

Housing

The Town of Sumpter has many diverse opportunities for housing, including lake frontage on Lake Wisconsin in the southeast, expansive farm operations in the western half, affordable single and multiple family residential development along the west side of USH 12, and wooded home sites in the Baraboo Bluffs. A look at the age, household characteristics, value and structure characteristics of existing housing structures assists with indentifying the needs of providing adequate housing supply for all Town of Sumpter residents.

Age of Existing Structures

The Town of Sumpter housing has been built steadily throughout the years. The 2000 census shows that nearly 25% of the owner occupied housing was built before 1939 and almost 19% of the existing housing was built after 1990. An average of 11% of the housing was built each decade in between. The percentage of existing homes in Sumpter that were built prior to 1939 was less than that of Sauk County. The number of existing homes built between 1940 to 1959 is greater than that of Sauk County. This can be attributed in a large part to the housing known as Badger Village, which was built for the workers at the Badger Ordinance Works (now Badger Army Ammunition Plant) during World War II. A slightly larger percent of existing homes were also built in Sumpter than in Sauk County from 1960 to 1969. The following years, 1970 to present, all experienced a smaller percentage of new homes built.

Table H1: Age of Homes Sumpter vs. Sauk County

Year unit was built	Sumpter		Sauk County		Per Land Use Survey		
	Number	Percent	Number	Percent	Number	Percent	
1939 or earlier	107	24.60%	6737	27.73%	24	14.04%	Pre 1920
1940 to 1959	115	26.44%	3000	12.35%	40	23.39%	1920 to 1950
1960 to 1969	45	10.34%	1931	7.95%			
1970 to 1979	50	11.49%	3764	15.49%	32	18.71%	1950 to 1978
1980 to 1989	36	8.28%	3021	12.43%	75	43.86%	1979 or newer
1990 to 1994	44	10.11%	2621	10.79%			
1995 to 1998	34	7.82%	2628	10.82%			
1999 to march 2000	4	0.92%	595	2.45%			
Total	435	99.90%	24297	99.80%	171	100.00%	

Source: US Census 2000 and Town of Sumpter Land Use Planning Survey 2002

Household Characteristics

Many housing characteristics have been outlined in the Community Profile portion of the Issues and Opportunities portion of the *Plan* for the purpose of projecting population and housing unit

Table H3: Household Characteristics

	Average Household Size	Total Housing Units	Occupancy Rate	% Single Person Household
Sumpter, 1990	2.42	386	78.76%	31.58%
Sumpter, 2000	2.51	458	87.68%	26.40%

Source: US Census 2000

trends. In summary, the average household size has increased from 2.42 in 1990 to 2.51 in 2000. The number of housing units rose from 386 in 1990 to 458 in 2000. Owner occupancy rate rose from 78.76% in 1990 to 87.68% in 2000. A look at the Household Characteristics shows that in 1990, 31.58% of all households were single person households as compared to 26.40% in 2000.

Home Values

The value of homes in Sumpter varies tremendously as compared to Sauk County. According to the US Census, over 20% of the homes are valued at less than \$50,000 compared to 4% in Sauk County. Almost 34% of the housing in the Town of Sumpter is deemed affordable housing, with a value of \$100,000 or less. In 2000, 25% of homes in Sumpter were valued between \$100,000 to \$149,999 as compared to 34.11% in Sauk County. Additionally, approximately 29% of the homes in Sumpter were valued between \$150,000 and \$199,999 as compared to 13.43% for all of Sauk County.

Table H2: Value of Homes, Sumpter as compared to Sauk County

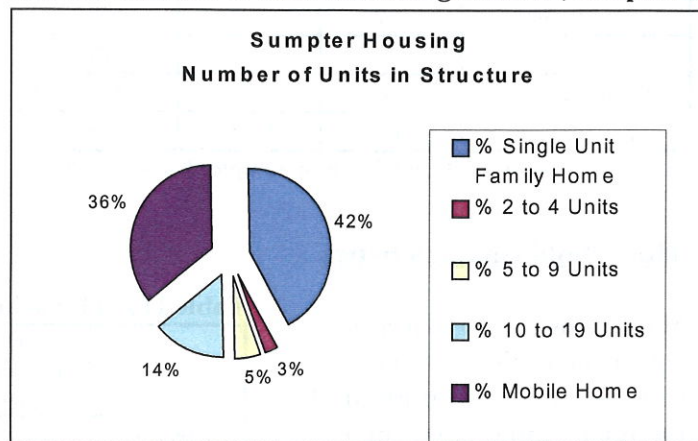
Dollar value	Sumpter, 2000		Sauk County, 2000		Per Land Use Survey		
	Number	Percent	Number	Percent	Number	Percent	Dollar Value
Less than \$50,000	14	20.59%	456	4.12%	50	31.65%	\$0 to \$40,000
\$50,000 to \$99,999	9	13.24%	4446	40.20%	41	25.95%	\$40,000 to \$100,000
\$100,000 to \$149,999	17	25.00%	3773	34.11%	25	15.82%	\$100,000 to \$150,000
\$150,000 to \$199,999	20	29.41%	1486	13.43%	20	12.66%	\$150,000 to \$200,000
\$200,000 to \$299,999	6	8.82%	673	6.08%	22	13.92%	\$200,000 and over
\$300,000 to \$499,999	0	0.00%	194	1.75%			
\$500,000 to \$999,999	2	2.94%	22	0.20%			
\$1,000,000 or more	0	0.00%	11	0.10%			

Source: US Census 2000 and Town of Sumpter Land Use Planning Survey 2002

Housing Structure

An overview of the types of housing units in the Town of Sumpter indicates that 36.32 % are mobile homes, and 41.84% are single unit family homes. Since mobile homes are generally single units, we will consider them as such for the purposes of this plan. This brings the total of single unit family homes to 78.16% in Sumpter. 2.5% of the housing units are duplexes or fourplexes, and 5.06% have 5 to 9 units.

Chart H2: Number of Units in Housing Structure, Sumpter 2000



Source: US Census, 2000