

2. Population and Housing

Properly planning for Clark County's future requires an understanding of the county's population, demographics, and housing base. The following chapter inventories and analyzes available data to gain a basic understanding of the current population and housing status as well as to identify trends that are occurring. After knowledge of this base is gained, then the identification of future trends and issues can be determined.

This element depicts basic population and demographic information through population counts and estimates, age distribution data, and population forecasts. Information pertaining to housing includes housing unit counts, occupancy and tenure characteristics, units in structure, age of housing, housing value, persons per household, and housing unit projections.

2.1 Population

Population Trends in Wisconsin 1970-2000

Wisconsin Department of Administration, Demographics Services, July 2001 report titled, "Population Trends in Wisconsin: 1970-2000" included the following findings:

Between 1970 and 2000, Wisconsin's total population grew by 945,854 persons, or 21.41 percent. However, this overall change differed by decade. To understand how Wisconsin's population changed, one must examine the components: natural increase (births minus deaths) and net migration (in-migration minus out-migration).

1970s: The decade of the 1970s saw a population increase of 287,821 from 4,417,821 to 4,705,642, or 6.51 percent. There were 681,959 births and 404,266 deaths, resulting in a natural increase of 277,693 persons. Accordingly, net migration was 10,128 persons.

1980s: The state's population increased by 3.96 percent to 4,891,769. Total births increased to 727,817 and deaths were 414,694, resulting in a natural increase of 313,123 persons. However, net out-migration of 126,996 persons produced an overall population change of only 186,127 persons. Most of the state's out-migration occurred during the deep recession of the early and mid 1980s.

1990s: Wisconsin's population increased by a robust 9.65 percent to 5,363,675. The 1990s experienced the smallest natural increase of the three decades because of fewer births and a larger number of deaths that resulted in a natural increase of about 243,687 persons. However, the most significant trend during the 1990s was a turnaround in migration with 228,219 more people moving into the state than moving out. The impact of natural increase and positive net migration yielded a population increase of about 471,906 persons, by far the highest of the three decades. In fact, the 1990s were the second fastest growing decade the state's history. Wisconsin's highest period of growth occurred in the 1950s when the population grew by 517,202.

Municipal Types

Towns: In 1970, towns made up 27.68 percent of the total population. By 2000, their proportion of the total had risen to 31.10 percent. Towns grew by 17.71 percent in the 1970s, 2.31 percent in the 1980s, and 13.30 percent during the 1990s.

Villages: Wisconsin's villages increased from 10.43 percent of the state's population in 1970 to 12.81 percent in 2000. Villages increased by 17.27 percent in the 1970s, 6.30 percent in the 1980s, and 19.66 percent during the 1990s. Overall, villages grew by a greater overall rate (49.16 percent) than towns (36.44 percent), cities excluding Milwaukee (19.54%), and the City of Milwaukee (-16.78 percent) during the 30-year period. In general, smaller places grew at a faster rate than larger ones since 1970.

Cities (excluding Milwaukee): Cities declined slightly from 45.66 percent of the total population in 1970 to 44.96 percent in 2000. Cities grew by 3.61 percent in the 1970s, 6.08 percent in the 1980s, and 8.76 percent during the 1990s.

Population Outlook

Clark County's population will most likely continue to increase at a moderate rate over the planning period. The majority of communities within the county have been experiencing moderate population growth. However, there are no major trends or indicators that would indicate that population will experience a dramatic increase or decrease over the planning period. It is anticipated that the increase in population of older age groups within the county will continue during the planning period.

Population Counts

Population change is the primary component in tracking growth as well as predicting future population trends. Additionally, population characteristics relate directly to housing, educational, utility, community, and recreational facility needs, as well as future economic development. Other factors which can influence population change are fluctuations in the local and regional economies, annexations, natural disasters, and transportation improvements.

Table 2-1 displays the population trends from 1950 through 2000 for all municipalities within the county, Clark County, and the State of Wisconsin. As of June 2003 there have been two challenges/revisions to 2000 census information affecting Clark County. The Town of Green Grove has received changes resulting in a count of 11 less housing units, a decrease of 203 persons being reported as living in group quarters, and a total population decrease of 227 persons. The Town of Hoard received changes resulting in 11 more housing units, 203 more people as being in group quarters, and an increase in population of 227 persons. This miscalculation is most likely due to inaccurate reporting of the Clark County Health Care Center and its residents. The adjustments that were made to the census information for these communities are not reflected in the tables and figures within this element, except for projection Tables 2-7 and 2-9. Adjustments will be included in local comprehensive planning documents.

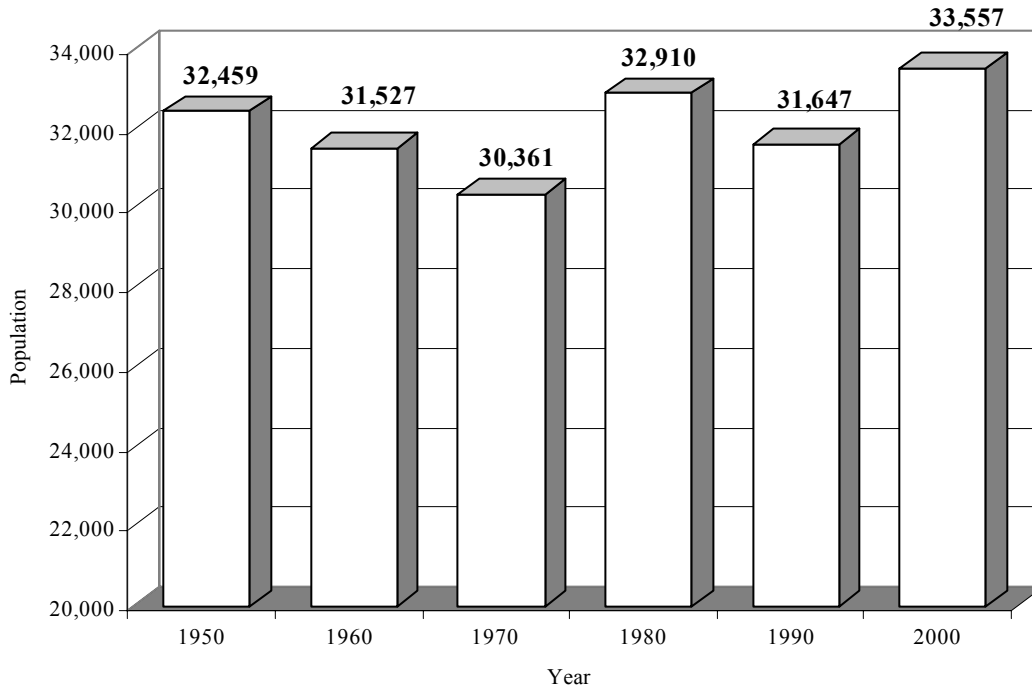
Table 2-1: Population Trends, Clark County, 1950-2000

Municipality	1950	1960	1970	1980	1990	2000
T. Beaver	793	790	718	777	703	854
T. Butler	165	105	83	81	91	88
T. Colby	821	895	812	800	846	908
T. Dewhurst	127	93	99	132	197	321
T. Eaton	671	655	572	663	640	665
T. Foster	73	43	51	111	85	95
T. Fremont	949	809	905	982	963	1,190
T. Grant	901	854	736	882	890	920
T. Green Grove	784	705	663	678	628	902
T. Hendren	632	609	526	570	542	513
T. Hewett	172	148	170	301	314	314
T. Hixon	996	899	791	810	673	740
T. Hoard	1,136	1,067	919	881	805	594
T. Levis	410	441	337	433	492	504
T. Longwood	873	782	728	673	661	698
T. Loyal	871	849	819	882	757	787
T. Lynn	607	581	555	587	703	834
T. Mayville	966	1,015	957	962	932	919
T. Mead	354	293	237	303	249	290
T. Mentor	707	624	584	596	521	570
T. Pine Valley	854	822	923	1,137	1,032	1,121
T. Reseburg	925	864	742	761	687	740
T. Seif	262	209	162	254	211	212
T. Sherman	690	684	674	766	736	831
T. Sherwood	175	164	199	173	195	252
T. Thorp	1,067	967	873	743	710	730
T. Unity	767	703	796	815	735	745
T. Warner	757	665	607	668	599	627
T. Washburn	327	340	325	276	310	304
T. Weston	696	587	602	646	662	638
T. Withee	956	889	801	859	767	885
T. Worden	833	733	595	650	575	657
T. York	861	849	847	903	857	853
V. Curtiss	139	147	135	127	173	198
V. Dorchester*	457	504	491	613	697	823
V. Granton	299	278	288	399	379	406
V. Unity*	142	139	154	166	196	163
V. Withee	421	442	480	509	503	508
C. Abbotsford*	870	935	1,108	1,401	1,409	1,412
C. Colby*	783	840	885	1,151	1,116	1,156
C. Greenwood	956	1,014	1,036	1,124	969	1,079
C. Loyal	1,104	1,146	1,126	1,252	1,205	1,308
C. Neillsville	2,663	2,728	2,750	2,780	2,680	2,731
C. Owen	1,034	1,098	1,031	998	895	936
C. Thorp	1,383	1,496	1,469	1,635	1,657	1,536
Clark County	32,459	31,527	30,361	32,910	31,647	33,557
State of Wisconsin	3,434,575	3,951,777	4,417,731	4,705,642	4,891,769	5,363,675

Source: U.S. Bureau of the Census, 1950-2000. *Does not include portion in Marathon County.

Figure 2-1 displays the historic population for Clark County from 1950 to 2000.

Figure 2-1: Population Trends, Clark County, 1950-2000



Source: U.S. Bureau of the Census, 1950-2000.

In 2000 Clark County's total population reached its highest point for the 50-year period shown. From 1950 to 1970, the county experienced continuous population declines reaching a low in 1970 of 30,361 persons. However, in the next decade the population increased by 8.4% to reach its 1980 level of 32,910 persons. By 1990 the county had experienced a slight decrease of 1,263 persons, but by 2000 the county population increased to its highest population of 33,557 persons. An influx of Mennonite and Amish households, which typically support large family sizes, has been identified as one factor contributing to the increase.

Table 2-2 displays the population change for municipalities in Clark County, Clark County, and the State of Wisconsin from 1970-2000.

Table 2-2: Population Change, Clark County, 1970-2000

Municipality	1970-1980		1980-1990		1990-2000		1970-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
T. Beaver	59	8.2	-74	-9.5	151	21.5	136	18.9
T. Butler	-2	-2.4	10	12.3	-3	-3.3	5	6.0
T. Colby	-12	-1.5	46	5.8	62	7.3	96	11.8
T. Dewhurst	33	33.3	65	49.2	124	62.9	222	224.2
T. Eaton	91	15.9	-23	-3.5	25	3.9	93	16.3
T. Foster	60	117.6	-26	-23.4	10	11.8	44	86.3
T. Fremont	77	8.5	-19	-1.9	227	23.6	285	31.5
T. Grant	146	19.8	8	0.9	30	3.4	184	25.0
T. Green Grove	15	2.3	-50	-7.4	274	43.6	239	36.0
T. Hendren	44	8.4	-28	-4.9	-29	-5.4	-13	-2.5
T. Hewett	131	77.1	13	4.3	0	0.0	144	84.7
T. Hixon	19	2.4	-137	-16.9	67	10.0	-51	-6.4
T. Hoard	-38	-4.1	-76	-8.6	-211	-26.2	-325	-35.4
T. Levis	96	28.5	59	13.6	12	2.4	167	49.6
T. Longwood	-55	-7.6	-12	-1.8	37	5.6	-30	-4.1
T. Loyal	63	7.7	-125	-14.2	30	4.0	-32	-3.9
T. Lynn	32	5.8	116	19.8	131	18.6	279	50.3
T. Mayville	5	0.5	-30	-3.1	-13	-1.4	-38	-4.0
T. Mead	66	27.8	-54	-17.8	41	16.5	53	22.4
T. Mentor	12	2.1	-75	-12.6	49	9.4	-14	-2.4
T. Pine Valley	214	23.2	-105	-9.2	89	8.6	198	21.5
T. Reseburg	19	2.6	-74	-9.7	53	7.7	-2	-0.3
T. Seif	92	56.8	-43	-16.9	1	0.5	50	30.9
T. Sherman	92	13.6	-30	-3.9	95	12.9	157	23.3
T. Sherwood	-26	-13.1	22	12.7	57	29.2	53	26.6
T. Thorp	-130	-14.9	-33	-4.4	20	2.8	-143	-16.4
T. Unity	19	2.4	-80	-9.8	10	1.4	-51	-6.4
T. Warner	61	10.0	-69	-10.3	28	4.7	20	3.3
T. Washburn	-49	-15.1	34	12.3	-6	-1.9	-21	-6.5
T. Weston	44	7.3	16	2.5	-24	-3.6	36	6.0
T. Withee	58	7.2	-92	-10.7	118	15.4	84	10.5
T. Worden	55	9.2	-75	-11.5	82	14.3	62	10.4
T. York	56	6.6	-46	-5.1	-4	-0.5	6	0.7
V. Curtiss	-8	-5.9	46	36.2	25	14.5	63	46.7
V. Dorchester*	122	24.8	84	13.7	126	18.1	332	67.6
V. Granton	111	38.5	-20	-5.0	27	7.1	118	41.0
V. Unity*	12	7.8	30	18.1	-33	-16.8	9	5.8
V. Withee	29	6.0	-6	-1.2	5	1.0	28	5.8
C. Abbotsford*	293	26.4	8	0.6	3	0.2	304	27.4
C. Colby*	266	30.1	-35	-3.0	40	3.6	271	30.6
C. Greenwood	88	8.5	-155	-13.8	110	11.4	43	4.2
C. Loyal	126	11.2	-47	-3.8	103	8.5	182	16.2
C. Neillsville	30	1.1	-100	-3.6	51	1.9	-19	-0.7
C. Owen	-33	-3.2	-103	-10.3	41	4.6	-95	-9.2
C. Thorp	166	11.3	22	1.3	-121	-7.3	67	4.6
Clark County	2,549	8.4	-1,263	-3.8	1,910	6.0	3,196	10.5
State of Wisconsin	287,911	6.5	186,127	4.0	471,906	9.6	945,944	21.4

Source: U.S. Bureau of the Census, 1970-2000. *Does not include portion in Marathon County.

The historic population changes that have occurred within Clark County show some similar trends between municipalities and the state. These trends depict a period of moderate growth (1970-1980) followed by a period of decreased population (1980-1990), with the most recent trend being one of moderate growth (1990-2000).

From 1970 to 1980, most municipalities experienced moderate growth of less than 10%. Approximately 44% of Clark County municipalities had population growth of less than 10%, while approximately 36% experienced growth of greater than 10%.

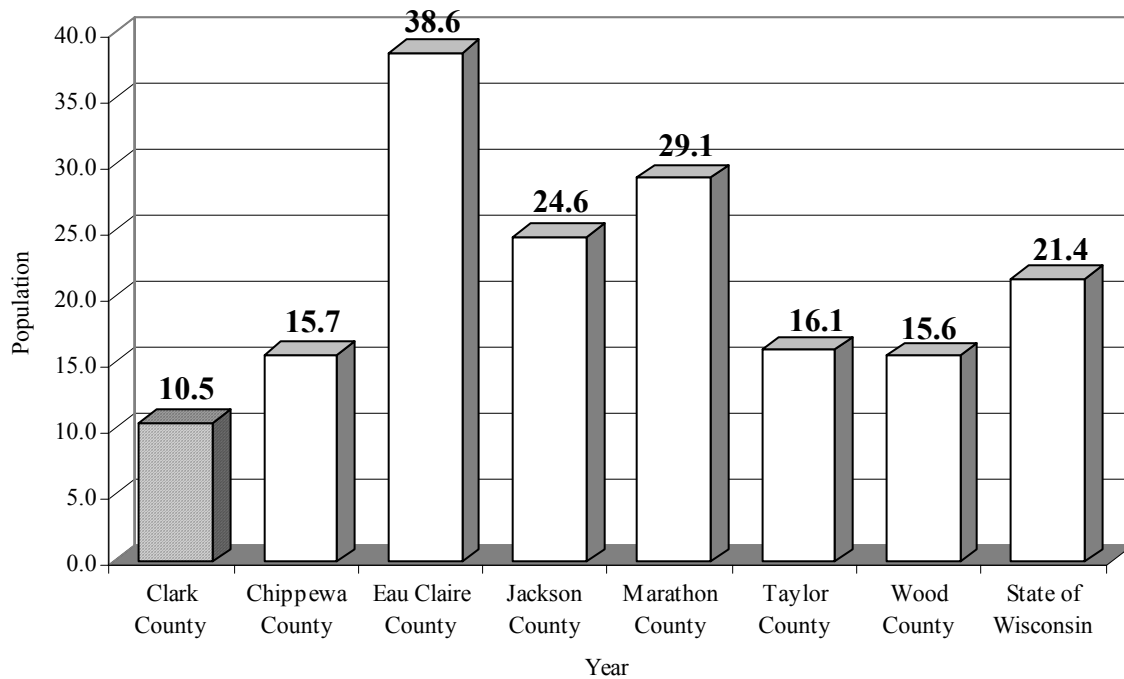
The 1980s were a period of population decline for most of the county. Approximately 67% of the municipalities within the county experienced a decline in population. This trend of population decline was not unique to Clark County; much of the state experienced similar trends. Even though the state's population did not decline, growth was below normal. Clark County's heavy dependence on agriculture may have played a factor in that the 1980s were challenging economic times for agriculture.

The 2000 census indicated that the majority of municipalities in the county had moderate population growth, less than 10%, from 1990 population levels. However, a majority of the population growth between 1990 and 2000 occurred in unincorporated towns. This pattern is again consistent with state trends.

There are three communities within the county that have had unique population changes from 1970 to 2000 that are worth noting. The Towns of Dewhurst and Levis and the Village of Dorchester all experienced population growth of greater than 10% for each decade shown. Conversely, there were several communities that had negative growth for two out of the three periods. Interestingly, no community had three decades of continuous decline. However, there were several communities that had negative growth over the entire 30-year period. This indicates that there was a decline experienced during at least one 10 year period in which the community never fully recovered.

Figure 2-2 displays the percent population growth which occurred from 1970 to 2000 for Clark County and several neighboring counties.

Figure 2-2: Comparative Percent Population Growth, Clark County and Selected Counties and State of Wisconsin, 1970-2000



Source: U.S. Bureau of the Census, 1970-2000.

It should also be noted that when compared to neighboring counties, Clark County experienced the least amount of population growth from 1970 to 2000. While it is important to recognize these numerical population changes, the numbers offer little explanation as to why they occur. In order to draw these conclusions it is important to note other trends occurring within the community, many of which will be detailed in the remainder of this document. It should also be noted that a small change in population can result in a high percent change if the community has a low population base. Therefore, population change represented by a percentage can be deceiving and should be closely reviewed.

Race

According to the 2000 Census, approximately 98.1% of the total population was white and 1.2% were Hispanic or Latino with the remaining population being of other races. In 1990 the Hispanic and Latino population within Clark County was 116 and the 2000 Census indicated a total population of 404, representing a 248% increase. Clark County ranked seventh highest in the state with Hispanic or Latino population increase since 1990. Current census data do not provide information on the Amish and Mennonite population found within the county.

Population Estimates

Every year the Wisconsin Department of Administration (WDOA), Demographic Services Center develops population estimates for every municipality and county in the state. Table 2-3 displays the 2001 and 2002 population estimates from WDOA.

Note that adjustments made from 2000 to 2001 in the Towns of Hoard and Green Grove are due to the miscalculations of individuals in group quarters, particularly those individuals residing in the Clark County Health Care Center.

Table 2-3: Population Estimates, Clark County, 2001-2002

Municipality	2000 Census	2001 Estimate	2002 Estimate	Number Change 2000-2002	Percent Change 2000-2002
T. Beaver	854	866	852	-2	-0.2
T. Butler	88	87	88	0	0.0
T. Colby	908	906	901	-7	-0.8
T. Dewhurst	321	331	341	20	6.2
T. Eaton	665	671	671	6	0.9
T. Foster	95	94	96	1	1.1
T. Fremont	1,190	1,206	1,230	40	3.4
T. Grant	920	927	933	13	1.4
T. Green Grove	902	702	685	-217	-24.1
T. Hendren	513	511	512	-1	-0.2
T. Hewett	314	313	314	0	0.0
T. Hixon	740	745	748	8	1.1
T. Hoard	594	793	820	226	38.0
T. Levis	504	512	516	12	2.4
T. Longwood	698	710	709	11	1.6
T. Loyal	787	795	788	1	0.1
T. Lynn	834	837	835	1	0.1
T. Mayville	919	928	927	8	0.9
T. Mead	290	294	295	5	1.7
T. Mentor	570	571	573	3	0.5
T. Pine Valley	1,121	1,133	1,142	21	1.9
T. Reseburg	740	740	748	8	1.1
T. Seif	212	212	212	0	0.0
T. Sherman	831	838	841	10	1.2
T. Sherwood	252	260	267	15	6.0
T. Thorp	730	754	742	12	1.6
T. Unity	745	752	763	18	2.4
T. Warner	627	635	638	11	1.8
T. Washburn	304	307	306	2	0.7
T. Weston	638	639	647	9	1.4
T. Withee	885	886	897	12	1.4
T. Worden	657	663	668	11	1.7
T. York	853	862	864	11	1.3
V. Curtiss	198	199	208	10	5.1
V. Dorchester*	823	829	833	10	1.2
V. Granton	406	407	404	-2	-0.5
V. Unity*	163	162	163	0	0.0
V. Withee	508	506	507	-1	-0.2
C. Abbotsford*	1,412	1,412	1,412	0	0.0
C. Colby*	1,156	1,187	1,203	47	4.1
C. Greenwood	1,079	1,089	1,085	6	0.6
C. Loyal	1,308	1,306	1,307	-1	-0.1
C. Neillsville	2,731	2,724	2,671	-60	-2.2
C. Owen	936	936	933	-3	-0.3
C. Thorp	1,536	1,554	1,565	29	1.9
Clark County	33,557	33,791	33,860	303	0.9
State of Wisconsin	5,363,675	5,400,449	5,453,896	90,221	1.7

Source: Wisconsin Department of Administration, Demographics Services Center, Official Population Estimates, 2001-2002.

*Does not include portion in Marathon County.

Components of Population Change

The natural increase (the excess of births over deaths) in the State of Wisconsin has remained relatively steady over the last 30 years. Migration is also a determining force behind the state's overall population growth. Table 2-4 displays the components of population change for Clark County, neighboring counties, and the State of Wisconsin.

Table 2-4: Components of Population Change, Clark County and Selected Areas, 1990-2000

	1990-2000		Number Change - 1990-2000			% Change - 1990-2000		
	Total Births	Total Deaths	Natural Increase	Net Migration	Total	Natural Increase	Net Migration	Total
Clark County	4,606	3,262	1,344	566	1,910	4.3	1.8	6.1
Chippewa County	6,583	5,176	1,407	1,428	2,835	2.7	2.7	5.4
Eau Claire County	11,239	6,714	4,525	3,434	7,959	5.3	4.0	9.3
Jackson County	2,057	1,867	190	2,322	2,512	1.2	14.0	15.2
Marathon County	16,129	8,922	7,207	3,227	10,434	6.3	2.8	9.1
Taylor County	2,357	1,820	537	242	779	2.8	1.3	4.1
Wood County	9,689	6,766	2,923	-973	1,950	4.0	-1.3	2.7
State of Wisconsin	688,968	445,281	243,687	228,219	471,906	5.0	4.7	9.7

Source: Wisconsin Department of Administration, Demographic Services Center, *Population Trends In Wisconsin: 1970-2000*, July 2001.

Within Clark County from 1990 to 2000, the number of births exceeded the number of deaths by 1,345 persons. There were 566 persons who migrated to the county during the same period. For the counties shown, the level of natural increase and net migration varied significantly. All counties, except for Jackson County and Chippewa County, did experience greater natural increase than net migration.

Population by Age Cohort

A shifting age structure is a national trend that is evident in Wisconsin and also Clark County. This is largely due to the baby-boomer generation, which is a large segment of the overall population, nearing retirement age. As this age group gets older the demand for services such as health care will increase. It will become increasingly important for municipalities to recognize these trends and also to plan for the new demands that will need to be met. Table 2-5 displays the population by age cohort for Clark County from 1990 to 2000.

Table 2-5: Population by Age Cohort, Clark County, 1990-2000

Age	1990		2000		% Change 1990-00
	Number	% of Total	Number	% of Total	
Under 5	2,429	7.7	2,555	7.6	5.2
5 to 9 years	2,885	9.1	2,589	7.7	-10.3
10 to 14 years	2,767	8.7	2,949	8.8	6.6
15 to 19 years	2,261	7.1	2,912	8.7	28.8
20 to 24 years	1,602	5.1	1,612	4.8	0.6
25 to 34 years	4,418	14.0	3,779	11.3	-14.5
35 to 44 years	4,060	12.8	5,017	15.0	23.6
45 to 54 years	2,952	9.3	4,012	12.0	35.9
55 to 59 years	1,393	4.4	1,464	4.4	5.1
60 to 64 years	1,420	4.5	1,295	3.9	-8.8
65 to 74 years	2,793	8.8	2,562	7.6	-8.3
75 to 84 years	2,002	6.3	1,982	5.9	-1.0
85 or older	665	2.1	829	2.5	24.7
Total	31,647	100.0	33,557	100.0	6.0
Median Age	33.9		35.9		5.9

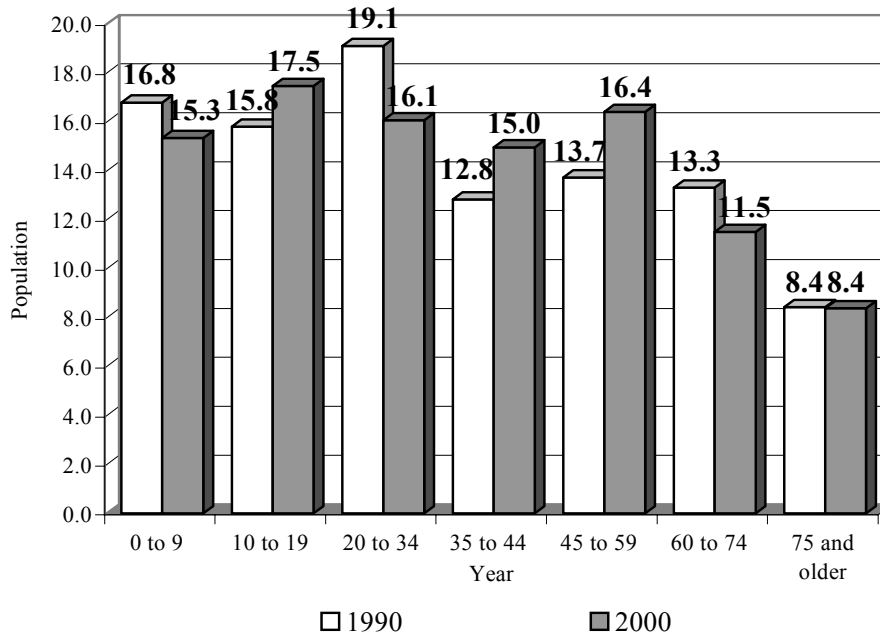
Source: U.S. Bureau of the Census, 1990-2000.

There does appear to be some shifting of the age structure within Clark County. First, the median age increased by 5.9% to reach the 2000 median age of 35.9, however this is slightly lower than the state's median age of 36.0. Second, the 45-54 age group increased by 35.9% showing the impact of the baby boomer generation on total population. Third, the 85 and older segment of the population also increased by nearly 25%.

Overall, the population of Clark County does appear to be getting older. For example, in 1990 the greatest percentage of the population was in the 25-34 age group, but in 2000 the greatest percentage of the population shifted to the 35-44 age group. This shift indicates an aging of the population base and perhaps an increase in in-migration due to Mennonite and Amish moving to Clark County from Ohio, Pennsylvania, and other states. The county did experience population increases of younger age groups, particularly the 15-19 age group, which makes the age structure of Clark County relatively stable.

Figure 2-3 displays the population by age cohort for Clark County from 1990 to 2000.

Figure 2-3: Population by Age Cohort, Clark County, 1990-2000



Source: U.S. Bureau of the Census, 1990-2000.

Table 2-6 displays population by age cohort for all communities within Clark County for 2000.

Table 2-6: Population by Age Cohort, Clark County, 2000

Municipality	Under 5		5-19		20-44		45-64		65+		Total Population
	% of		% of		% of		% of		% of		
	Count	Total	Count	Total	Count	Total	Count	Total	Count	Total	
T. Beaver	110	12.9	263	30.8	291	34.1	131	15.3	59	6.9	854
T. Butler	5	5.7	16	18.2	31	35.2	23	26.1	13	14.8	88
T. Colby	85	9.4	274	30.2	284	31.3	172	18.9	93	10.2	908
T. Dewhurst	5	1.6	51	15.9	76	23.7	115	35.8	74	23.1	321
T. Eaton	62	9.3	211	31.7	197	29.6	128	19.2	67	10.1	665
T. Foster	2	2.1	7	7.4	27	28.4	36	37.9	23	24.2	95
T. Fremont	109	9.2	331	27.8	426	35.8	222	18.7	102	8.6	1,190
T. Grant	72	7.8	248	27.0	283	30.8	192	20.9	125	13.6	920
T. Green Grove	66	7.3	197	21.8	236	26.2	169	18.7	234	25.9	902
T. Hendren	36	7.0	123	24.0	138	26.9	122	23.8	94	18.3	513
T. Hewett	15	4.8	61	19.4	111	35.4	81	25.8	46	14.6	314
T. Hixon	65	8.8	220	29.7	217	29.3	137	18.5	101	13.6	740
T. Hoard	49	8.2	195	32.8	182	30.6	98	16.5	70	11.8	594
T. Levis	26	5.2	134	26.6	149	29.6	132	26.2	63	12.5	504
T. Longwood	61	8.7	201	28.8	179	25.6	167	23.9	90	12.9	698
T. Loyal	78	9.9	252	32.0	249	31.6	147	18.7	61	7.8	787
T. Lynn	82	9.8	250	30.0	267	32.0	156	18.7	79	9.5	834
T. Mayville	70	7.6	256	27.9	302	32.9	186	20.2	105	11.4	919
T. Mead	25	8.6	60	20.7	75	25.9	87	30.0	43	14.8	290
T. Mentor	39	6.8	130	22.8	181	31.8	139	24.4	81	14.2	570
T. Pine Valley	55	4.9	283	25.2	344	30.7	285	25.4	154	13.7	1,121
T. Reseburg	75	10.1	245	33.1	218	29.5	131	17.7	71	9.6	740
T. Seif	17	8.0	32	15.1	63	29.7	58	27.4	42	19.8	212
T. Sherman	84	10.1	240	28.9	296	35.6	157	18.9	54	6.5	831
T. Sherwood	22	8.7	48	19.0	78	31.0	48	19.0	56	22.2	252
T. Thorp	64	8.8	195	26.7	233	31.9	155	21.2	83	11.4	730
T. Unity	65	8.7	196	26.3	264	35.4	156	20.9	64	8.6	745
T. Warner	53	8.5	179	28.5	189	30.1	139	22.2	67	10.7	627
T. Washburn	22	7.2	73	24.0	94	30.9	61	20.1	54	17.8	304
T. Weston	33	5.2	160	25.1	212	33.2	146	22.9	87	13.6	638
T. Withee	80	9.0	283	32.0	253	28.6	181	20.5	88	9.9	885
T. Worden	62	9.4	209	31.8	209	31.8	118	18.0	59	9.0	657
T. York	56	6.6	248	29.1	271	31.8	194	22.7	84	9.8	853
V. Curtiss	24	12.1	51	25.8	69	34.8	24	12.1	30	15.2	198
V. Dorchester*	79	9.6	167	20.2	307	37.1	130	15.7	144	17.4	827
V. Granton	39	9.6	98	24.1	135	33.3	76	18.7	58	14.3	406
V. Unity*	18	4.9	87	23.6	128	34.8	84	22.8	51	13.9	368
V. Withee	35	6.9	98	19.3	164	32.3	107	21.1	104	20.5	508
C. Abbotsford*	120	6.1	379	19.4	643	32.9	366	18.7	448	22.9	1,956
C. Colby*	93	5.8	358	22.2	475	29.4	299	18.5	391	24.2	1,616
C. Greenwood	64	5.9	225	20.9	354	32.8	201	18.6	235	21.8	1,079
C. Loyal	99	7.6	270	20.6	412	31.5	248	19.0	279	21.3	1,308
C. Neillsville	158	5.8	606	22.2	778	28.5	512	18.7	677	24.8	2,731
C. Owen	56	6.0	191	20.4	280	29.9	193	20.6	216	23.1	936
C. Thorp	97	6.3	294	19.1	437	28.5	281	18.3	427	27.8	1,536
Clark County	2,555	7.6	8,450	25.2	10,408	31.0	6,771	20.2	5,373	16.0	33,557

Source: U.S. Bureau of the Census, 2000.

*Includes totals from portions in Marathon County which is not reflected in county total.

2.2 Population Forecasts and Projections

Population forecasts are based on past and current population trends. They are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Projections are therefore most accurate in periods of relative socio-economic and cultural stability. Projections should be considered one of many tools used to help anticipate and predict future needs within the county. Population levels are subject to physical conditions, environmental concerns, land use, zoning restrictions, taxation, annexation, and other political policies that influence business and personal location decisions.

Three sources and/or methods are used to provide population forecasts for Clark County. The first method utilizes Wisconsin Department of Administration projections, (which are the official state projections). The second method utilizes projections from the West Central Wisconsin Regional Planning Commission. The last method uses past population trends to create a linear trend to a future date.

Population Forecasts

In 2003 the Wisconsin Department of Administration (WDOA) Demographic Services Center prepared baseline population projections to the year 2020 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date.

Table 2-7 displays the WDOA preliminary population projections for all of Clark County and the State of Wisconsin from 2000 to 2020.

Table 2-7: WDOA Population Projections, Clark County, 2000-2020

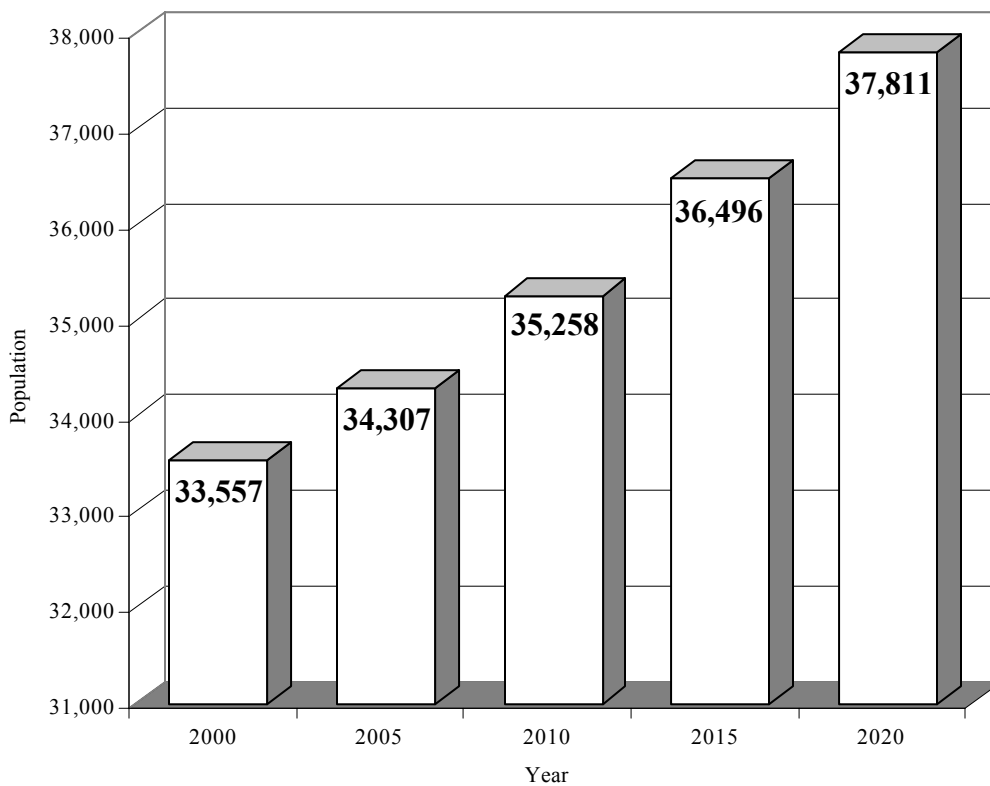
Municipality	2000 Census	Projection 2005	Projection 2010	Projection 2015	Projection 2020	# Change 2000-2020	% Change 2000-2020
T. Beaver	854	881	913	953	995	141	16.5
T. Butler	88	88	89	91	92	4	4.5
T. Colby	908	918	934	957	981	73	8.0
T. Dewhurst	321	377	436	500	566	245	76.3
T. Eaton	665	677	693	715	738	73	11.0
T. Foster	95	97	99	102	105	10	10.5
T. Fremont	1,190	1,288	1,394	1,513	1,637	447	37.6
T. Grant	920	947	979	1,020	1,063	143	15.5
T. Green Grove	675 **	695	718	748	780	105	15.6
T. Hendren	513	504	499	496	495	-18	-3.5
T. Hewett	314	316	319	325	332	18	5.7
T. Hixon	740	755	775	801	828	88	11.9
T. Hoard	821 **	819	822	831	842	21	2.6
T. Levis	504	526	552	582	614	110	21.8
T. Longwood	698	721	749	782	818	120	17.2
T. Loyal	787	788	794	806	818	31	3.9
T. Lynn	834	875	921	974	1,031	197	23.6
T. Mayville	919	931	949	974	1,001	82	8.9
T. Mead	290	301	314	330	347	57	19.7
T. Mentor	570	580	593	611	630	60	10.5
T. Pine Valley	1,121	1,160	1,205	1,260	1,319	198	17.7
T. Reseburg	740	757	778	806	835	95	12.8
T. Seif	212	209	208	208	208	-4	-1.9
T. Sherman	831	863	900	945	992	161	19.4
T. Sherwood	252	284	319	356	395	143	56.7
T. Thorp	730	748	770	799	829	99	13.6
T. Unity	745	764	787	817	848	103	13.8
T. Warner	627	642	661	686	712	85	13.6
T. Washburn	304	308	314	323	332	28	9.2
T. Weston	638	646	658	674	693	55	8.6
T. Withee	885	920	961	1,010	1,061	176	19.9
T. Worden	657	684	714	751	790	133	20.2
T. York	853	863	879	901	925	72	8.4
V. Curtiss	198	218	240	264	289	91	46.0
V. Dorchester*	823	866	913	969	1,028	205	24.9
V. Granton	406	407	409	415	422	16	3.9
V. Unity*	163	158	155	152	149	-14	-8.6
V. Withee	508	507	509	515	521	13	2.6
C. Abbotsford*	1,412	1,416	1,429	1,452	1,478	66	4.7
C. Colby*	1,156	1,220	1,292	1,376	1,463	307	26.6
C. Greenwood	1,079	1,100	1,128	1,165	1,204	125	11.6
C. Loyal	1,308	1,327	1,354	1,392	1,433	125	9.6
C. Neillsville	2,731	2,670	2,624	2,596	2,569	-162	-5.9
C. Owen	936	936	940	952	966	30	3.2
C. Thorp	1,536	1,548	1,568	1,601	1,637	101	6.6
Clark County	33,557	34,307	35,258	36,496	37,811	4,254	12.7
State of Wisconsin	5,363,690	5,563,896	5,751,470	5,931,386	6,110,878	747,188	13.9

Source: Wisconsin Department of Administration, Population Projections for Wisconsin Municipalities, 2000-2020, October 2003. *Does not include portion in Marathon County. **Reflects 2000 Census revision. (Please note the sum of all municipalities may not equal the county total because of rounding.)

Four municipalities in the county are estimated to have a declining population, while all others are anticipated to grow in population over the next 20 years. On a percentage change basis, communities that are estimated to increase in population the most in the county include the the Village of Curtiss (46.0%), the Town of Sherwood (56.7%), and the Town of Dewhurst (76.3%).

Figure 2-4 displays the WDOA preliminary population projections that were created for Clark County from 2000 to 2020. The WDOA predicted steady population growth for the county with an overall population increase from 2000 to 2020 of 12.7%. The projected 2020 population of 37,811 is a moderate increase considering the historic totals of the last five decades as shown in Figure 2-1.

Figure 2-4: WDOA Population Projections, Clark County, 2000-2020



Source: Wisconsin Department of Administration, Population Projections for Wisconsin Municipalities, 2000-2020, October 2003.

Major population trends expected for the state for the next 20 years include the following:

- ♦ Wisconsin's population in 2030 is projected to be 6.35 million, nearly one million more than the 2000 census count of 5.36 million.
- ♦ The preschool- and school-aged populations together – ages 0 through 17 – will decrease slightly from 1,369,000 in 2000 to 1,320,000 in 2010, and then increase steadily to 1,430,000 in 2030.
- ♦ The working age population – ages 18 through 64 – will peak in 2015 at 3.67 million and then decline slightly by 2030 to 3.60 million (but still 300,000 above the 2000 census count).
- ♦ The number of births in Wisconsin will show an increase from under 350,000 in the 2000-2005 period to approximately 385,000 in the three five-year periods after 2015. The volume of deaths, however, will increase substantially due to the aging population. Consequently, natural increase, (the excess of births over deaths), will decline from 127,000 in the first half of the 2010s to a little over 85,000 in the second half of the 2020s.
- ♦ The 65-plus population will increase slowly up to 2010, and then grow dramatically as the Baby Boomers join the ranks of the elderly. Wisconsin's elderly population will expand by more than 600,000 over the 30-year period from 703,000 in 2000 to 1,327,000 in 2030. Senior citizens formed 13% of the state's total population in 2000. Their proportion will rise to 21% in 2030.
- ♦ The population aged 85 and over is projected at 157,000 in 2030, an increase of 61,000 – or nearly 65% - over their 2000 tally of 96,000.

West Central Wisconsin Regional Planning Commission (WCWRPC) Population Projections

Population projections were developed by the Regional Planning Commission in 1992. The WDOA projections are, by state statute, the official population projections for Wisconsin. However, the WDOA states that, because of the way their projections are developed, local planning agencies should attempt to derive different projections based on improved information about the community. Therefore, the Regional Planning Commission developed its own population projections taking into account knowledge of local conditions. Table 2-8 displays the population projections that were created by the West Central Wisconsin Regional Planning Commission as well as population counts from the 1990 and 2000 Census.

Table 2-8: WCWRPC Population Projections, Clark County, 2000-2020

Municipality	Census 1990	Census 2000	Projection 2000	Projection 2010	Projection 2020	% Change 2000-20
T. Beaver	703	854	709	708	708	-0.1
T. Butler	91	88	92	92	91	-1.1
T. Colby	846	908	853	852	851	-0.2
T. Dewhurst	197	321	199	199	198	-0.5
T. Eaton	640	665	645	639	639	-0.9
T. Foster	85	95	86	86	85	-1.2
T. Fremont	963	1,190	971	970	969	-0.2
T. Grant	890	920	897	896	896	-0.1
T. Green Grove	628	902	633	632	632	-0.2
T. Hendren	542	513	546	546	546	0.0
T. Hewett	314	314	317	316	316	-0.3
T. Hixon	673	740	678	678	677	-0.1
T. Hoard	805	594	811	811	810	-0.1
T. Levis	492	504	496	496	495	-0.2
T. Longwood	661	698	666	666	665	-0.2
T. Loyal	757	787	724	723	722	-0.3
T. Lynn	703	834	709	708	708	-0.1
T. Mayville	932	919	939	939	938	-0.1
T. Mead	249	290	251	251	250	-0.4
T. Mentor	521	570	525	525	525	0.0
T. Pine Valley	1,032	1,121	1,040	1,039	1,038	-0.2
T. Reseburg	687	740	692	692	691	-0.1
T. Seif	211	212	213	213	212	-0.5
T. Sherman	736	831	742	741	740	-0.3
T. Sherwood	195	252	197	196	196	-0.5
T. Thorp	710	730	716	715	715	-0.1
T. Unity	735	745	741	740	740	-0.1
T. Warner	599	627	604	602	602	-0.3
T. Washburn	310	304	313	312	312	-0.3
T. Weston	662	638	667	667	666	-0.1
T. Withee	767	885	773	772	772	-0.1
T. Worden	575	657	580	579	579	-0.2
T. York	857	853	864	863	862	-0.2
V. Curtiss	173	198	174	174	174	0.0
V. Dorchester*	697	823	703	702	702	-0.1
V. Granton	379	406	384	383	383	-0.3
V. Unity*	196	163	457	455	455	-0.4
V. Withee	503	508	507	507	506	-0.2
C. Abbotsford*	1,409	1,412	1,931	1,929	1,927	-0.2
C. Colby*	1,116	1,156	1,544	1,542	1,541	-0.2
C. Greenwood	969	1,079	977	975	975	-0.2
C. Loyal	1,205	1,308	1,254	1,254	1,253	-0.1
C. Neillsville	2,680	2,731	2,701	2,698	2,696	-0.2
C. Owen	895	936	902	903	902	0.0
C. Thorp	1,657	1,536	1,670	1,669	1,668	-0.1
Clark County	31,647	33,557	31,695	31,670	31,646	-0.2

Source: West Central Wisconsin Regional Planning Commission, 1992. U.S. Bureau of the Census, 1990 and 2000. *Census totals do not include portions in Marathon County but projections do.

Projections created by West Central Wisconsin Regional Planning Commission (WCWRPC) were completed to the year 2020. However, they were completed in 10 year increments rather than five-year. The WCWRPC projections are the oldest and most conservative of the three projections listed in this report. These projections also did not utilize 2000 Census counts. It should be noted that WCWRPC projected that all municipalities would decline in population from 2000 to 2020.

Linear Trend Projection Model

Linear projections were created by using the 1970, 1980, 1990, and 2000 Census counts. Increasing and decreasing population counts were used to calculate a constant value that was based on the selected census counts. These constant values were used to project the population to the year 2030 using a linear trend. Therefore, linear trends are based directly on historical population trends. Table 2-9 displays the resulting linear trends from the 2000 census count to the estimated 2030 projection. The linear projections shown on Table 2-9 are more progressive than the WCWRPC projections (Table 2-8), but are still slightly more conservative than the preliminary WDOA projections (Table 2-7).

Table 2-9: Linear Population Projections, Clark County, 2000-2030

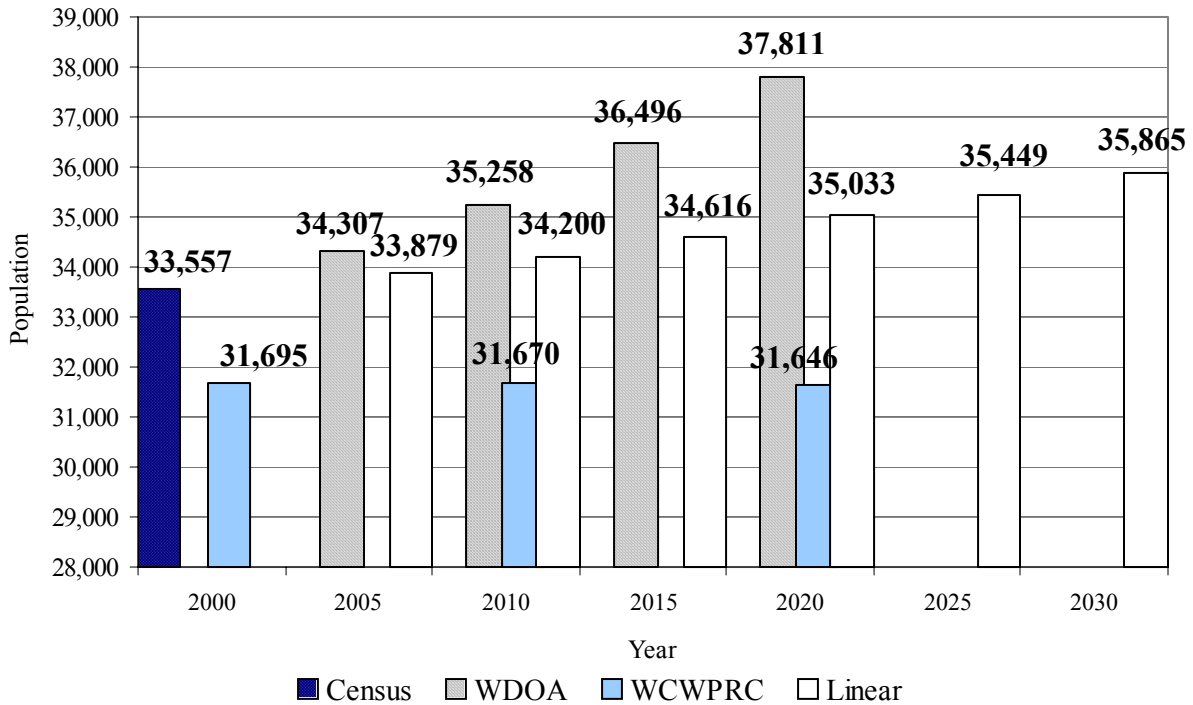
Municipality	2000 Census	Linear Projections						# Change 2000-2030	% Change 2000-2030
		2005	2010	2015	2020	2025	2030		
T. Beaver	854	850	847	863	880	897	913	59	6.9
T. Butler	88	90	92	93	95	96	97	9	10.2
T. Colby	908	917	925	942	958	975	992	84	9.2
T. Dewhurst	321	346	370	407	443	480	516	195	60.8
T. Eaton	665	682	699	712	725	737	750	85	12.8
T. Foster	95	104	112	117	123	128	133	38	40.2
T. Fremont	1,190	1,205	1,219	1,261	1,303	1,344	1,386	196	16.5
T. Grant	920	959	997	1,025	1,053	1,081	1,109	189	20.5
T. Green Grove	675	667	658	657	656	656	655	-20	-3.0
T. Hendren	513	517	521	518	514	511	508	-5	-1.1
T. Hewett	314	350	386	408	431	453	475	161	51.3
T. Hixon	740	711	681	667	652	638	623	-117	-15.8
T. Hoard	821	793	764	746	727	709	690	-131	-16.0
T. Levis	504	543	582	610	638	666	694	190	37.6
T. Longwood	698	681	665	659	654	649	644	-54	-7.7
T. Loyal	787	772	756	745	734	723	712	-75	-9.6
T. Lynn	834	871	908	956	1,003	1,051	1,099	265	31.7
T. Mayville	919	913	907	899	892	885	878	-41	-4.5
T. Mead	290	293	296	301	307	312	317	27	9.3
T. Mentor	570	554	539	533	527	521	515	-55	-9.6
T. Pine Valley	1,121	1,148	1,176	1,200	1,224	1,249	1,273	152	13.6
T. Reseburg	740	726	713	709	705	701	697	-44	-5.9
T. Seif	212	224	237	242	247	253	258	46	21.7
T. Sherman	831	847	862	884	906	928	950	119	14.3
T. Sherwood	252	251	250	259	268	277	286	34	13.6
T. Thorp	730	689	649	625	602	579	556	-174	-23.8
T. Unity	745	730	715	703	691	680	668	-77	-10.3
T. Warner	627	625	623	623	622	622	621	-6	-0.9
T. Washburn	304	300	297	295	294	292	291	-13	-4.4
T. Weston	638	653	668	674	680	687	693	55	8.6
T. Withee	885	877	868	876	884	892	900	15	1.7
T. Worden	657	652	647	653	658	664	669	12	1.9
T. York	853	856	858	857	855	854	852	-1	-0.1
V. Curtiss	198	208	217	229	241	252	264	66	33.3
V. Dorchester*	823	875	926	980	1,034	1,088	1,142	319	38.8
V. Granton	406	429	452	468	485	502	518	112	27.7
V. Unity*	163	174	184	187	190	193	195	32	19.9
V. Withee	508	514	520	523	527	531	535	27	5.3
C. Abbotsford*	1,412	1,487	1,563	1,609	1,655	1,701	1,747	335	23.7
C. Colby*	1,156	1,214	1,272	1,310	1,349	1,388	1,427	271	23.5
C. Greenwood	1,079	1,062	1,046	1,044	1,043	1,042	1,040	-39	-3.6
C. Loyal	1,308	1,328	1,348	1,372	1,397	1,422	1,447	139	10.6
C. Neillsville	2,731	2,714	2,696	2,688	2,680	2,672	2,665	-66	-2.4
C. Owen	936	902	868	849	829	810	790	-146	-15.6
C. Thorp	1,536	1,583	1,630	1,641	1,652	1,663	1,675	139	9.0
Clark County	33,557	33,879	34,200	34,616	35,033	35,449	35,865	2,308	6.9
State of Wisconsin	5,363,675	5,482,185	5,600,694	5,751,892	5,903,090	6,054,288	6,205,486	841,811	15.7

Source: U.S. Bureau of the Census, 1970-2000; Foth & Van Dyke linear projections 2005-2030. *Does not include portion in Marathon County. (Please note the sum of all municipalities may not equal the county total because of rounding.)

Comparative Population Projections

The following figure displays the three population projection techniques including the Wisconsin Department of Administration projections, the West Central Wisconsin Regional Planning Commission projections, and the linear projections created by Foth & Van Dyke.

Figure 2-5: Comparative Population Projections, Clark County, 2000-2030



Source: Wisconsin Department of Administration, Population Projections for Wisconsin Municipalities, 2003; U.S. Bureau of the Census; West Central Regional Planning Commission; Foth & Van Dyke linear projections.

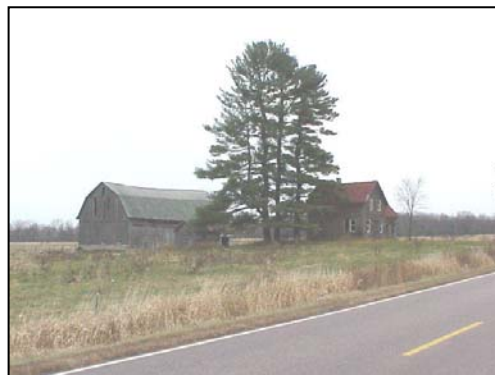
Overall, it is anticipated that Clark County's population will continue to increase at a moderate rate, even though WCWPRC predicts a decrease over the planning period. The majority of communities within the county have been experiencing moderate population growth and there are no major trends or indicators that would indicate the population will experience a dramatic increase or decrease over the planning period. Therefore anticipating moderate growth, likely near or somewhat below the WDOA population projection, should be used in planning efforts.

2.3 Housing Characteristics

The analysis of factors that influence the development (or lack of development) of housing within the county is an important portion contributing to the overall development of the Clark County Comprehensive Plan. The physical location of housing determines the location and cost of many public services and facilities. In addition, housing characteristics are related to the social and economic conditions of a community's residents. Housing information, such as the number, type, value, occupancy, and age of the existing housing supply, and projections of future housing units can be used in conjunction with the other socio-economic characteristics to provide the foundation from which decisions regarding future housing development can be determined. This section details the housing characteristics and trends that are found within Clark County.

General State of Housing

The total number of housing units within Clark County has been increasing relatively slowly when compared to the State of Wisconsin. The majority of homes within the county are single family detached structures, however, there are also a significant number of mobile homes. The majority of homes within the county are fairly old (most were built prior to 1939) indicating the need for rehabilitation or new structures in the future. Finding affordable housing within the county does not appear to be a problem, however, finding affordable quality housing is an increasing problem. In many areas of the county the number of persons per household tends to be higher than the state average, a trend that may be due to the Amish and Mennonite populations located within the county which tend to have larger families. The land use inventory conducted as part of this planning effort revealed a significant number of abandoned housing structures located throughout the county. Most of these structures are abandoned farmhouses that are beyond financially feasible repair. Overall, there are some important issues surrounding housing in Clark County that will only grow more important over the planning period.



Abandoned farmstead, rural Clark County.

Housing Supply

The U.S. Bureau of the Census classifies housing units as a house, apartment, 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. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside of the building or through a common hall.

Table 2-10 provides the historic and current count of housing units in Clark County from 1980 to 2000.

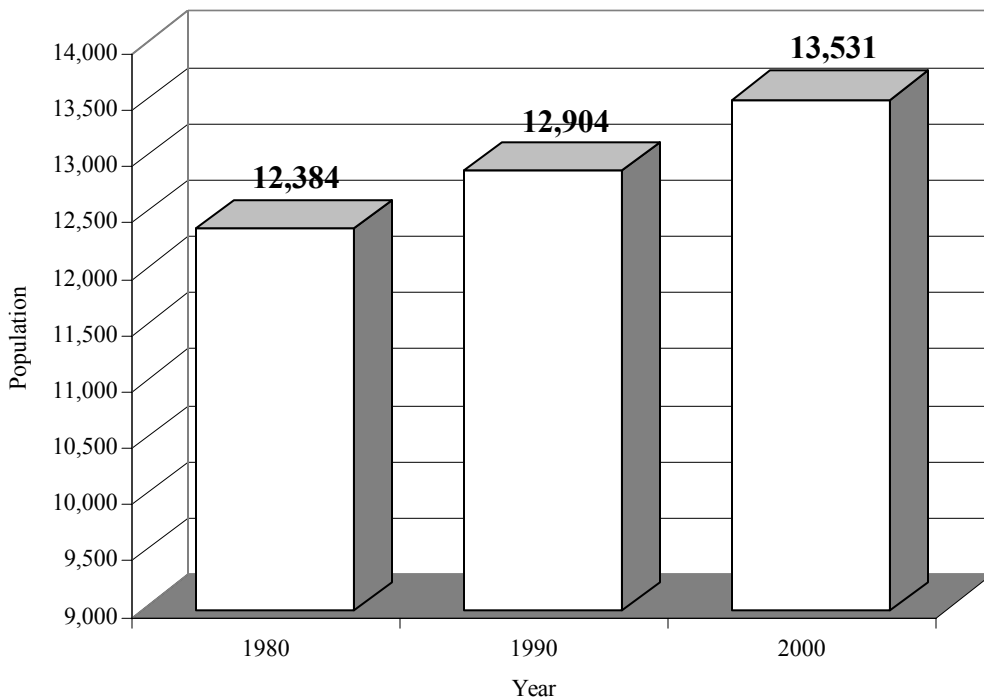
Table 2-10: Housing Supply, Clark County, 1980-2000

Municipality	1980	1990	2000	# Change		% Change		
				1980-90	1990-00	1980-90	1990-00	1980-00
T. Beaver	217	221	249	4	28	1.8	12.7	14.7
T. Butler	38	44	49	6	5	15.8	11.4	28.9
T. Colby	234	256	281	22	25	9.4	9.8	20.1
T. Dewhurst	239	317	267	78	-50	32.6	-15.8	11.7
T. Eaton	194	199	221	5	22	2.6	11.1	13.9
T. Foster	159	165	145	6	-20	3.8	-12.1	-8.8
T. Fremont	320	339	393	19	54	5.9	15.9	22.8
T. Grant	330	329	361	-1	32	-0.3	9.7	9.4
T. Green Grove	221	217	236	-4	19	-1.8	8.8	6.8
T. Hendren	219	232	247	13	15	5.9	6.5	12.8
T. Hewett	158	181	200	23	19	14.6	10.5	26.6
T. Hixon	271	249	252	-22	3	-8.1	1.2	-7.0
T. Hoard	194	187	182	-7	-5	-3.6	-2.7	-6.2
T. Levis	227	271	233	44	-38	19.4	-14.0	2.6
T. Longwood	241	244	241	3	-3	1.2	-1.2	0.0
T. Loyal	219	215	225	-4	10	-1.8	4.7	2.7
T. Lynn	214	251	292	37	41	17.3	16.3	36.4
T. Mayville	284	295	301	11	6	3.9	2.0	6.0
T. Mead	239	237	239	-2	2	-0.8	0.8	0.0
T. Mentor	237	252	286	15	34	6.3	13.5	20.7
T. Pine Valley	393	435	464	42	29	10.7	6.7	18.1
T. Reseburg	227	220	221	-7	1	-3.1	0.5	-2.6
T. Seif	100	93	122	-7	29	-7.0	31.2	22.0
T. Sherman	209	224	263	15	39	7.2	17.4	25.8
T. Sherwood	104	142	152	38	10	36.5	7.0	46.2
T. Thorp	241	250	255	9	5	3.7	2.0	5.8
T. Unity	221	234	253	13	19	5.9	8.1	14.5
T. Warner	203	200	208	-3	8	-1.5	4.0	2.5
T. Washburn	159	193	189	34	-4	21.4	-2.1	18.9
T. Weston	226	258	267	32	9	14.2	3.5	18.1
T. Withee	284	265	277	-19	12	-6.7	4.5	-2.5
T. Worden	191	189	210	-2	21	-1.0	11.1	9.9
T. York	265	267	279	2	12	0.8	4.5	5.3
V. Curtiss	61	77	70	16	-7	26.2	-9.1	14.8
V. Dorchester	239	283	354	44	71	18.4	25.1	48.1
V. Granton	166	164	164	-2	0	-1.2	0.0	-1.2
V. Unity*	74	71	157	-3	86	-4.1	121.1	112.2
V. Withee	226	235	228	9	-7	4.0	-3.0	0.9
C. Abbotsford*	581	602	870	21	268	3.6	44.5	49.7
C. Colby*	415	421	645	6	224	1.4	53.2	55.4
C. Greenwood	476	440	502	-36	62	-7.6	14.1	5.5
C. Loyal	528	550	576	22	26	4.2	4.7	9.1
C. Neillsville	1,153	1,199	1,200	46	1	4.0	0.1	4.1
C. Owen	448	437	455	-11	18	-2.5	4.1	1.6
C. Thorp	739	754	759	15	5	2.0	0.7	2.7
Clark County	12,384	12,904	13,531	520	627	4.2	4.9	9.3
State of Wisconsin	1,863,897	2,055,774	2,321,144	191,877	265,370	10.3	12.9	24.5

Source: U.S. Bureau of the Census, 1980-2000. *1980-1990 totals do not include housing units located in Marathon County but Year 2000 totals do.

The housing supply within Clark County has been continuously increasing since 1980. From 1980 to 1990, there were 11 municipalities with a housing supply growth of greater than 10%. In the following decade, 15 municipalities had increases of greater than 10%. For the entire period, 1980 to 2000, 12 municipalities experienced growth of greater than 20%. However, six municipalities experienced a declining housing supply for the period as well. Overall, when compared to state housing trends, Clark County experienced growth (9.3%) far below the state average (24.5% growth). Figure 2-6 displays the housing unit counts for Clark County from 1980 to 2000.

Figure 2-6: Housing Unit Trends, Clark County, 1980-2000



Source: U.S. Bureau of the Census, 1980-2000.

The 2000 Census revealed some other characteristics about housing in the county that are worth noting. For example, 14.6% of housing units within the county use wood as the primary house heating fuel. This is significantly higher than the state's reported overall percentage of 2.7%. Also, there were approximately 230 homes that lacked complete plumbing facilities as well as 210 homes that lacked complete kitchen facilities. Approximately 360 homes had no telephone service. When compared to statewide total percentages for these features, Clark County had a higher amount of these characteristics. Once again, the statistics indicate the influence of the Amish and Mennonite cultures within the county and the occurrence of seasonal/hunting type structures.

Housing Occupancy and Tenure

Table 2-11 displays the occupancy and tenure characteristics of housing units for Clark County in 1990 and 2000. In 2000, nearly 90% of housing units were occupied and approximately 72% of housing units were owner-occupied. Only six percent of housing units were for seasonal, recreational, or occasional use in 2000, a 175 unit decrease from 1990. The decrease in seasonal units is a trend found throughout Wisconsin. Current trends are showing that individuals owning a seasonal home are often converting them to full-time residences after retirement.



Hunting cabin – Town of Green Grove

Table 2-11: Housing Occupancy and Tenure, Clark County, 1990-2000

	1990	% of Total	2000	% of Total	Number Change	Percent Change
Total housing units	12,904	100.0	13,531	100.0	627	4.9
Occupied housing units	11,209	86.9	12,047	89.0	838	7.5
Owner-occupied	8,827	68.4	9,781	72.3	954	10.8
Renter-occupied	2,382	18.5	2,266	16.7	-116	-4.9
Vacant housing units	1,695	13.1	1,484	11.0	-211	-12.4
Seasonal, recreational, or occasional use	1,008	7.8	833	6.2	-175	-17.4

Source: U.S. Bureau of the Census, 1990-2000.

Units in Structure

Table 2-12 displays the number of units in structure for Clark County for 2000. The majority of housing units (80.9%) are 1-unit detached structures. Mobile homes are the second most common type of structure found in the county, being 9.5% of the total housing units.

Table 2-12: Units in Structure, Clark County, 2000

	Number	% of Total
1-unit detached	10,953	80.9%
1-unit attached	132	1.0%
2 units	363	2.7%
3 or 4 units	177	1.3%
5 to 9 units	220	1.6%
10 to 19 units	188	1.4%
20 or more units	192	1.4%
Mobile home	1,284	9.5%
Boat, RV, van, etc.	22	0.2%
Total	13,531	100.0%

Source: U.S. Bureau of the Census, 2000.

Attached housing units are one-unit structures that have one or more walls extending from ground to roof separating them from adjoining structures. For example, row houses are included in this definition. Detached housing units are one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

Age of Housing Units

The age of the housing stock is an important element to be analyzed when planning for the future. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other needs which are affected by new housing development.



Historic home – City of Greenwood

Table 2-13 describes the year that structures were built in Clark County, its municipalities, and the State of Wisconsin in 2000. According to the table, Clark County had the majority (38.4%) of housing units built prior to 1939. The State of Wisconsin also had the majority of housing units (23.4%) as being built prior to 1939.

Table 2-13: Year Structure Built, Clark County, 2000

Municipality	1990 to March 2000	1980 to 1989	1970 to 1979	1960 to 1969	1940 to 1959	1939 or earlier
T. Beaver	41	27	27	7	33	117
T. Butler	10	6	2	8	9	12
T. Colby	27	31	41	14	44	120
T. Dewhurst	41	34	27	30	51	54
T. Eaton	36	13	38	15	21	116
T. Foster	18	19	13	75	18	15
T. Fremont	68	25	54	22	43	179
T. Grant	38	38	80	11	40	162
T. Green Grove	30	4	27	16	38	125
T. Hendren	38	11	34	20	49	113
T. Hewett	20	39	50	38	11	34
T. Hixon	14	10	38	13	52	119
T. Hoard	24	13	21	9	38	84
T. Levis	40	35	31	11	41	67
T. Longwood	18	16	38	8	30	142
T. Loyal	29	14	26	13	25	116
T. Lynn	74	32	40	8	33	99
T. Mayville	40	22	25	18	40	147
T. Mead	8	27	22	59	68	48
T. Mentor	72	14	49	23	34	90
T. Pine Valley	90	43	119	39	35	152
T. Reseburg	24	7	19	22	35	123
T. Seif	29	9	30	12	18	38
T. Sherman	54	36	19	19	29	107
T. Sherwood	38	30	11	17	39	17
T. Thorp	14	23	41	16	39	124
T. Unity	44	28	30	16	32	110
T. Warner	11	10	23	20	27	103
T. Washburn	23	23	22	31	50	48
T. Weston	41	27	31	20	33	107
T. Withee	29	19	35	17	48	131
T. Worden	23	20	34	17	31	84
T. York	21	22	39	17	14	165
V. Curtiss	2	8	11	2	23	21
V. Dorchester*	72	41	76	29	51	92
V. Granton	19	3	38	12	18	73
V. Unity*	22	19	32	5	36	35
V. Withee	10	6	32	17	55	84
C. Abbotsford*	112	95	214	111	143	201
C. Colby*	105	76	114	39	149	160
C. Greenwood	60	29	80	54	107	166
C. Loyal	46	68	105	59	83	215
C. Neillsville	37	124	130	88	220	596
C. Owen	18	23	75	60	119	175
C. Thorp	33	49	182	85	201	206
Clark County	1,572	1,187	2,101	1,210	2,271	5,190
State of Wisconsin	389,792	249,789	391,349	276,188	470,862	543,164

Source: U.S. Bureau of the Census, 2000.

*Includes portions in Marathon County.

Housing Value

Providing affordable housing which meets the needs of current and future Clark County residents is an important element in the overall planning for the county. Finding affordable and quality housing has historically been somewhat difficult in Clark County. A lack of quality affordable housing has overriding impacts on population migration patterns, economic development, and the county tax base.

Table 2-14 provides housing values of specified owner-occupied units for 2000. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondents estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

The majority of housing units in Clark County were valued between \$50,000 and \$99,999 in 2000. This trend is also true for the State of Wisconsin. The median housing value in Clark County (\$64,700) was significantly lower than the State's median value (\$112,200).

The 2000 Census also provides some additional information regarding housing costs. For example, the median monthly owner cost for a mortgaged housing unit within the county was \$694. The median monthly owner cost for a mortgaged housing unit in Wisconsin was \$1,024. Approximately 45% of households in Clark County paid less than 15% of their 1999 household income to monthly housing owner costs. In Clark County, approximately 15% of households paid 30% or more of their 1999 household income in monthly owner costs. For the State of Wisconsin, 17.8% of households paid 30% more of their income in monthly housing costs. According to the U.S. Department of Housing and Urban Development, paying more than 30% of total household income for housing is considered unaffordable. For those in the county who rent, the majority, 39.6%, paid between \$300 and \$499 for rent with the median gross rent paid being \$366. For Wisconsin, the majority, 39.7%, paid between \$500 and \$749 for rent with the median gross rent paid being \$540.

**Table 2-14: Housing Values of Specified Owner-Occupied,
Clark County, 2000**

Municipality	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or more	Median value
T. Beaver	25	41	12	4	0	0	0	70,000
T. Butler	4	2	2	0	0	0	0	55,000
T. Colby	23	49	30	5	2	0	0	81,400
T. Dewhurst	23	42	11	4	8	6	2	72,200
T. Eaton	14	35	24	6	0	0	0	87,700
T. Foster	4	13	9	7	0	0	0	97,500
T. Fremont	36	92	13	3	3	0	0	69,800
T. Grant	38	50	5	0	2	0	0	66,900
T. Green Grove	19	26	12	0	0	0	0	59,500
T. Hendren	31	27	2	7	0	0	0	52,300
T. Hewett	5	29	4	7	0	0	0	84,300
T. Hixon	35	28	5	0	2	0	0	50,000
T. Hoard	33	24	9	1	0	0	0	50,500
T. Levis	10	18	9	0	5	2	0	80,000
T. Longwood	27	32	4	4	0	2	0	63,200
T. Loyal	35	42	4	8	0	3	0	62,400
T. Lynn	29	30	13	4	0	0	0	56,900
T. Mayville	37	59	13	8	0	0	0	71,100
T. Mead	2	22	11	0	5	0	0	94,300
T. Mentor	58	34	7	2	0	0	0	45,600
T. Pine Valley	31	106	21	9	0	2	0	81,300
T. Reseburg	32	10	6	2	0	0	0	45,600
T. Seif	2	13	4	0	0	0	0	81,300
T. Sherman	22	57	16	0	10	0	0	76,800
T. Sherwood	0	4	3	2	0	0	0	104,200
T. Thorp	21	37	6	2	2	0	0	72,000
T. Unity	31	46	13	6	0	0	1	59,700
T. Warner	21	16	6	3	0	2	0	55,000
T. Washburn	6	19	0	3	0	0	0	66,700
T. Weston	20	32	16	2	0	0	0	81,000
T. Withee	18	51	15	12	2	0	0	77,300
T. Worden	25	26	9	6	0	0	0	58,900
T. York	38	58	8	0	0	0	0	59,300
V. Curtiss	16	22	0	0	0	0	0	53,000
V. Dorchester*	43	116	42	6	0	0	0	70,700
V. Granton	46	43	2	0	2	2	0	51,300
V. Unity*	29	54	4	2	0	0	0	57,000
V. Withee	87	52	9	4	0	0	0	46,100
C. Abbotsford*	111	245	89	0	0	0	0	70,300
C. Colby*	79	254	55	4	0	2	0	72,700
C. Greenwood	99	156	26	2	0	0	0	58,500
C. Loyal	141	191	40	0	1	0	0	58,400
C. Neillsville	235	410	42	13	0	0	0	59,100
C. Owen	133	103	8	0	0	0	0	47,800
C. Thorp	124	271	43	4	0	0	0	64,500
Clark County	1,807	2,957	670	150	44	21	3	64,700
State of Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	8,942	112,200

Source: U.S. Bureau of the Census, 2000. *Includes portion in Marathon County.

Persons Per Household

The decrease in the number of persons per household is a national, as well as a state, trend. According to Table 2-15, the number of persons per household in Clark County had decreased by 1.4% and the number of persons per household for the state had decreased by 4.2% from 1990 to 2000.

When looking at the individual municipalities within the county, 60% (27 out of 45) had a declining number of persons per household. The remaining communities actually had an increasing number of persons per household, with the Village of Curtiss increasing the most for the period with 14.6%. The majority of person per household increases were found in areas that have a greater Amish and Mennonite population.

Table 2-15: Persons Per Household, Clark County, 1990-2000

Municipality	1990	2000	Number Change	Percent Change
T. Beaver	3.46	3.59	0.13	3.8
T. Butler	2.84	2.75	-0.09	-3.2
T. Colby	3.44	3.29	-0.15	-4.4
T. Dewhurst	2.03	2.06	0.03	1.5
T. Eaton	3.42	3.31	-0.11	-3.2
T. Foster	2.18	1.90	-0.28	-12.8
T. Fremont	3.00	3.18	0.18	6.0
T. Grant	2.96	2.90	-0.06	-2.0
T. Green Grove	3.06	3.11	0.05	1.6
T. Hendren	2.88	2.60	-0.28	-9.7
T. Hewett	2.80	2.51	-0.29	-10.4
T. Hixon	2.89	3.19	0.30	10.4
T. Hoard	3.21	3.49	0.28	8.7
T. Levis	2.89	2.64	-0.25	-8.7
T. Longwood	2.99	3.09	0.10	3.3
T. Loyal	3.57	3.66	0.09	2.5
T. Lynn	3.35	3.32	-0.03	-0.9
T. Mayville	3.21	3.12	-0.09	-2.8
T. Mead	2.59	2.52	-0.07	-2.7
T. Mentor	2.70	2.56	-0.14	-5.2
T. Pine Valley	2.77	2.66	-0.11	-4.0
T. Reseburg	3.35	3.59	0.24	7.2
T. Seif	2.97	2.38	-0.59	-19.9
T. Sherman	3.52	3.36	-0.16	-4.5
T. Sherwood	2.75	2.80	0.05	1.8
T. Thorp	3.07	2.98	-0.09	-2.9
T. Unity	3.33	3.12	-0.21	-6.3
T. Warner	3.29	3.16	-0.13	-4.0
T. Washburn	2.82	2.62	-0.20	-7.1
T. Weston	3.05	2.77	-0.28	-9.2
T. Withee	3.13	3.35	0.22	7.0
T. Worden	3.32	3.32	0.00	0.0
T. York	3.37	3.21	-0.16	-4.7
V. Curtiss	2.54	2.91	0.37	14.6
V. Dorchester	2.55	2.46	-0.09	-3.5
V. Granton	2.53	2.55	0.02	0.8
V. Unity*	2.88	2.45	-0.43	-14.9
V. Withee	2.32	2.36	0.04	1.7
C. Abbotsford*	2.42	2.31	-0.11	-4.5
C. Colby*	2.56	2.43	-0.13	-5.1
C. Greenwood	2.32	2.27	-0.05	-2.2
C. Loyal	2.38	2.38	0.00	0.0
C. Neillsville	2.24	2.24	0.00	0.0
C. Owen	2.17	2.27	0.10	4.6
C. Thorp	2.25	2.10	-0.15	-6.7
Clark County	2.77	2.73	-0.04	-1.4
State of Wisconsin	2.61	2.50	-0.11	-4.2

Source: U.S. Bureau of the Census, 1990-2000. *Does not include portion in Marathon County.

2.4 Housing Unit Projections

Housing unit projections are an important element in preparing the land use plan for Clark County. Specifically, they are used to estimate required acreage to accommodate future residential development, as well as prepare for future demands growth may have on the county's public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

Housing Projection based on Group Quarters, Vacancy Rate, and Persons Per Household

In 2000 there were 623 persons in group quarters, approximately 1.9% of the total population for Clark County. The percentage is not anticipated to change significantly within the planning period. According to a simple linear projection, the planning year 2030 population for the county is estimated to reach 35,865 persons. This 2030 population estimate multiplied by 1.9% estimates that in 2030 there will be 681 persons living in group quarters. The 2030 population projection (35,865 less the 681 in group quarters is 35,184) is then divided by the anticipated average household size (which was 2.73 in 2000). The resulting number is 12,888. This figure is then multiplied by the desired vacancy rate. Assuming a county vacancy rate of 3%, the resulting estimated number of total projected housing units needed in Clark County in 2020 is 13,275.

The vacancy rate is an important measure of whether the housing supply is adequate to meet demand. It is important to note that some amount of vacancies are necessary for a healthy housing market. According to the U.S. Department of Housing and Urban Development, an overall vacancy rate of roughly 3% is considered best. This rate allows consumers adequate choice. For owner occupied housing an acceptable rate is 1.5%, while for rental housing it is 5%. According to the 2000 census, Clark County had a homeowner vacancy rate of 1.3%, slightly lower than recommended. The rental vacancy rate was reported at 5.8%, slightly higher than recommended. Overall, the vacancy rates in Clark County appear adequate to allow those looking for housing to find it within the county.

Linear Trend Housing Projection

Using the census counts from 1980 to 2000, a linear trend was created to estimate the projected number of housing units for 2005 to 2030 in Clark County. Table 2-16 displays the housing units projections.

**Table 2-16: Linear Trend Housing Unit Projections,
Clark County, 2000-2030**

Municipality	Projection 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	# Change 2000-2030	% Change 2000-2030
T. Beaver	249	255	261	269	277	285	293	44	17.7
T. Butler	49	52	55	57	60	63	66	17	34.0
T. Colby	281	293	304	316	328	339	351	70	24.9
T. Dewhurst	267	285	302	309	316	323	330	63	23.7
T. Eaton	221	226	232	238	245	252	259	38	17.0
T. Foster	145	144	142	139	135	132	128	-17	-11.5
T. Fremont	393	408	424	442	460	478	497	104	26.4
T. Grant	361	366	371	379	387	394	402	41	11.4
T. Green Grove	236	238	240	243	247	251	255	19	7.9
T. Hendren	247	254	261	268	275	282	289	42	16.9
T. Hewett	200	211	222	232	243	253	264	64	31.8
T. Hixon	252	245	238	234	229	224	219	-33	-13.0
T. Hoard	182	179	176	173	170	167	164	-18	-10.1
T. Levis	233	241	250	251	253	254	256	23	9.7
T. Longwood	241	242	242	242	242	242	242	1	0.4
T. Loyal	225	225	226	227	229	230	232	7	3.0
T. Lynn	292	311	330	350	369	389	408	116	39.8
T. Mayville	301	306	310	315	319	323	327	26	8.7
T. Mead	239	239	238	238	238	238	238	-1	-0.3
T. Mentor	286	297	307	320	332	344	356	70	24.6
T. Pine Valley	464	483	502	519	537	555	573	109	23.4
T. Reseburg	221	219	217	215	214	212	211	-10	-4.7
T. Seif	122	125	127	133	138	144	149	27	22.1
T. Sherman	263	275	286	300	313	327	340	77	29.3
T. Sherwood	152	166	181	193	205	217	229	77	50.4
T. Thorp	255	259	263	266	270	273	277	22	8.5
T. Unity	253	261	268	276	284	292	300	47	18.6
T. Warner	208	208	209	210	211	212	214	6	2.7
T. Washburn	189	200	210	218	225	233	240	51	27.2
T. Weston	267	279	291	302	312	322	332	65	24.5
T. Withee	277	273	268	267	265	263	261	-16	-5.7
T. Worden	210	213	216	220	225	230	235	25	11.7
T. York	279	282	284	288	291	295	298	19	6.9
V. Curtiss	70	74	78	81	83	85	87	17	24.8
V. Dorchester*	354	381	407	436	465	493	522	168	47.5
V. Granton	164	163	163	162	162	161	161	-3	-2.0
V. Unity*	157	170	184	204	225	246	267	110	69.9
V. Withee	228	230	232	232	233	233	234	6	2.5
C. Abbotsford*	870	922	973	1,046	1,118	1,190	1,262	392	45.1
C. Colby*	645	684	724	781	839	896	954	309	47.9
C. Greenwood	502	500	499	505	512	518	525	23	4.5
C. Loyal	576	588	599	611	623	635	647	71	12.4
C. Neillsville	1,200	1,216	1,231	1,243	1,255	1,266	1,278	78	6.5
C. Owen	455	454	454	455	457	459	461	6	1.2
C. Thorp	759	765	771	776	781	786	791	32	4.2
Clark County	13,531	13,809	14,087	14,373	14,660	14,947	15,234	1,703	12.6
State of Wisconsin	2,321,144	2,429,331	2,537,519	2,651,830	2,766,142	2,880,454	2,994,766	673,622	29.0

Source: U.S. Bureau of the Census, 1980-2000. Linear Trend Projection, 2005-2030. *Includes portions in Marathon County.

2.5 Housing Trends and Outlook

The following are housing trends and anticipated demands with regard to housing which are anticipated during the planning period for Clark County and its communities.

- ◆ Expect continued interest in seasonal structures, especially hunting cabins.
- ◆ Expect the conversion of seasonal to permanent structures.
- ◆ Continued interest in modular mobile home development (driven by need for affordable housing).
- ◆ Increased pressure to convert farmland and woodland to subdivisions and lots.
- ◆ Increased need for elderly housing.
- ◆ Expansion of older farm houses to multi-family conditions.
- ◆ Increased remodeling and rehabilitation of older housing stock.
- ◆ Continued abandonment of older housing.
- ◆ Increased demand to build housing adjacent to villages and cities (in towns).
- ◆ Increased demand to build housing and cabins adjacent to county forest land.
- ◆ Increased difficulty in finding affordable and quality housing.



Retirement community – City of Neillsville



New subdivision-Town of Mayville

2.6 Housing Plans and Programs Currently In Use

The following housing related programs have been used in the past or are currently in use in Clark County.

State Housing Programs

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to

stimulate and preserve affordable housing, small business, and agribusiness. WHEDA's services and funding opportunities are often used by the Clark County Housing Authority. For more information visit the web-page at www.wheda.com.

Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. The Clark County Housing Authority has worked with this program and will continue to in the future. For further information visit the web-site at www.rurdev.usda.gov/wi/index.html.

Community Development Block Grants-Small Cities

This program is offered on a competitive basis to fund various housing revitalization activities. Offered from the Wisconsin Division of Housing and Intergovernmental Relations (DHIR), funding can be used for rehabilitation, acquisition, neighborhood improvements, and home ownership opportunities. Funds are for households at or below 80% County Median Income. The Clark County Housing Authority and local housing authorities have utilized this grant many times to help families and individuals with the funding. Contact the County or local Housing Authority or DHIR for further information.

Regional Housing Programs

Indianhead Community Action Agency (ICAA)

The Indianhead Community Action Agency operates several housing programs for low and moderate income households including a weatherization program, a HOME Rehab Program, and a furnace testing program within the region. Contact the ICAA for further information at (715) 532-5994.

West Central Wisconsin Regional Planning Commission (WCWRPC)

The Regional Planning Commission offers technical housing assistance with respect to housing related grants and funding and grant writing. The Planning Commission should be contacted for further information. Visit its web site at www.wcwrpc.org.

County Housing Programs

Clark County Housing Authority

The Clark County Housing Authority (CCHA) was established in June of 1994 by the Clark County Board of Supervisors to address county housing needs. The CCHA is the sole housing organization in the county that focuses on providing housing assistance to low to moderate income (LMI) households on a countywide basis. The CCHA currently is run by one part-time employee and periodically receives assistance from the West Central Regional Planning Commission. Through the use of funding from the Community Development Block Grant program and a Revolving Loan Fund (RLF), the CCHA offers three main types of assistance:

- ◆ No interest, deferred payment loans to LMI homeowners for essential repairs.
- ◆ Low interest rehabilitation loans to landlords who agree to rent to LMI tenants.
- ◆ No interest, deferred payment loans to LMI first time homebuyers for up to half of the down payment and all of the closing costs on the purchase of a home.

Since its inception, the CCHA has provided approximately 73 rehabilitation loans to owner occupied households, renovated 12 rental units, and assisted 27 households in purchasing a home. Demand for all programs continues to be high, particularly for RLF funds. Currently the county provides no funding to the CCHA, therefore the programs are heavily dependent upon the receipt of grant funding. Contact the Housing Authority for further information at (715) 267-7356.

Clark County Housing Authority Three Year Housing Strategy, 1996-1998

This plan/strategy provides demographic, economic, and housing information for Clark County, a housing needs assessment, and a three year plan. The report relied upon a significant amount of information from the 1990 Census, however it provides a great deal of background information on housing in the county and it provides some goals and strategies for the CCHA as well as the county as a whole.

Wisconsin Energy Assistance Program

The Wisconsin Energy Assistance Program, administered by the Clark County Department of Social Services, assists low income households with purchasing furnaces when the family's existing furnace is a health hazard or beyond repair. The Department should be contacted for further information.

Local Housing Programs

Local Housing Authorities

The communities of Abbotsford, Greenwood, Loyal, and Thorp have housing authorities. Each Authority uses a variety of funding sources and programs to meet housing goals within their respective communities. Contact the individual municipalities for further information.