

CHAPTER FIVE: HOUSING ELEMENT

Introduction

In May 1979, the Pepin County Board approved the Pepin County Agricultural Preservation Plan. Part of the Plan addressed the potential conflicts between residential development and the need to maintain farms and farmland. A series of goals and policies were listed and a strategy to implement the plan was approved. Two goals were identified that pertain to the Housing Element and are listed below.

Goal 5 – Rural and Urban Growth

To encourage rural and urban development within the county by expansion within the existing towns and villages and discouraging further scattered residential growth within the rural unincorporated areas of Pepin County.

Policy

1. To channel future industrial, residential, and commercial development within those areas of Pepin County that have the capacity to provide the necessary services.
2. To provide for development within existing service areas and also those fringe areas where future services (utility extensions, road construction, etc.) are planned for future expansions.
3. To prevent scattered development and sprawl without discouraging desirable rural development.
4. To insure the most efficient and organized development which will not be detrimental to the social, physical, and economic well being of Pepin County.
5. To encourage within communities the proper balance between the different types of land usage (industrial, commercial, residential, agriculture, and open space) which will meet the present and future needs of the county's residents.
6. To direct any future rural residential development toward existing platted subdivisions within Pepin county.
7. To create cooperative relationships with all of the incorporated towns and villages of Pepin County in developing designated areas for future growth.

Goal 6 – Housing

To encourage within Pepin County, housing that provides a suitable living environment for all residents of the county.

Policy

1. To encourage future residential development within existing communities where adequate public services are and can reasonably be made.
2. To encourage adequate housing by the public and private sector needs of Pepin county.
3. Have the zoning Committee through use of subdivisions, regulations, building codes, zoning ordinances and sanitary codes promote quality development.
4. To recognize the value of all existing residential neighborhoods within Pepin County to encourage improvement efforts within all such areas.
5. To encourage a broad range of housing types so that a choice is available to all residents of Pepin County.
6. To support housing for both low and moderate income families living in Pepin County.

The Waubeek Township Planning Commission supports these Goals and Policies and believes they should also be followed within the Township when applicable. New housing should be avoided in the agricultural preservation areas and encouraged in the transition area of the Township as shown in the county's farmland preservation plan map for the Town of Waubeek.

Table 1 shows the number of housing units in the Town of Waubeek, in Pepin County, and in the State of Wisconsin over a 30-year period. The township's greatest housing unit growth came in the 1980's.

Table 1 – Housing Units

| | Town of Waubeek | Pepin County | Wisconsin |
|-------------|------------------------|---------------------|------------------|
| 1970 | 57 | 2357 | 1,472,332 |
| 1980 | 78 | 2881 | 1,863,897 |
| 1990 | 116 | 2919 | 2,055,676 |
| 2000 | 130 | 3036 | 2,321,144 |

US Census Bureau

Table 2 shows the change in housing types from 1990 to 2000. There has been a significant increase in owner-occupied housing units and a decrease in renter-occupied units and mobile homes in the township. In 2000, 94% (121) of the housing units were owner-occupied and 6% (8) were renter-occupied. Only 2% (3) of the owner-occupied housing units were mobile homes.

Table 2 – Housing Types

| | 1990 | 2000 |
|------------------------|-------------|-------------|
| Total | 116 | 130 |
| Occupied | 111 | 129 |
| Owner Occupied | 97 | 121 |
| Renter Occupied | 14 | 8 |
| Vacant | 5 | 1 |
| 1-Unit Detached | 108 | 127 |
| Mobile Home | 8 | 3 |

US Census Bureau

The next table (Table 3) shows the value of owner-occupied housing units in the Waubeek Township. In 1990, 96% (66) of the homes were valued under \$99,999. In 2000, only 46% (45) of the homes were valued at less than \$99,999 while 33% (32) were valued between \$100,000 and \$149,999 and 15% (15) were valued between \$150,000 and \$199,999. The median home value in 1980 was \$48,300 and increased 10% to \$53,200 in 1990. The median home value in Waubeek increased by 94% from 1990 to 2000 to \$103,300. In 2000, Pepin County's median home value is \$79,200 and it is \$109,900 for the State of Wisconsin.

Table 3 - Housing Value – Owner Occupied

| | 1990 | 2000 |
|------------------------------|----------------|-------------------|
| Total Number | 69 | 98 |
| < \$50,000 | 29 | 2 |
| \$50,000 - \$99,999 | 37 | 43 |
| \$100,000 - \$149,999 | 3 | 32 |
| \$150,000 - \$199,999 | 0 | 15 |
| \$200,000 - \$299,999 | 0 | 6 |
| Median Value | \$48,300(1980) | \$53,200(+10.1%) |
| | | \$103,300(+94.2%) |

US Census Bureau

Table 4 illustrates the age of the housing units in the Town of Waubeek by showing the year that the structure was built. The 1990 Census showed that the 1970's was a decade of rapid building in the township. 35% of the existing homes had been built in the 1970's. The 2000 Census showed that 26 new homes were built in each of the last two decades.

Table 4 - Year Structure Built

| | 1990 | 2000 |
|--------------------------|-------------|-------------|
| Total Units | 119 | 130 |
| 1999 – March 2000 | 0 | 2 |
| 1995 – 1998 | 0 | 13 |
| 1990 – 1994 | 0 | 11 |
| 1980 – 1989 | 14 | 26 |
| 1970 – 1979 | 42 | 28 |
| 1960 – 1969 | 20 | 24 |
| 1940 – 1959 | 22 | 17 |
| 1939 or earlier | 21 | 9 |

US Census Bureau

The number of bedrooms in owner-occupied single detached homes has not changed much over the last ten years. Table 5 shows the majority of homes in the Township have 3 bedrooms and almost twice as many homes have four bedrooms than two bedrooms. Very few homes only have one bedroom or five or more bedrooms.

Table 5 - Number of Bedrooms

| | 1990 | 2000 |
|-------------------------------|-------------|-------------|
| Total (owner occupied) | 119 | 125 |
| 1 | 4(3%) | 0 |
| 2 | 12(10%) | 19(15%) |
| 3 | 75(63%) | 71(57%) |
| 4 | 25(21%) | 33(26%) |
| 5 or more | 3(3%) | 2(2%) |

US Census Bureau

The number of sanitary permits issued by the Pepin County Zoning Office for new septic systems in the Town of Waubeek each year since 2000 are shown in Table 6. Permit numbers have ranged from zero in 2005 to five in 2004, with an average of 3.4 per year. The great majority of systems are of conventional design with a septic tank and below grade drain field.

Table 6 - Construction of New Private Septic Systems

| | Conventional | Alternative |
|-------------|---------------------|--------------------|
| 2000 | 3 | 1 |
| 2001 | 3 | - |
| 2002 | 5 | 1 |
| 2003 | 4 | - |
| 2004 | 5 | - |
| 2005 | 0 | - |
| 2006 | 3 | - |
| 2007 | 2 | - |

Pepin County Zoning Office

Table 7 shows the number of people in the Town of Waubeek and Pepin County over a twenty-year period whose income does not exceed the federal poverty income level. The income levels used for households of 1, 2, 3, and 4 people are \$10,210, \$13,690, \$17,170, and \$20,650, respectively. The number of people below the poverty level have dropped significantly since 1979 but have remained consistent since 1989. The table also illustrates that the poverty level in the Township is only about 25% of the rate for the entire county.

Table 7 - Poverty Trends

| Year | Town of Waubeek | Pepin County |
|--------------------------|------------------------|---------------------|
| 1979 # in Poverty | 43 | 709 |
| % in Poverty | 18 | 9.5 |
| 1989 # in Poverty | 7 | 876 |
| % in Poverty | 2.2 | 12.6 |
| 1999 # in Poverty | 8 | 646 |
| % in Poverty | 2.2 | 9.1 |

Table 8 shows the population figures for the Town of Waubeek compared to Pepin County from 1860 to 2005. The Township's early peak population of 360 in 1870 was a result of the movement of many settlers to this area adjacent to the Chippewa River. The Township's population began to decrease after 1870 as farm size increased,

logging activity diminished and people gradually moved to other unsettled areas to farm or to urban areas for employment. The Township reached its population low of 115 in 1950. Waubeek's population has increased at an average rate of 26% per decade since 1950.

Table 8 - Population History

| Year | Town of Waubeek | Pepin County |
|-------------|------------------------|---------------------|
| 1860 | 359 | 2392 |
| 1870 | 360 | 4659 |
| 1880 | 197 | 6226 |
| 1890 | 164 | 6932 |
| 1900 | 168 | 7905 |
| 1910 | 150 | 7577 |
| 1920 | 146 | 7481 |
| 1930 | 125 | 7450 |
| 1940 | 130 | 7897 |
| 1950 | 115 | 7462 |
| 1960 | 149 | 7332 |
| 1970 | 217 | 7319 |
| 1980 | 239 | 7477 |
| 1990 | 316 | 7107 |
| 2000 | 364 | 7213 |
| 2005 | 404 | 7596 |

Pepin County Historical Society

The projected population estimate for the Town of Waubeek and Pepin County at 5-year intervals through 2025 are shown in Table 9. The projected rate of population increase is anticipated to decrease from 12.1% from 2005 to 2010 to 5.4% from 2020 to 2025. The 2005 estimate for the number of households in the Town of Waubeek is 143. This assumes 2.82 people per household as obtained from the 2000 Census. The projected population in 2025 results in a household estimate of 200, an increase of 57 households from 2005.

Table 9 - Projected Population Estimate

| Year | Town of Waubeek | Pepin County |
|-------------|------------------------|---------------------|
| 2010 | 453 (12.1%) | 8121 |
| 2015 | 492 (8.6%) | 8418 |
| 2020 | 534 (8.5%) | 8737 |
| 2025 | 563 (5.4%) | 8862 |

Population projections from the Department of Administration's Demographic Service Center.

The Planning Commission for the Town of Waubeek surveyed township landowners for their opinion on land use and development policies to begin to plan for future residential development. The survey showed 60% (64) of landowners were in favor of allowing with some restrictions, single family homes that are not in subdivisions, while 35% (38) of landowners supported homes not in subdivisions with no restrictions. Duplexes with restrictions were supported by 55% (58) of respondents while 27% (29) felt they should be prohibited. Survey results were similar for apartments with three or more units. 50% (52) of landowners were willing to allow apartments with some restrictions while 36% (40) felt they should be prohibited in the township. A great majority of landowners were not in favor of trailer parks in the township. 71% (76) of respondents were not in favor of new trailer parks while 21% (23) were willing to allow new parks with restrictions.

The survey also asked if the township should establish a minimum lot size. 64% (69) of survey respondents favored a minimum lot size while 19% (20) were not in favor a minimum size. The most popular size favored was 1 acre and it was supported by 50% (30) of the respondents. A minimum lot size of 2 acres was supported by 23% (14) of the landowners. An equal percentage of respondents, 7% (4), supported a lot size of either one-half acre or five acres. The survey also asked if there should be a minimum lot size for multi-family housing lots. Survey results showed 22% (12) favored lot size of one acre, 19% (11) favored a lot size of either two acres or five acres, and 16% (9) favored a lot size of three acres.

Current land use zoning in the Town of Waubeek allows single-family dwellings and accessory buildings in land zoned Residential District R-1. Lots must be a minimum of 20,000 square feet (0.46 acre) in size. Pepin County's Subdivision and Platting Ordinance, 18.02 (1), allows for five or more parcels of 1.5 acres each or less in size. Single-family dwellings and two-family dwellings are allowed in the Multiple-Family Residential District R-2. Row Dwellings that contain not more than four units, apartment houses not exceeding 20 units, boarding houses, rooming houses, and mobile home parks are allowed in the R-2 District with a conditional use permit.

There appears to be enough land zoned in the Township for the number of single and multiple family housing units needed to meet the projected population growth through 2025. The acreage needed ranges from 26.5 acres using the Townships minimum lot size (0.46 acres), to 57 acres using the size favored by most survey respondents (1 acre). Even if the lot size was doubled to 2 acres, there is still more land zoned R-1 and R-2 than the 114 acres needed.

Goals

1. Provide future residential development to accommodate projected housing needs.
2. Maintain or enhance the value of new and existing homes.

Objectives

1. Current proposed land use areas provide for the projected housing needs of the future, but will need to be reviewed periodically, especially if housing trends change.

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