

Land Use

As mentioned in the introduction portion of this Plan, the Town of Sumpter adopted Sauk County Zoning in 1975. Then, in 1987, the Town developed its first Town of Sumpter Development Plan and adopted Exclusive Agriculture zoning in order to become eligible for tax credits through the Wisconsin Farmland Preservation Program. This Development Plan and zoning has remained in effect, without change or amendment, since that time. This history is fairly representative of the planning efforts in rural towns throughout Wisconsin in the last 15 to 20 years. However, as changes occur and development pressures increase, it has become evident to Town residents that additional planning was needed.



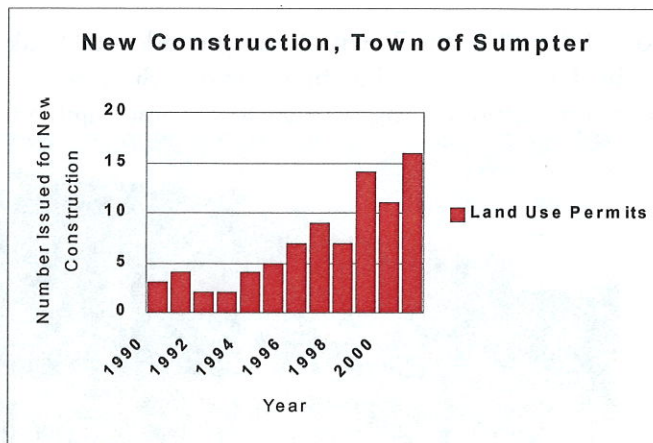
Recent Trends

The Town of Sumpter has experienced an increase in the number of land use permits for new construction in the last 11 years. From 1990 to 1996, an average of 3.8 permits for all new construction were issued. Approximately 11 permits per year were issued from 1997 through 2001.

Table LU1: Number of Permits Issued (1990 – 2001)

Year	Resident				Commercial	AG	Other	total	Percent of total issued
	Single Family	Garage	other	Mobile Home					
1990	3							3	3.57%
1991	2						2	4	4.76%
1992	2							2	2.38%
1993	1						1	2	2.38%
1994	2	1					1	4	4.76%
1995	1	2			1		1	5	5.95%
1996	4	1			2			7	8.33%
1997	4	3			1	1		9	10.71%
1998	1	1	2		3			7	8.33%
1999	6	2	3		1		2	14	16.67%
2000	4	2	3	1	1			11	13.10%
2001	7	5	3	1				16	19.05%
total	37	17	11	2	9	1	7	84	total
Percent of total issued	44.05%	20.24%	13.10%	2.38%	10.71%	1.19%	8.33%		

Source: Sauk County Department of Planning and Zoning



The chart to the left reflects the information provided above, graphically reflecting the increase in development in the Town of Sumpter since 1990. During this period, 39 new housing units have been added to the Town, resulting in approximately 100 new residents.

Of these new permits for construction of single-family or multiple-family residences, none were issued for new farmsteads. As the Town continues to experience growth, it will become increasingly important for Town Officials to direct that growth to ensure the protection of the family farm tradition.

Existing Land Use

The first step in laying out the desired future land uses of the Town is to look at the existing land use pattern. It is important to note that this inventory is not the current zoning of the property in the Town, but rather, what the actual use of the property is. An explanation and map of the existing zoning of the Town will be provided later in this chapter. A comparison of the information below with Map # 9: *Current Land Use*, will aid in the understanding of the existing land uses within the Town of Sumpter. (It should be noted that several properties may have different land use categories presented here, but the overall use of the property from a zoning standpoint might be agricultural or residential.)

Developed: land used primarily for housing, commercial or industrial purposes. This development is typically serviced by public infrastructure including sanitary sewer and water. The areas within Sumpter characterized as “developed” include the industrial portions of the Badger Army Ammunition Plant (BAAP) and the Bluffview area, which was created as a housing area for employees at the BAAP Plant. This area represents approximately 1.8% of the total land area in the Town, or roughly 430 acres.

Agriculture: land used primarily for farming, farmsteads, and supporting activities. This also includes rural single-family residential development with low densities. This area includes approximately 33.43 % of the total land area or roughly 8,087.

Grass: private or public lands that are undeveloped and not in agricultural or woodland use. It should be noted that these areas are typically referred to as prairie remnants or