Factors influencing land parcelization in amenity rich rural areas and the potential consequences of planning and policy variables

**KEY POINTS**
- The goal of this research is to examine historic land parcelization patterns and explore the effects of land parcelization on quality of life and property values.
- We will utilize various analytical techniques to identify the factors that influence parcelization in amenity-rich rural areas and develop predictive models for the rate, extent, and role of parcel development.
- We will test for the effects of external land use changes (e.g., expansion of urban areas) on the parcelization patterns of specific communities.
- The results can be used to examine the relationships between land use and parcelization and to forecast the potential impacts of future land use changes.
- We will also compare the parcelization patterns of rural communities with those of urban areas to identify similarities and differences.

**METHOD OF CASE SELECTION**
1. Non-metropolitan county
2. Metropolitan county
3. Data accessibility
4. Favorable relationships at county level
5. Historic parcelization rates
6. Data availability
7. Planning policy
8. Economic factors

**BAYFIELD COUNTY**
- Total Area: 1,020.5 Sq. Miles
- Land: 972.9 Sq. Miles
- Water: 47.6 Sq. Miles
- Mean Annual Growth Rate, 1970-2000: 23.6%
- Population: 1,634
- Housing Units: 907

**TOWN OF BARNES**
- Total Area: 32.5 Sq. Miles
- Land: 30.3 Sq. Miles
- Water: 2.2 Sq. Miles
- Mean Annual Growth Rate, 1970-2000: 12.7%
- Population: 84
- Housing Units: 54

**TOWN OF WEST POINT**
- Total Area: 39.4 Sq. Miles
- Land: 37.2 Sq. Miles
- Water: 2.2 Sq. Miles
- Mean Annual Growth Rate, 1970-2000: 8.2%
- Population: 40
- Housing Units: 37

**COLUMBIA COUNTY**
- Total Area: 136.4 Sq. Miles
- Land: 136.4 Sq. Miles
- Water: 0.0 Sq. Miles
- Mean Annual Growth Rate, 1970-2000: 3.2%
- Population: 1,486
- Housing Units: 815

**METHOD OF CASE SELECTION**

**TESTING FOR POLICY VARIABLES: A HYPOTHETICAL EXAMPLE**
When we can successfully model large tracts, we can then run the analysis both with and without the rules. The hypothetical model was 100% accurate in choosing the likely development pattern for new lots.

**METHOD OF CASE SELECTION**