

**CHAPTER 6
POPULATION AND HOUSING**

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Chapter 6 - POPULATION AND HOUSING

INTRODUCTION

Changes in population numbers and characteristics are used in tracking the past growth patterns of a community in addition to predicting future population trends. For example, since the 2000 Census, the town's lone manufactured home park was annexed to the City of Sheboygan and new development has been of higher valued homes. Over time, these population characteristics and trends directly influence the Town of Wilson's housing, educational, community and recreational facility capacities, and its future economic development opportunities.

Housing is of social, economic, and revenue importance to local communities. People who take responsibility and pride in their homes are more likely to participate in community and civic activities. Housing is a primary source of revenue for communities in the form of property taxes.

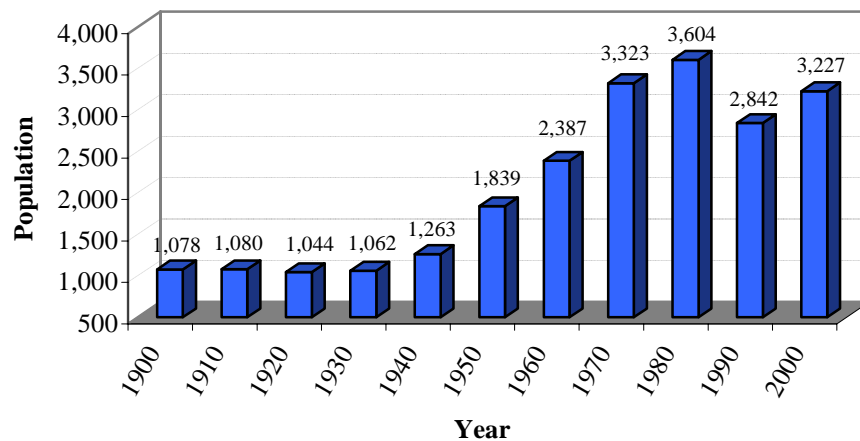
The housing portion of this chapter includes information about the current housing stock, structural and occupancy characteristics as well as details on future housing demand based on demographic projections. The 2006 land use map in Chapter 11 (Map 11.2) identifies the residential developments within the town. By considering housing related issues now as part of the comprehensive planning process, Wilson can be better prepared to meet their future housing needs. The majority of the information in this chapter is based upon the 2000 Census and on population estimates and projections provided by the Wisconsin Department of Administration.

POPULATION CHARACTERISTICS

Historical Population Trends

The Town of Wilson experienced its highest population level of 3,604 in 1980, which was prior to land annexations by the City of Sheboygan. Through these annexations, it reduced the town's population by 762 people according to the 1990 Census. However, in the decade of the 1990's, the town was able to add 385 residents or nearly 16 percent. Figure 6.1 illustrates the change population that the Town of Wilson has experienced during the past century and the dramatic increase in population of 96 percent between 1950 and 1980.

Figure 6.1: Historical Population Levels, 1900-2000, Town of Wilson



Source U.S. Bureau of the Census, General Population Characteristics 1900-1990, U.S. Census 2000, and Bay-Lake Regional Planning Commission, 2006.

Table 6.1 displays the change in the town’s population levels while making comparisons with the surrounding four communities and Sheboygan County. Each community and the county experienced a healthy population increase from 1950 to 2000. While the Town of Wilson had a population increase of 75 percent in the last 50 years, the Village of Oostburg, located on Wilson’s southwest border, experienced that most significant growth with nearly a 200 percent increase in people. On the other hand, the Village of Kohler saw only a 12 percent increase in residents, which can be contributed to the fact it is a planned community. Overall, Sheboygan County had a 40 percent increase in population and the county’s largest community, the City of Sheboygan, saw a steady population increase each of the five decades with a total of 8,427 new people or an increase of 20 percent. The construction of Interstate 43 may have also been a contributor to the dramatic growth of the town’s population.

Since the 1950 Census, the towns of Wilson and Holland have fluctuated in population with a steep decline occurring between 1980 and 1990 for Wilson (762 residents) and small decline in residents (207) in Holland during the last decade. These types of changes in census figures may be the result of annexations by neighboring incorporated communities such as the villages of Kohler and Oostburg and the City of Sheboygan. Many individuals prefer to build just outside of incorporated communities in order to enjoy the wide open spaces most often associated with rural areas but can still take advantage of the services provided by the villages and cities.

Table 6.1: Historical Population Levels, 1900-2000, Town of Wilson and Selected Municipalities

Year	Town of Wilson	Town of Holland	Village of Oostburg	City of Sheboygan	Village of Kohler	Sheboygan County
1900	1,078	2,551	-	22,962	-	50,345
1910	1,080	2,175	380	26,398	-	54,888
1920	1,044	1,958	497	30,955	403	59,913
1930	1,062	1,879	671	39,251	1,748	71,235
1940	1,263	2,010	742	40,638	1,789	76,221
1950	1,839	2,000	895	42,365	1,716	80,631
1960	2,387	2,074	1,065	45,747	1,524	86,484
1970	3,323	2,287	1,309	48,484	1,738	96,660
1980	3,604	2,504	1,647	48,085	1,651	100,935
1990	2,842	2,567	1,931	49,676	1,817	103,877
2000	3,227	2,360	2,660	50,792	1,926	112,656

Source: U.S. Bureau of the Census, General Population Characteristics 1840-1990, U.S. Census 2000; and Bay-Lake Regional Planning Commission, 2006.

Age and Sex Distribution

From 1980 to 2000, the Town of Wilson’s population has experienced several shifts in its age distribution as reflected in Figure 6.2.

- 41 percent of the town’s population was under the age of 25 in 1980. By 2000, this age group decreased to 27 percent of the total population. The 20-24 age group experienced the greatest decline of 2.5 percent during this 20 year time span. The decline over the last two decades suggests that individuals in this age group are leaving the town to further their education or find work elsewhere.
- In 1980, the largest percentage of the town’s population was in the 25-34 age group with just over 14 percent. Ten years later, the greatest number of town residents was in the 35-44 age category at just under 19 percent. By 2000, the 45-54 and 35-44 age groups comprised the

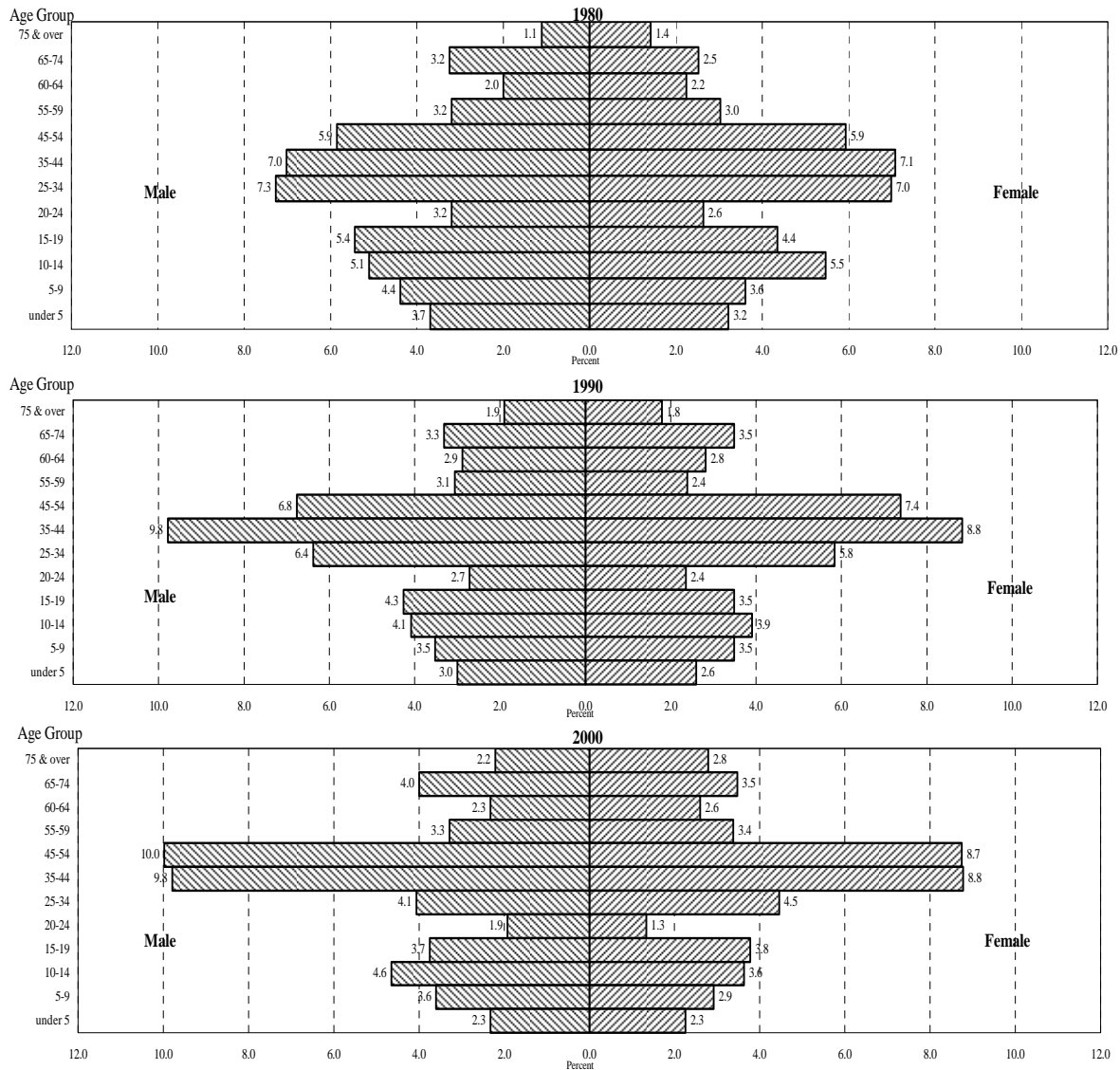
largest percentage of the town's population at 37 percent. This is a true indication that the average age of the town's residents is increasing.

- Town residents under the age of 10 have steadily decreased during the past 20 years. In 1980, that age group consisted of 537 children or 15 percent. In 1990 and 2000, there were 358 people in that age group. However, in 1990 that number comprises nearly 13 percent of the residents. By 2000, the same figure reflected only 11 percent of the town's total population.
- The percentage of town residents aged 65 and older has steadily increased over the past 20 years from 8.3 percent in 1980, to 10.5 percent in 1990, and 12.5 percent in 2000 with a total overall increase of 103 residents or 34 percent.
- Since 1980, Wilson's population has been comprised of more males than females. During the 20 year time period, the percent breakdown between males and females has remained very steady at 51 percent and 48 respectively.

Decade Population Pyramids

Figure 6.2 illustrates changes in the Town of Wilson's population through bar graph pyramids that compare males and females by age group. The three pyramids show how the town's population has slowly aged over the last 20 years.

Figure 6.2: Population Pyramids, 1980-2000, Town of Wilson



Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, STF 1A, Table 10; 1990 Census of Population and Housing, STF 1A, Table P012; 2000 Census of Population and Housing SF-1; and Bay-Lake Regional Planning Commission, 2006.

School Age, Working Age, and Retirement Age

Table 6.2 divides the population of the Town of Wilson into four age groups including: school age (5-17), working age (16+), voting age (18+) and those of retirement age (65+).

- In 2000, nearly one-fifth (20 percent) of the town's total population was school age.
- The working age group accounts for 78 percent of the total population in 2000. When considering an average retirement age of 65 years and subtracting that group from the working age group, the figure drops to 64 percent.
- The town's retirement age group consisted of 13 percent, which is much higher than Sheboygan County (eight percent) but slightly less than the State of Wisconsin as a whole.

The population is expected to continue its shift towards older age groups during the town's 20 year planning period and beyond. This may result in a greater demand for elderly housing such

as nursing homes and assisted living facilities and other support services for older adults including transportation and in home care.

Table 6.2: Population by Age Groups and Sex, 2000, Town of Wilson

Age Groups	Total	Male	Female	Percent	Sheboygan County Percent	Wisconsin Percent
School Age						
5-11	298	167	131	9.2	7.0	10.1
12-14	179	99	80	5.5	3.2	4.5
15-17	164	85	79	5.1	3.4	4.5
Working and Voting Age						
16+	2,559	1,314	1,245	79.3	52.4	77.5
16-64	2,157	1,114	1,043	66.8	44.4	64.4
18+	2,438	1,248	1,190	75.6	50.1	74.5
18-64	2,036	1,048	988	63.1	42.1	61.4
Retirement Age						
65+	402	200	202	12.5	8.0	13.1
Total Population	3,227	1,674	1,553		112,646	5,363,675

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, STF 1A, General Profile and Table P012; and Bay-Lake Regional Planning Commission, 2006.

Median Age

Table 6.3 provides figures on the gradual increase of median age for the Town of Wilson and its four surrounding communities, Sheboygan County, and State of Wisconsin from 1970 to 2000.

Wilson’s median age has risen from 27 years in 1970 to 41.5 years in 2000. This increase is consistent with the population pyramids and historic population trends illustrated previously. The result is an increase of 14.5 years in the town, which is second only to the Town of Holland (16.6 years) for the communities in the region.

Wilson’s median age has risen from 27 years in 1970 to 41.5 years in 2000.

In comparison, Sheboygan County’s median age has increased a more modest 7.8 years in the last three decades. This trend of an increasing median age should be considered when planning for the future needs of the town, as an aging population generally demands additional community services.

Table 6.3: Median Age, 1970-2000, Town of Wilson and Selected Municipalities

Geographic Area	1970	1980	1990	2000
Town of Wilson	27.0	31.5	37.4	41.5
Town of Holland	23.5	28.2	32.4	40.1
Village of Oostburg	30.6	29.2	35.1	39.1
City of Sheboygan	31.0	31.4	33.8	35.4
Village of Kohler	35.5	34.6	35.8	39.8
Sheboygan County	29.0	30.3	33.8	36.8
State of Wisconsin	27.2	29.4	32.9	36.0

Source: U.S. Bureau of the Census, Census of Population, General Population Characteristics, Wisconsin, 1970, Tables 33,35; 1980 Table 14; 1990 STF 1A, General Profile; Census 2000 and Bay-Lake Regional Planning Commission, 2006.

Seasonal Population

The estimated seasonal population for the town is found by multiplying the number of seasonal housing units by the average number of persons per household (Table 6.4).

In 2000, Wilson had 34 seasonal housing units along with an average number of persons per household of 2.59. As a result, there is an estimated 88 additional people in the town considered seasonal residents. In comparison, the Town of Holland contained 175 seasonal housing units with an estimated 499 seasonal residents.

Table 6.4: Estimated Seasonal Population, 2000, Town of Wilson and Selected Municipalities

	Geographic Location					
	Town of Wilson	Town of Holland	Village of Oostburg	City of Sheboygan	Village of Kohler	Sheboygan County
Population	3,227	2,360	2,660	50,792	1,926	112,656
Persons Per Household	2.59	2.85	2.71	2.39	2.61	2.50
Total Seasonal Housing Units*	34	175	1	77	26	804
Estimated Seasonal Population**	88	499	3	184	68	2,010

*Seasonal housing includes seasonal, recreational, or occasional use units but does not include other vacant

**Estimated Seasonal Population = Total Seasonal Housing Units x Persons per Household

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing and Bay-Lake Regional Planning Commission, 2006.

Since the 2000 Census, the Town Clerk has verified there are 69 seasonal properties within the town. This is an increase of 35 units from the 34 seasonal housing units identified six years earlier in the census. Using the average number of persons per household of 2.59, there are 179 seasonal residents living in the Town of Wilson.

Population Projections



Population projections are an important factor necessary to assess each community's future need for housing, community facilities, transportation, and other population-related facilities. They can also be used to forecast a municipality's future expenditures, revenues, and tax receipts.

In 2003, the Wisconsin Department of Administration (WDOA) Demographic Services Center prepared population projections to the year 2025 for Wisconsin communities and counties utilizing a projection formula that calculates the annual population change over three varying time spans.

- According to the WDOA formula, the Town of Wilson is projected to have a population of 4,031 by 2025. This represents an additional 805 persons, or a 25 percent increase from the 2000 Census count of 3,227.

Table 6.5 illustrates the past population trends and WDOA projections for the towns of Wilson and Holland, the villages of Kohler and Oostburg, the City of Sheboygan, Sheboygan County, and Wisconsin.

Table 6.5: Population Trends, 1980-2025, Town of Wilson and Selected Municipalities

Year	Geographic Location						
	Town of Wilson	Town of Holland	Village of Oostburg	City of Sheboygan	Village of Kohler	Sheboygan County	State of Wisconsin
Actual Population							
1980	3,604	2,504	1,647	48,085	1,651	100,935	4,705,767
1990	2,842	2,567	1,931	49,676	1,817	103,877	4,891,769
2000	3,227	2,360	2,660	50,792	1,926	112,656	5,363,675
WDOA Pop. Projections							
2005	3,384	2,368	2,889	51,171	1,993	116,070	5,563,896
2010	3,541	2,373	3,117	51,473	2,058	119,411	5,751,470
2015	3,703	2,382	3,351	51,836	2,127	122,921	5,931,386
2020	3,869	2,392	3,588	52,243	2,197	126,540	6,110,878
2025	4,031	2,399	3,823	52,756	2,265	130,018	6,274,867
Number Change							
1980-1990	-762	63	284	1,591	166	2,942	186,002
1990-2000	385	-207	729	1,116	109	8,779	471,906
2000-2025	804	39	1,163	1,964	339	17,362	911,192
Percent Change							
1980-1990	-21.1	2.5	17.2	3.3	10.1	2.9	4.0
1990-2000	13.5	-8.1	37.8	2.2	6.0	8.5	9.6
2000-2025	24.9	1.7	43.7	3.9	17.6	15.4	17.0

Source: U.S. Bureau of the Census, Census of Population and Housing, 1980-2000; Wisconsin Department of Administration, for years cited; Wisconsin Department of Administration, Official Population Projections, 2003; and Bay-Lake Regional Planning Commission, 2006.

In an effort to establish a range of possible population growth scenarios for the next 20 years, two additional population projection methods were utilized along with the previously mentioned 2003 WDOA projections. These two additional projection methods are defined below.

Growth Trend - In a growth series, the starting value is multiplied by the step value to get the next value in the series. The resulting product and each subsequent product is then multiplied by the step value.

Linear Trend - In a linear series, the step value, or the difference between the first and next value in the series, is added to the starting value and then added to each subsequent value.

Table 6.6 and Figure 6.3 presents Wilson’s actual U.S. Census counts, the 2003 WDOA projection, and the growth and linear trend projections based off past population trends.

- The growth trend was developed by using the 1970 to 2000 Census figures and creating an exponential “growth trend” series to the year 2025. According to this projection, the 2025 population for the Town of Wilson would be 2,843 people, which is a decrease of 384 people or approximately 12 percent from the 2000 Census population count.
- The linear trend also utilized the 1970 to 2000 Census figures and created a “linear trend” series to the year 2025. This method identified a 2025 population of 2,830 people for the Town of Wilson, which is a decrease of 397 people or 12 percent from the 2000 Census population count.

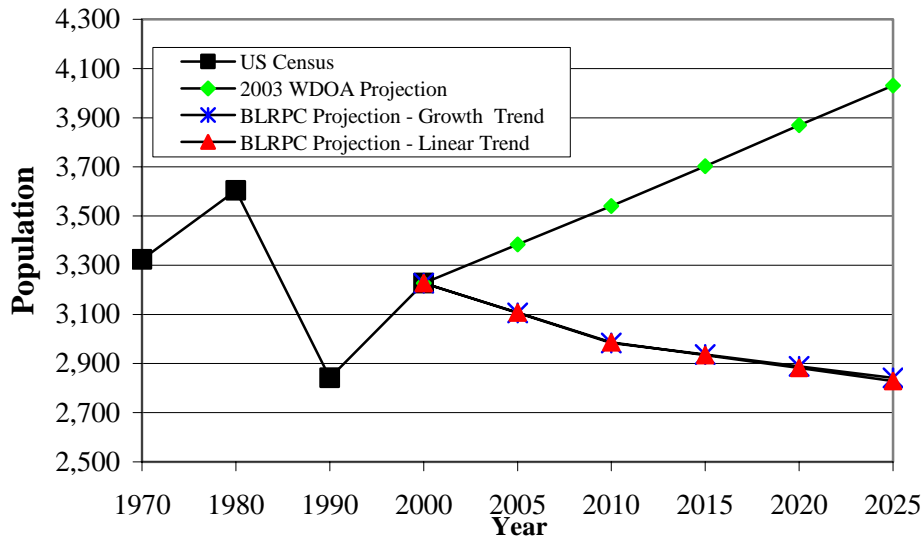
It should be noted that the growth and linear trend population projections assume that the town will continue to grow based on past trends in population. The decline in the town’s growth and linear trend projections is a result of the town’s population decline that occurred between 1980 and 1990 and the annexation of land by the villages of Kohler and Oostburg and the City of Sheboygan. Any changes, large or small, in the economies or infrastructure availability of the community or within the region in the future may cause significant modifications to these projections.

Table 6.6: Population Trends and Projections, Town of Wilson

Town of Wilson	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census	3,323	3,604	2,842	3,227					
2003 WDOA Projection				3,227	3,384	3,541	3,703	3,869	4,031
BLRPC Projection - Growth Trend				3,227	3,106	2,984	2,937	2,889	2,843
BLRPC Projection - Linear Trend				3,227	3,107	2,987	2,935	2,882	2,830

Source: U.S. Department of Commerce, Bureau of the Census, 1970, 1980, 1990, 2000; Wisconsin Department of Administration, *Official Municipal Population Projections 2005-2025*, 2003; Bay-Lake Regional Planning Commission, 2006.

Figure 6.3: Population Trends and Projections, 1970-2025, Town of Wilson



Source: U.S. Bureau of the Census, Census of Population and Housing, 1970-2000; Wisconsin Department of Administration, *Official Population Projections for years cited*; and Bay-Lake Regional Planning Commission, 2006.

HOUSING CHARACTERISTICS

Housing Occupancy and Tenure

According to the 2000 Census, the Town of Wilson had 1,235 occupied housing units, which accounts for approx. 93 percent of the housing in the town. The remaining seven percent homes in the town are vacant (88 units) (Table 6.7). Of the 1,235 occupied units, 1,093 (83 percent) were owner-occupied while 142 units (11 percent) were renter-occupied.

Seasonal Housing

Of the 88 vacant units in the town, 34 units, or three percent of the total housing in the Town of Wilson, are used for seasonal, recreational, or occasional use (Table 6.7). In comparison, the Town of Holland has a significant number of these types of housing structures with just over 17 percent of the total housing units in this category. Since the 2000 Census, the Town Clerk verified there were 69 seasonal housing units within Wilson.

Table 6.7: Housing Occupancy and Tenure, 2000, Town of Wilson and Selected Municipalities

Units	Town of Wilson		Town of Holland		Village of Oostburg		City of Sheboygan		Village of Kohler		Sheboygan County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied	1,235	93.3	828	81.3	980	98.4	20,779	95.5	737	93.1	43,545	94.8
Owner	1,093	82.6	744	73.0	751	75.4	12,698	58.3	684	86.4	31,078	67.6
Renter	142	10.7	84	8.2	229	23.0	8,081	37.1	53	6.7	12,467	27.1
Vacant	88	6.7	191	18.7	16	1.6	983	4.5	55	6.9	2,402	5.2
Seasonal, Recreational, or Occasional Use	34	2.6	175	17.2	1	0.1	77	0.4	26	3.3	804	1.7
Other	54	4.1	16	1.6	15	1.5	906	4.2	29	3.7	1,598	3.5
Total Units	1,323	100.0	1,019	100.0	996	100.0	21,762	100.0	792	100.0	45,947	100.0

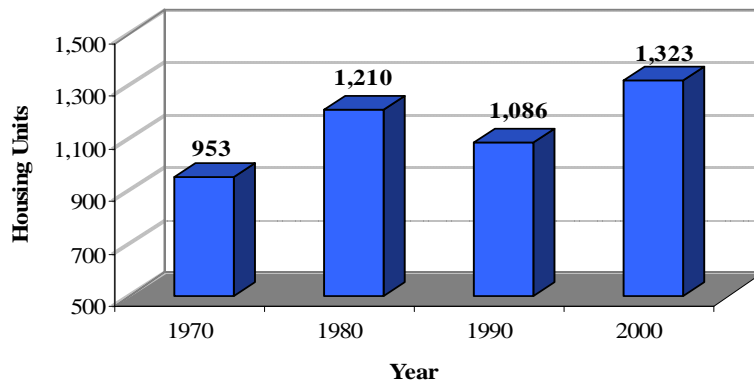
Source: U.S. Bureau of the Census, and Bay-Lake Regional Planning Commission, 2006.

Total Housing Unit Levels by Decade

The total number of housing units within the Town of Wilson has increased by 39 percent from 1970 to 2000 (Figure 6.4 and Table 6.8). However, sandwiched between two solid growth decades 1970’s (27 percent) and 1990’s (22 percent), the town experienced a dramatic decline in housing in the 1980’s. The reduction in housing units correlates to the loss of approximately 800 residents during this same time period. This may have been the result of annexations by the Villages of Kohler and Oostburg and/or the City of Sheboygan.

For neighboring Town of Holland, they also experienced a slight decline (-2 percent) in housing during the 1970s. This loss in housing may also have been the result of annexation by either the Village of Oostburg or Village of Cedar Grove.

Figure 6.4: Historic Housing Unit Levels, 1970-2000, Town of Wilson



Source: U.S. Bureau of the Census, 1970 Census of Population and Housing, Series 100-Data Set 112075-545-1026; 1980 Census, Selected Housing Characteristics for Counties and County Subdivisions, Table 45; 1990 Census, Summary of General Housing Characteristics, Table 1; and Bay-Lake Regional Planning Commission, 2006.

Table 6.8: Total Housing Units, 1970-2000, Town of Wilson and Selected Municipalities

Area	Year				Percent Change			
	1970	1980	1990	2000	1970-80	1980-90	1990-2000	1970-2000
Town of Wilson	953	1,210	1,086	1,323	27.0	-10.2	21.8	38.8
Town of Holland	846	827	1,022	1,019	-2.2	23.6	-0.3	20.4
City of Sheboygan	16,481	18,815	20,588	21,762	14.2	9.4	5.7	32.0
Village of Kohler	636	569	688	792	-10.5	20.9	15.1	24.5
Sheboygan County	31,207	36,716	40,695	45,947	17.7	10.8	12.9	47.2
Wisconsin	1,472,466	1,863,897	2,055,774	2,321,144	26.6	10.3	12.9	57.6

Source: U.S. Bureau of the Census, 1970 Census of Population and Housing, Series 100-Data Set 112075-545-1026; 1980 Census, Selected Housing Characteristics for Counties and County Subdivisions, Table 45; 1990 Census, Summary of General Housing Characteristics, Table 1; and Bay-Lake Regional Planning Commission, 2006.

Housing Types - Units in Structure

According to the 2000 Census, one unit detached structures made up nearly 90 percent of the housing types in the Town of Wilson (Table 6.9). The second largest housing type found in the town was 2 unit structures, which comprised just over three percent.

When compared to surrounding communities as of the 2000 US Census, Wilson had 32 mobile homes or 2.5 percent of its total housing units and slightly less than Sheboygan County as a whole with nearly three percent. **Due the changes in population and housing structures since the 2000 Census, it has been confirmed there are no 3-4 unit, 5-9, or 20 or more unit structures within the town. There is also only one mobile home located in Wilson.**

Table 6.9: Units in Structure, 2000, Town of Wilson and Selected Municipalities

Units	Town of Wilson		Town of Holland		Village of Oostburg		City of Sheboygan		Village of Kohler		Sheboygan County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1 unit, detached	1,149	89.9	986	96.4	650	65.2	12,148	55.7	646	81.7	30,548	66.5
1 unit, attached	7	0.5	10	1.0	79	7.9	550	2.5	84	10.6	1,303	2.8
2 units	42	3.3	19	1.9	116	11.6	4,481	20.5	25	3.2	6,456	14.1
3 or 4 units	6	0.5	-	-	51	5.1	992	4.5	36	4.6	1,756	3.8
5 to 9 units	13	1.0	-	-	38	3.8	955	4.4	-	-	1,474	3.2
10 to 19 units	-	-	-	-	59	5.9	794	3.6	-	-	1,150	2.5
20 or more units	29	2.3	4	0.4	4	0.4	1,436	6.6	-	-	1,906	4.1
Mobile home	32	2.5	4	0.4	-	-	442	2.0	-	-	1,328	2.9
Other*	-	-	-	-	-	-	12	0.1	-	-	26	0.1
Total	1,278	100.0	1,023	100.0	997	100.0	21,810	100.0	791	100.0	45,947	100.0

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, SF- 1; and Bay-Lake Regional Planning Commission, 2006.

Age of Housing

Wilson did not experience the home building boom that took place in the Town of Holland, City of Sheboygan, and Village of Kohler or Sheboygan County overall prior to 1940 (Table 6.10). In comparison to surrounding communities, Wilson's strong housing boom came in the succeeding decades from 1940 to 1980. This is in direct correlation to the large population gain the town enjoyed during that same time period. Nearly 56 percent of all existing housing units in the Town of Wilson were built before 1970 and just over 22 percent of the existing housing units in the town constructed between 1970 and 1979. The large number of homes added during the 1970s was to help house the 1,000 new residents that moved to Wilson during this time period.

From the year 2000, 174 new single family homes have been built in the town. Within Wilson, another seven two family homes have been constructed. The average number of new homes constructed per year has been 29 with the greatest number being 39 in 2004.

Table 6.10: Housing Units by Year Structure Built, 2000, Town of Wilson and Selected Municipalities

Year Structure Built	Town of Wilson		Town of Holland		Village of Oostburg		City of Sheboygan		Village of Kohler		Sheboygan County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1999 to March 2000	40	3.1	30	2.9	24	2.4	166	0.8	12	1.5	888	1.9
1995 to 1998	87	6.8	72	7.0	109	10.9	700	3.2	85	10.7	2,869	6.2
1990 to 1994	95	7.4	53	5.2	149	14.9	807	3.7	63	8.0	2,927	6.4
1980 to 1989	55	4.3	71	6.9	163	16.3	1,932	8.9	93	11.8	4,288	9.3
1970 to 1979	287	22.5	179	17.5	118	11.8	2,974	13.6	61	7.7	6,838	14.9
1960 to 1969	258	20.2	73	7.1	68	6.8	2,242	10.3	55	7.0	4,717	10.3
1940 to 1959	248	19.4	110	10.8	140	14.0	4,602	21.1	78	9.9	7,930	17.3
1939 or earlier	208	16.3	435	42.5	226	22.7	8,387	38.5	344	43.5	15,490	33.7
Total	1,278	100.0	1,023	100.0	997	100.0	21,810	100.0	791	100.0	45,947	100.0

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-4; and Bay-Lake Regional Planning Commission, 2006.

Condition of Housing Stock

Determining the number of substandard housing units in the Town of Wilson will be an indication of the condition of the overall housing stock.

According to the Department of Commerce, the definition of a substandard unit is a housing unit which is in need of major repair or replacement in three or more of the following areas: roof, electrical, heating, plumbing, foundation/structure (including interior walls/floors/ceilings), siding, doors/windows and well/septic or water/sewer laterals.

With 208 units in the town being built prior to 1940 (Table 6.10), the possibility exists that several units may be substandard based on conditions outlined in the Department of Commerce definition.

Housing Values

In 2000, the majority of housing units (41 percent) in the Town of Wilson were valued between \$100,000 and \$149,999 (Table 6.11). Please note: these are home owner declared home values and only 962 of the 1,093 homeowners responded to this question. The median value of specified owner-occupied housing units in the town was \$134,600. Wilson's housing values in comparison with the Town of Holland, villages of Oostburg and Kohler, City of Sheboygan, and Sheboygan County are very favorable. This can be contributed to the residential growth seen on the Northeast corner of the town in the Black River area along the Lake Michigan Coastline.

41 percent of the town's housing units in 2000 were valued between \$100,000 and \$149,999.

Within the past few years, several higher end homes have been built in the town. The home values have ranged from \$622,000 to nearly \$1 million dollars. This trend will certainly increase the median value of homes in the town in the long term.

Table 6.11: Values of Specified Owner-Occupied Housing Units, 2000, Town of Wilson and Selected Municipalities

Value	Town of Wilson		Town of Holland		Village of Oostburg		City of Sheboygan		Village of Kohler		Sheboygan County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	8	0.8	0	0.0	0	0.0	421	3.9	0	0.0	559	2.2
\$50,000 to \$99,999	228	23.7	98	17.9	248	38.0	6,650	62.0	98	15.6	10,688	42.2
\$100,000 to \$149,999	393	40.9	180	32.9	247	37.9	2,864	26.7	236	37.5	8,789	34.7
\$150,000 to \$199,999	205	21.3	145	26.5	129	19.8	605	5.6	135	21.4	3,260	12.9
\$200,000 to \$299,999	96	10.0	60	11.0	28	4.3	143	1.3	114	18.1	1,433	5.7
\$300,000 to \$499,999	16	1.7	53	9.7	0	0.0	38	0.4	38	6.0	478	1.9
\$500,000 to \$999,999	16	1.7	11	2.0	0	0.0	6	0.1	9	1.4	113	0.4
\$1,000,000 or more	0	0.0	0	0.0	0	0.0	-	0.0	0	0.0	6	0.0
Total Units	962	100.0	547	100.0	652	100.0	10,727	100.0	630	100.0	25,326	100.0
Median Value	\$134,600		\$148,500		\$113,200		\$89,400		\$144,400		\$106,800	

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-4; and Bay-Lake Regional Planning Commission, 2006.

*Note: Census housing values may not be the actual assessed values. They are based on what the homeowner perceives the housing unit is worth.

Housing Costs - Rents and Mortgage

Providing affordable housing which meets the needs of future Town of Wilson residents is an important element of planning. Housing influences the economy, transportation, infrastructure, natural features, and various other aspects of a comprehensive plan.

According to the U.S. Department of Housing and Urban Development (HUD), housing affordability is defined as paying no more than 30 percent of household income for housing.

According to the 2000 Census, the median household income in the Town of Wilson was \$59,241. Therefore, assuming individuals made this median household income, the monthly amount a household could afford for housing was approximately \$1,481.

Rent and Income Comparison

According to the 2000 Census, the median gross rent for renter-occupied housing units in the Town of Wilson was \$504. Based on the 2000 Census figures, no resident in the town paid more than \$749 per month in rent, which is well below the 30 percent threshold as defined by HUD.

Owner Costs and Income Comparison

For owner-occupied housing units with a mortgage in 2000, the median monthly owner cost in the town was \$1,134. For owner-occupied units without a mortgage, the median monthly cost was \$357.

The 2000 Census indicates that 148 owners out of 962 (15 percent) specified owner-occupied housing units paid more than 30 percent of their income for monthly owner costs. According to the HUD definition, this 15 percent is considered as living in non-affordable housing.

Projected Occupied Housing Units

Three methods were used for determining the most likely housing projection to the year 2025 for the Town of Wilson. The following methods were used to estimate the future occupied housing unit demand within the town.

Methods one and two used the year 2000 “occupied housing” count of 1,235 units as a base figure. Method three used the 2003 Department of Administration (WDOA) population projections along with the town’s projected persons per household.

Household Size

According to the Wisconsin Department of Administration, the household size within Wilson is projected to decrease throughout the planning period. Table 6.12 indicates that the number of persons per household in the town will consistently fluctuate during the planning period, from 2.59 in 2000 to 2.49 in 2025.

Wilson's persons per household is projected to decrease from 2.59 in 2000 to 2.49 by 2025.

- **Growth Trend** - Using the census “occupied” housing counts from 1970 to 2000, a “growth trend” was created to the year 2025. This created a housing unit projection that indicated the town would have 1,502 total occupied housing units by 2025, or an increase of 267 occupied housing units from the 2000 Census (Table 6.12 and Figure 6.5).
- **Linear Trend** - A “linear trend” to the year 2025 also utilizes the census “occupied” housing counts from 1970 to 2000. This created a housing unit projection indicated the Town of Wilson would have 1,400 total occupied housing units, or an increase of 165 (13 percent) occupied housing units by 2025.
- **WDOA Population Projections/Persons per Household** - By using the town’s WDOA population projections and persons per household projection to the year 2025, the town is able to determine the possible number of occupied housing units by 2025. The WDOA population projection shows an increase of 804 persons and a decline in persons per household of 2.59 to 2.49 from 2000 to 2025. The result equals 384 in new occupied housing units or an increase of 31 percent for the Town of Wilson by 2025.

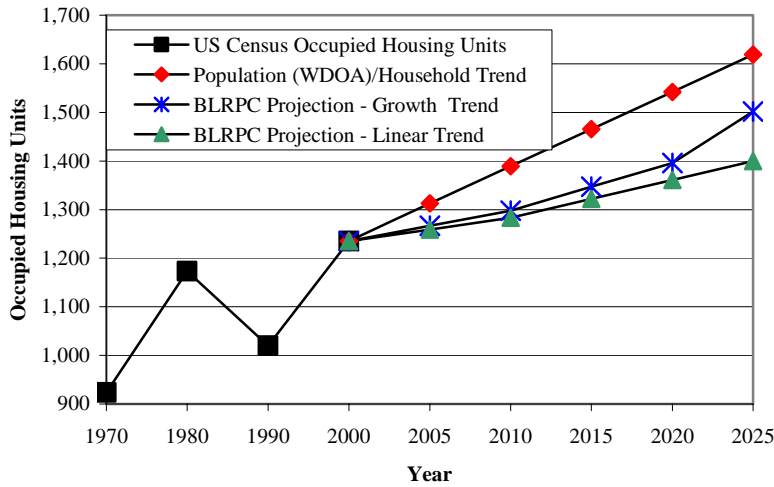
Table 6.12: Occupied Housing Unit Trends & Projections 1970-2025, Town of Wilson

Town of Wilson	Year								
	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census Occupied Housing Units	924	1,173	1,020	1,235					
BLRPC Projection - Growth Trend				1,235	1,267	1,298	1,347	1,396	1,502
BLRPC Projection - Linear Trend				1,235	1,259	1,283	1,322	1,361	1,400
Population (WDOA)/Household Trend				1,235	1,313	1,390	1,466	1,542	1,619
Household Size			2.79	2.59	2.58	2.55	2.53	2.51	2.49

Source: Wisconsin Department of Administration, 2003; Bay-Lake Regional Planning Commission, 2006.

Note: The increments used to obtain the projected household sizes for the Town of Wilson were taken from Sheboygan County's projection increments prepared by the Demographic Services Center and through linear trending from 1990 to 2025 by BLRPC, 2006.

Figure 6.5: Occupied Housing Unit Trends & Projections 1970-2025, Town of Wilson



Source: U.S. Bureau of the Census, 1970 Census of Population and Housing, Series 100, Table 2, Data Set 112075-545-1026; 1980 Census of Population and Housing, Table 45; 1990 Census of Population and Housing, Table 1; State of Wisconsin Demographic Services Center, Annual Housing Unit Surveys, July 18, 2000; and Bay-Lake Regional Planning Commission, 2006.

Subsidized and Special Needs Housing

Within Sheboygan County, there exists a variety of agencies that help locate, finance, and develop housing for persons with various physical and mental disabilities or other special needs. The Sheboygan County Department of Human Services has information on what is available through several organizations such as WHEDA, Lakeshore CAP, and the Veteran’s Administration. A list of housing resources can be found in Appendix G.

Housing Development Environment

Due to its rural make-up, Wilson has sewer service available only in the more densely populated areas of the town. However, the town offers a scenic landscape; a diverse economic base; is located on the shores of Lake Michigan; has access to a major highway- Interstate 43; and is situated adjacent to the cities of Sheboygan and Sheboygan Falls and the villages of Oostburg and Kohler. These features along with the desire for more spacious property make the town an attractive place for some people to live.



Given the town’s location and services provided by these four incorporated communities, each community should continue to communicate and work together to take positive advantage of the internal and external resources each has available that will allow them to develop their communities without detracting from any community or the overall look and feel of the area.