place to reside. Dodge County could be considered a "bedroom community" since almost 40 percent of Dodge County citizens live here and travel to surrounding communities for employment. Dodge County provides a rural atmosphere that many people seek; this benefit not only attracts people, but also creates the problem of finding appropriate land for the increasing population. The following report displays recent agricultural, demographic, and development trends that have occurred in Dodge County.



WDOA Population and Housing Unit Estimates for 2005-2009

Every year the Wisconsin Department of Administration (WDOA), Demographic Services Center develops population and housing unit estimates for every county in the state. Over the past five years, the County has increased its population by 1.43 percent and increased its housing units by 2.72 percent. Below are the population and housing unit estimates for Dodge County over the past five years.

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	Number Change 2005-2009	Percent Change 2005-2009
Dodge County Population Estimates	88,748	89,063	89,225	89,810	90,022	1,274	1.43

Source: Wisconsin Department of Administration

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	Number Change 2005-2009	Percent Change 2005-2009
Dodge County Housing Unit Estimates	35,992	36,316	36,555	36,828	36,974	982	2.72

Source: Wisconsin Department of Administration

* A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.