

CHAPTER 3 – HOUSING AND POPULATION

INTRODUCTION

Housing a growing and ever-changing population presents both challenges and opportunities to Sheboygan County and its local units of government. As presented in the Issues and Opportunities Chapter, Sheboygan County’s population is growing and changing as new residents continue to move into Sheboygan County, “baby-boomers” approach retirement age, and the population becomes more diverse. Providing a range of housing choices for these and all other population segments is very important in order to keep the local communities and Sheboygan County growing and vibrant.

Housing is sometimes taken for granted by community planners. This is unfortunate, because quality housing is not only a basic human need, it attracts and retains workers, drives population growth, forms a major part of a community’s image, and provides stability in a community. On an individual level, a home is usually the single largest expenditure most residents make in their lifetimes. This chapter will build on the housing information contained in the Issues and Opportunities chapter, by discussing the status of housing in the County, identifying priority issues, and recommending possible ways to address those issues.

POPULATION CHARACTERISTICS

Population Trends

Based on the historical trends, the Wisconsin Department of Administration (WisDOA) projects Sheboygan County’s population to increase by 18 percent from 2000 to 2030. The Bay-Lake Regional Planning Commission’s 2007 Share-of-Growth projection shows the County’s population growing by 22 percent from 2000 to 2035. An important population trend is that close to 30 percent of the County’s population is projected to be 55 or over by 2030. Elderly residents with limited incomes, needs for specialized services, or subsidized housing may begin moving to larger communities in Sheboygan County that are better able to meet their needs. The historical trends and projected population are shown in greater detail in Chapter 1: Issues and Opportunities.

Age and Sex Distribution by Decade Population

Figure 3-1 represents the distribution of age and gender from 1990 to 2000 for Sheboygan County. When comparing the 1990 age distribution to the 2000 age distribution, it is helpful to remember that a particular age group in the 1990 chart shows up 10 years later in the 2000 chart. The age sector with the largest population in 2000 was the 40 to 44 age group. They made up over 8.5 percent of the total population in 2000. In 1990 the largest percent of the population (8.6 percent) was in the 30 to 34 age group. This shows that residents stayed around between the two decades.

In 1990, the age group having the second largest percent of the population was between 35 and 39, but ten years later this age group would have been 45 to 49 and they only constituted the third largest age group. The second largest age group in 2000 was the 35 to 39 age group. This demonstrates that Sheboygan County’s population in the 35 to 39 age range replenishes because in 1990 the 25 to 29 age category was only the third largest.

One of the most notable observations is that the percent of the population that is female in Sheboygan County has dropped from 1990 to 2000. In 1990, 50.4 percent of the population was female compared to 49.8 percent in 2000. Numerically, in 1990 there were over 1,000 more females than males, but in 2000 there were 350 more males than females. This trend is also occurring to a smaller extent in the 8-County Bay-Lake Region. In 1990, there were nearly 10,000 more females than males, but in 2000 there were only 2,000 more females than males. The State is also seeing a similar trend. In 2000, 50.6 percent of the population was female compared to 1990 when 51.1 percent of the population was female. It appears there is a trend that females are becoming a smaller segment of the total population in the County, Region, and State.

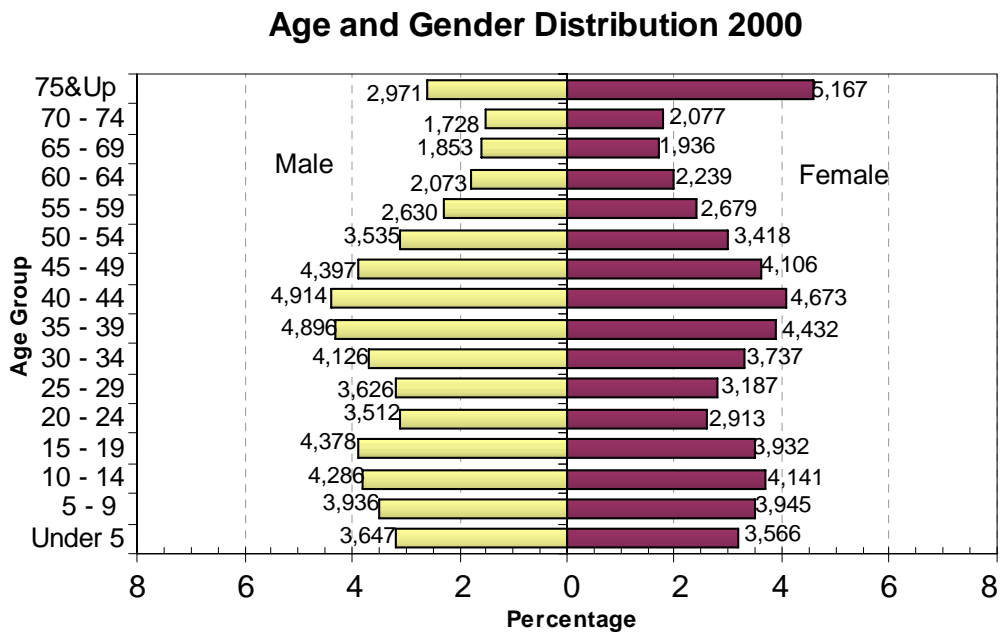
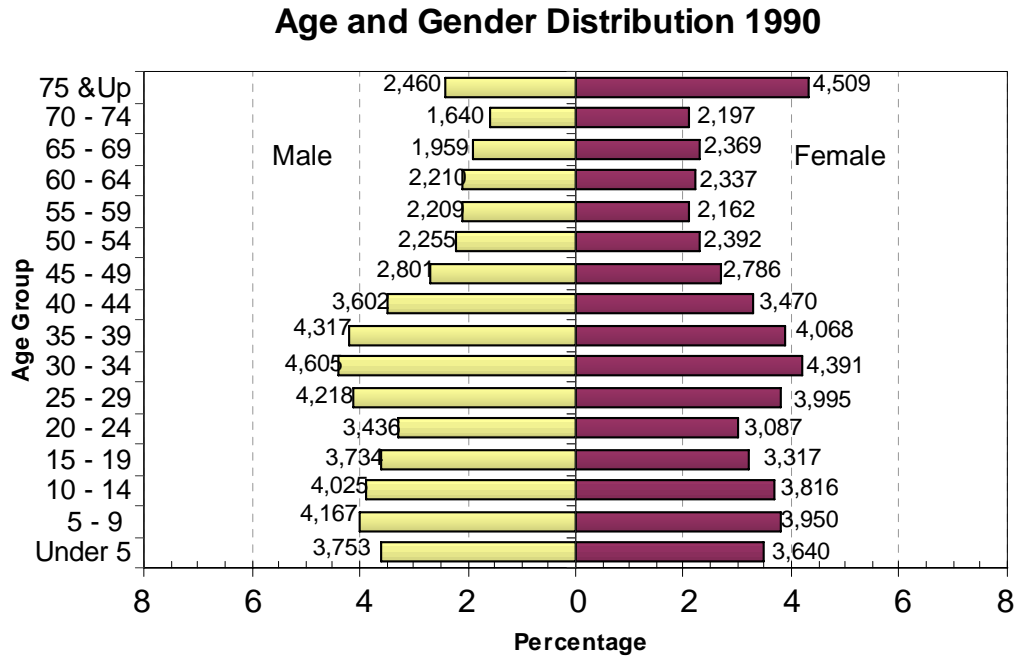
The data in Figure 3-1 shows that the majority of those residents that were pre-school or elementary school age in 1990 remained in the County over the course of their school years. In 1990 there were 3,936 males and 3,945 females between the ages of 5 and 9. Ten years later in 2000 there were 3,734 males and 3,317 females between the ages of 15 and 19. This is interesting because there was only a decrease of 200 males, but the female population decreased by 600 during this ten year period. This helps to show the trend of a larger decrease in the female population.

It appears that Sheboygan County loses some of its population once teenagers reach adulthood and can move away. This may be due to the fact that people in their late teens and early 20s are heading to college and relocating for work. The trend of the population leaving does not seem to continue as individuals reach their 30s. In 1990, 6,813 people were in the County between the ages of 25 and 29, but ten years later there were 8,385 people in the County between the ages of 35 and 39, this is a 23 percent jump in a decade. This trend appears to show that living in the County becomes more attractive once residents reach their 30s and begin to raise families.

Residents who were in their 30s in 1990 (17,981) stuck around into their 40s in 2000 (18,090). Some of the residents in their 40s and 50s in 1990 (21,687) left Sheboygan County before reaching their 50s and 60s in 2000 (20,363).

Sheboygan County's population in their 60s in 1990 was 8,875 people; however, 10 years later, in 2000, the population in their 70s had risen to 11,943. This is a 35 percent increase in this age cohort in a decade. The aging population is making a large impact, possibly even larger than 35 percent with consideration that people may have moved or died between 1990 and 2000; Sheboygan County appears to be seeing a larger number of people moving to the area, than leaving. The increase in age is in part due to the rise in life expectancy, which is influenced by the advancements in health care. Sheboygan County has many of the services and amenities the aging population needs, it is just a matter of moving towards the cities and villages in order to have access to these services.

Figure 3-1: Age and Gender Pyramids, 1900 & 2000



Source: U.S. Census Bureau

Median Age

As shown in Table 3-1, the median age of Sheboygan County was 36.8 in 2000. This was the second youngest median age compared to the surrounding counties and experienced the smallest

percent change from 1990 compared to the neighboring counties. All of the surrounding counties saw the median age of their residents increase by at least 10 percent from 1990 to 2000, while Sheboygan County’s median age increased by less than 9 percent. This means Sheboygan County’s population is aging by the smallest percent compared with its neighboring counties. The overall aging trend is occurring countywide and is due to the aging of the “baby boomer” generation. The Town of Plymouth had seen the smallest increase in median age at only 0.4 years in a decade. The Town of Sheboygan and the Village of Adell also saw small increases in their median ages. The Town of Holland saw the largest increase in its median age at 7.7 years between 1990 and 2000. The Town of Mosel and the Village of Elkhart Lake and Waldo saw larger increases in their median age in the decade. A detailed look at individual municipalities’ median age is provided in Appendix 2-*Sheboygan County Background and Inventory Report*. This also shows the trend of an aging population, as no municipality in Sheboygan County saw a decrease in its median age.

Table 3-1: Median Age, 1990 & 2000			
Municipality	2000	1990	Percent Change
Sheboygan County	36.8	33.8	8.9%
Fond du Lac County	36.9	33.4	10.5%
Manitowoc County	38.3	34.6	10.7%
Ozaukee County	38.9	34.6	12.4%
Washington County	36.6	32.5	12.6%

Source: Bay-Lake, Southeast, and East Central Wisconsin Planning Commissions

Seasonal Population

The estimated seasonal population in Sheboygan County and surrounding counties was found by multiplying the number of seasonal housing units in Sheboygan County, according to the U.S. Census, by the average number of persons per household in Sheboygan County (2.5 persons). In 2000, Sheboygan County had 804 seasonal housing units, creating an estimated seasonal population of 2,010 persons, approximately 1.8 percent of Sheboygan County’s population. Sheboygan County had the highest seasonal population in 2000, compared with all surrounding counties. This may be due to the natural features of the County such as Elkhart Lake, Random Lake, Crystal Lake, Lake Michigan, and others. Seasonal population plays an important role in Sheboygan County’s housing and economy. The seasonal population has different needs than a permanent population that need to be considered.

Table 3-2: Estimated Seasonal Population, 2000		
Municipality	2000 Seasonal Population Estimate	Percent of Population
Sheboygan County	2,010	1.8%
Fond du Lac County	1,443	1.5%
Manitowoc County	1,290	1.6%
Ozaukee County	668	0.8%
Washington County	1,730	1.5%

Source: U.S. Census Bureau; Sheboygan County Planning Department, 2008

HOUSING CHARACTERISTICS

Sheboygan County has a wide range of housing choices, primarily due to the wide range of urban, suburban, and rural communities that comprise the County. However, within each of the County’s individual municipalities there may not be as broad a variety of housing choices as the County as a whole.

Providing a diverse range of housing choices is necessary for each community to maintain a stable housing stock and population base; therefore, it is necessary for each community to provide as wide a selection of housing choices as their utilities and other services can supply. Different housing choices might include single-family homes, townhouses, duplexes, apartments, and group homes. It is necessary to keep in mind that a person’s housing preferences change over time and some communities are better suited to provide certain types of housing than others.

From 1990 to 2000, Sheboygan County’s total housing units increased nearly 13 percent, but Fond du Lac, Ozaukee, and Washington Counties experienced a greater percent change over the same time frame. In 2000, Sheboygan County had the largest number of housing units (45,947 housing units) than all of its neighboring counties, but this is most likely not the case anymore because Washington County’s housing units are increasing at a much faster rate than Sheboygan County’s. Manitowoc County saw the smallest change in its number of total housing units.

Table 3-3: Total Housing Units, 1990-2000			
	Year		Percent Change
Municipality	1990	2000	1990-2000
Sheboygan County	40,695	45,947	12.9%
Fond du Lac County	34,548	39,271	13.7%
Manitowoc County	31,843	34,651	8.8%
Ozaukee County	26,482	32,034	21.0%
Washington County	34,382	45,808	35.3%

Source: U.S. Census Bureau

Historic and Projected Household Size Units

As shown in Table 3-4, the average household size in Sheboygan County, like other counties, has been decreasing and is projected by WisDOA to continue a steady decline. One would expect the square footage of new homes to decrease along with household size, but this is not necessarily the case, as was seen in the 1990s when new homes were built larger despite the drop in household size.

The projected population for Sheboygan County by the year 2030 is 133,031. The average household size for the County is projected to be 2.38 in 2030. The number of housing units needed to support the projected population of 2030, if household size projections are accurate, will be 55,895 units. This means an additional 8,000 will need to be constructed by 2030 – about 400 a year.

These projections can change with fluctuations in the economy, municipal policies, road construction, and migration. Sheboygan County shall use these projections to help make decisions on desired outcomes. With proper planning, policies can be implemented that guide

development spur or limit growth to reach a desired outcome. Directing growth along desired paths will result in a strong and healthy County with adequate services and facilities.

Municipality	Census	Projected					Percent
	2000	2010	2015	2020	2025	2030	Change
Sheboygan County	2.51	2.46	2.44	2.42	2.40	2.38	23.9%
Fond du Lac County	2.52	2.42	2.38	2.36	2.34	2.32	25.4%
Manitowoc County	2.49	2.41	2.37	2.35	2.33	2.30	18.5%
Ozaukee County	2.61	2.52	2.48	2.45	2.43	2.42	27.0%
Washington County	2.65	2.55	2.50	2.47	2.43	2.41	39.9%

Source: Wisconsin Department of Administration, 2004

Housing Occupancy and Tenure

According to the 2000 Census, there were a total of 45,947 housing units within Sheboygan County. Of all the housing units, 94.8 percent are occupied. Of all housing units, 67.6 percent were owner-occupied and 27.1 percent were renter-occupied. Of the 2,400 housing units that were classified as vacant over 800 of them were for seasonal, recreational or occasional use (See Table 3-5). In 2000, Sheboygan County had more of its occupied housing in renter-occupied structures than did Fond du Lac, Manitowoc, Ozaukee, and Washington Counties, but had less renter-occupied structures than the state and nation, 31.6 percent and 33.3 percent renter-occupied respectively.

Sheboygan County (5.2 percent) has a lower vacancy rate than Fond du Lac and Manitowoc Counties. If you subtract the seasonal, recreational, and occasional use structures from the vacancy rate of Sheboygan County, Sheboygan County’s vacancy rate would only have been 3.5 percent in 2000. This vacancy rate was lower than the recommended level of 5 percent. Vacancy rates are the result of homes in the process of transferring ownership. If few homes are sitting vacant, this may mean there are not enough homes available to satisfy market demand. This can affect the price of homes as well as the ability to purchase a home. If demand is high, prices tend to rise, which can have an adverse affect on housing affordability in a community. The housing market is rather fluid, but currently we are in a period where more homes are on the market than are needed to meet the demand.

Housing Types – Units in Structure

At 66.5 percent Sheboygan County had a slightly higher percentage of one-unit detached structures than the State of Wisconsin at 66 percent. Sheboygan County’s percent of one-unit detached single-family housing is less than all its surrounding counties, with Manitowoc having nearly 72 percent of all their housing units falling under this category.

Another large difference between Sheboygan County and its surrounding counties was that 14 percent of all housing structures were 2-unit structures in Sheboygan County; whereas, Fond du Lac, Ozaukee, and Washington Counties all had less than 7.5 percent of all their housing structures in this category. The State of Wisconsin, as a whole, only had 8 percent of the housing structures as two units.

	Sheboygan County 2000		Fond du Lac County 2000		Manitowoc County 2000		Ozaukee County 2000		Washington County 2000	
Structure	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Occupied	43,545	94.8%	36,931	94.0%	32,721	94.4%	30,857	96.3%	43,842	95.7%
Owner	31,078	67.6%	26,940	68.6%	24,856	71.7%	23,543	73.5%	33,317	72.7%
Renter	12,467	27.1%	9,991	25.4%	7,865	22.7%	7,314	22.8%	10,525	23.0%
Vacant	2,402	5.2%	2,340	6.0%	1,930	5.6%	1,177	3.7%	1,966	4.3%
For rent	705	1.5%	830	2.1%	627	1.8%	445	1.4%	523	1.1%
For sale	333	0.7%	348	0.9%	277	0.8%	189	0.6%	315	0.7%
Seas., Recr., Occas. Use	804	1.7%	573	1.5%	518	1.5%	256	0.8%	653	1.4%
Other	560	1.2%	589	1.5%	508	1.5%	287	0.9%	475	1.0%
TOTALS	45,947		39,271		34,651		32,034		45,808	

Source: U.S. Census Bureau

	State of Wisconsin 2000		Sheboygan County 2000		Fond du Lac County 2000		Manitowoc County 2000		Ozaukee County 2000		Washington County 2000	
% of Total Units	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
1-unit, detached	1,531,612	66.0%	30,548	66.5%	27,774	70.7%	24,890	71.8%	22,300	69.6%	30,989	67.6%
1-unit, attached	77,795	3.4%	1,303	2.8%	769	2.0%	683	2.0%	2,302	7.2%	3,156	6.9%
2 units	190,889	8.2%	6,456	14.1%	2,841	7.3%	3,831	11.1%	1,817	5.7%	2,573	5.6%
3 or 4 units	91,047	3.9%	1,756	3.8%	1,209	3.1%	1,083	3.1%	1,054	3.3%	1,593	3.5%
5 to 9 units	106,680	4.6%	1,474	3.2%	1,850	4.7%	830	2.4%	2,185	6.8%	2,979	6.5%
10 to 19 units	75,456	3.3%	1,150	2.5%	1,216	3.1%	684	2.0%	1,153	3.6%	1,595	3.5%
20 or more units	143,497	6.2%	1,906	4.1%	1,608	4.1%	1,259	3.6%	1,115	3.5%	2,062	4.5%
Mobile home	101,465	4.4%	1,328	2.9%	1,996	5.1%	1,383	4.0%	99	0.3%	849	1.9%
Boat, RV, van, etc	2,703	0.1%	26	0.1%	8	.02%	8	.02%	9	.03%	12	.03%
Total Units	2,321,144		45,947		39,271		34,651		32,034		45,808	

Source: U.S. Census Bureau

Nearly 3 percent of all housing structures in Sheboygan County were mobile homes; both Fond du Lac and Manitowoc Counties had a greater percentage of mobile home structures, 5 and 4 percent respectively. Ozaukee and Washington Counties had a smaller percent of mobile homes than Sheboygan County. Mobile homes as defined by the U.S. Census mean both occupied and vacant mobile homes to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.

Although there is some variability in the categories, Sheboygan County, its surrounding counties, and the State of Wisconsin were generally comparable in terms of percentages of units in structure. See Table 3-6 for a further breakdown of the units in structure of Sheboygan County, surrounding counties, and the State of Wisconsin.

Age of Housing

Table 3-7 shows that almost 34 percent of the housing units in Sheboygan County were older than 1939, compared with only 23 percent of the State’s entire housing units being older than 1939. Manitowoc and Fond du Lac Counties had similar percentages of housing units built in certain time periods, but Ozaukee and Washington Counties’ housing units appear to have been built after 1969. Less than 40 percent of all housing units were built after 1969 in Sheboygan County, but over 61 percent of all housing units in Washington County have been built since 1969. Older homes generally require more maintenance and repair than newer ones, but maintain older homes provides a good source of affordable housing and enhances the overall character of a community.

	State of Wisconsin	Sheboygan County	Fond du Lac County	Manitowoc County	Ozaukee County	Washington County
% of Total Units	2000	2000	2000	2000	2000	2000
Total Housing Units	2,321,144	45,947	39,271	34,651	32,034	45,808
1990 to March 2000	16.8%	14.5%	16.2%	13.3%	20.2%	27.1%
1980 to 1989*	10.8%	9.3%	9.0%	7.5%	12.7%	13.8%
1970 to 1979**	16.9%	14.9%	15.6%	14.6%	21.2%	20.8%
1960 to 1969	11.9%	10.3%	10.3%	10.1%	14.2%	10.8%
1950 to 1959	12.6%	9.6%	11.6%	12.2%	13.4%	7.9%
1940 to 1949	7.7%	7.7%	7.1%	8.9%	4.9%	4.0%
1939 or earlier	23.4%	33.7%	30.2%	33.4%	13.5%	15.5%
Median Year Built	1965	1959	1961	1956	1972	1976

Source: U.S. Census Bureau

* Includes units built 1980 to March 1990

** Includes units built 1979 to March 1980

Housing Values

According to the 2000 Census, the largest percentage of homes in Sheboygan County was valued at between \$100,000 and \$150,000, with a median home value of \$106,800. The State of Wisconsin’s median home value was \$112,200. This means housing values in Sheboygan County were lower than the median State of Wisconsin value. Median housing values in municipalities ranged from \$84,500 in the Village of Glenbeulah to \$150,100 in the Town of Plymouth (See Table 3-8) in 2000. Map 3-1 shows the median home values for each municipality in the County. From 1990 to 2000, Sheboygan County’s median home value

[Map 3-1: Median Home Values (2000)]

increased by 80 percent. The Town of Greenbush saw the largest percent change between 1990 and 2000, when the median home value increased by 114 percent. The Towns of Russell and Wilson saw the smallest percent change in median home value in the same time period, but the Town of Wilson still had one of the highest median home values in 2000.

Compared with surrounding counties, Sheboygan County's median home value in 2000 was greater than Fond du Lac and Manitowoc Counties, but was less than Ozaukee and Washington Counties' median home value. These five counties all saw their median home values increase between 76 and 85 percent between 1990 and 2000.

Figure 3-8: Median Home Values, 1990 & 2000			
Municipality	1990 Median Home Value	2000 Median Home Value	Percent Change
T. Greenbush	\$62,300	\$113,500	114%
T. Herman	\$63,600	\$108,600	71%
T. Holland	\$72,500	\$148,500	105%
T. Lima	\$64,300	\$118,500	84%
T. Lyndon	\$64,700	\$125,300	94%
T. Mitchell	\$67,500	\$139,900	107%
T. Mosel	\$67,300	\$114,100	70%
T. Plymouth	\$81,100	\$150,100	85%
T. Rhine	\$76,500	\$149,400	95%
T. Russell	\$60,800	\$98,300	62%
T. Scott	\$61,300	\$125,000	104%
T. Sheboygan	\$71,600	\$135,800	90%
T. Sheboygan Falls	\$64,100	\$122,900	92%
T. Sherman	\$64,400	\$133,500	107%
T. Wilson	\$83,300	\$134,600	62%
V. Adell	\$55,900	\$118,400	103%
V. Cascade	\$54,500	\$99,100	82%
V. Cedar Grove	\$58,800	\$117,400	100%
V. Elkhart Lake	\$71,200	\$118,400	66%
V. Glenbeulah	\$42,300	\$84,500	100%
V. Howards Grove	\$71,400	\$127,000	78%
V. Kohler	\$73,700	\$144,400	96%
V. Oostburg	\$57,300	\$113,200	98%
V. Random Lake	\$68,200	\$133,200	95%
V. Waldo	\$51,600	\$100,900	96%
C. Plymouth	\$60,800	\$110,200	81%
C. Sheboygan	\$53,500	\$89,400	67%
C. Sheboygan Falls	\$58,700	\$111,600	90%
Sheboygan County	\$59,400	\$106,800	80%
Fond du Lac County	\$56,000	\$101,000	80%
Manitowoc County	\$49,500	\$90,900	84%
Ozaukee County	\$100,500	\$177,300	76%
Washington County	\$83,900	\$155,000	85%

Source: U.S. Census Bureau

Table 3-9 breaks down the value of owner-occupied housing units in Sheboygan County and compares them with the surrounding counties. In 2000, the majority of Sheboygan County’s owner-occupied housing values were in the \$50,000 to \$99,999 range; this was similar to Fond du Lac and Manitowoc Counties which both had even greater percentages in this range of values. Most owner-occupied housing values in Ozaukee and Washington Counties were in the \$100,000 to \$199,999 range. This may also be due to its proximity to Milwaukee, as these counties are located in the Milwaukee Metropolitan Area. Over 75 percent of Sheboygan County’s housing values were in the \$50,000 to \$149,999 range. Only 8.1 percent of Sheboygan County’s owner-occupied housing values were above \$200,000, which was similar to Fond du Lac and Manitowoc Counties, but much lower than Ozaukee and Washington Counties, which had 39 percent and 23 percent in this range respectively.

	Sheboygan County	Fond du Lac County	Manitowoc County	Ozaukee County	Washington County
Value Range	Percent	Percent	Percent	Percent	Percent
Less than \$50,000	2.2%	3.5%	7.3%	0.32%	0.25%
\$50,000-\$99,999	42.2%	45.7%	52.9%	4.4%	7.9%
\$100,000-\$149,999	34.7%	31.4%	25.5%	28.9%	38.3%
\$150,000-\$199,999	12.9%	12.5%	8.9%	27.1%	30.4%
\$200,000-\$299,999	5.7%	5.2%	4.1%	22.2%	18.1%
\$300,000 or more	2.4%	1.7%	1.3%	17.0%	5.0%

Source: U.S. Census Bureau

Housing Sales

In 2006 and 2007, Sheboygan County had a larger number of home sales than all surrounding counties except for Ozaukee County (See Table 3-10), but Sheboygan County also saw one of the largest decreases in the number of home sales between 2006 and 2007, with a 10.3 percent drop in home sales. It appears that the slowdown in home sales in 2007 affected Southeast Wisconsin to a larger extent than Northeast Wisconsin. Manitowoc County saw an increase in their home sales while Fond du Lac County only saw a 1 percent decline in home sales. Sheboygan County does not appear to be defying the current trend of declining home sales. Each municipality is different and some may be experiencing declines where others may see increase, this is just an overall County trend.

Looking back over time (2001 to 2007), all areas saw an increase in the number of home sales per year. Manitowoc County data is not available from 2001 or 2002, but between 2003 and 2007 Manitowoc County saw almost a 35 percent increase in the number of home sales. Sheboygan County saw about a 6.5 percent increase in home sales between 2001 and 2007, while Ozaukee and Washington Counties saw smaller increases in the same time period.

Table 3-10: Number of Home Sales per Year & Percent of Overall Number of Housing Units, 2001-2007*												
Year	Number of Home Sales Per Year								Percent of Overall Number of Housing Units			
	2007	2006	2005	2004	2003	2002	2001	Percent Change	Percent of Total Housing Units Sold (2001)	Percent of Total Housing Units Sold (2003)	Percent of Total Housing Units Sold (2005)	Percent of Total Housing Units Sold (2007)
Sheboygan County	1256	1401	1536	1441	1322	1262	1180	6.4%	2.5%	2.8%	3.1%	2.5%
Fond du Lac County	828	840	919	926	770	754	764	8.4%	1.9%	1.9%	2.2%	1.9%
Manitowoc County	855	827	796	679	634	N/A	N/A	34.9%**	NA	1.8%	2.2%	2.3%
Ozaukee County	1090	1166	1349	1274	1146	1177	1062	2.6%	3.3%	3.4%	3.9%	3.1%
Washington County	1483	1750	1844	1709	1467	1511	1412	5.0%	3.0%	3.0%	3.6%	2.8%
Southeast WI Region (Including Sheb. Co.)	23,058	26,703	28,805	27,504	25,987	24,679	22,815	10.7%				
Northeast WI Region	10,980	11,214	11,631	11,697	10,758	10,359	8,789	24.9%				

*County figures are provided by the Multiple listing service(s) in Sheboygan County and include only MLS sales of existing homes and condos (about 50-60%) and thus are not reflective of all sales (such as FSBO'S) within a county. MLS data may also not include sales submitted to the MLS after their report is submitted to the WRA. Source: Wisconsin REALTORS Association **Only the change between 2003 and 2007 was available., U.S. Census Bureau

The number of home sales per year shows only part of the picture. It is important to take into account the total number of housing units and its relation to number of home sales (Table 3-10) in each county. When looking at this statistic, one can see that Ozaukee and Washington Counties saw the largest drop in the percent of home sales from 2001 to 2007 compared to their total overall number of housing units. Manitowoc County has seen a slow increase in the number of home sales in relation to its total housing unit, increasing from 1.8 percent in 2003 to 2.3 percent in 2007. Sheboygan County's homes sales made up 2.5 percent of the total housing units in 2001, this increased to 3.1 percent of all housing units by 2005, and then by 2007 the number of homes sales had declined and made up only 2.5 percent of the total housing units in Sheboygan County.

Sheboygan County’s median sale price of a home was \$140,000 in 2007, which was a 29.4 percent increase from 2001 (See Table 3-11). Compared to the neighboring counties, Sheboygan County saw a larger percent increase in the median sale price of homes from 2001 to 2007 in all counties except Manitowoc and Fond du Lac Counties which saw an increase of 9.1 and 23.3 percent respectively. Ozaukee and Washington Counties saw over a 30 percent increase in their median sale prices from 2001 to 2007. The median sale price of a home in Sheboygan County was \$140,000 in 2007 which is in the middle of the surrounding counties. The median sale price in the Southeast region of Wisconsin, which includes Sheboygan County, was \$184,400 in 2007. This means Sheboygan County’s median sale price was lower than most of the other counties in that region. Sheboygan County did have a higher median sale price than the Northeast region of Wisconsin. This includes Fond du Lac and Manitowoc Counties, both of which had median sale prices lower than Sheboygan County’s.

Table 3-11: Median Sale Price per Year, 2001-2007								
	Median Sale Price Per Year							
Year	2007	2006	2005	2004	2003	2002	2001	Percent Change
Sheboygan County	\$140,000	\$131,400	\$132,500	\$125,000	\$116,200	\$113,300	\$108,200	29.4%
Fond du Lac County	\$125,000	\$122,500	\$116,700	\$112,900	\$107,100	\$105,900	\$101,400	23.3%
Manitowoc County	\$103,000	\$95,000	\$92,500	\$94,300	\$94,400	N/A	N/A	9.1%
Ozaukee County	\$244,700	\$244,000	\$237,500	\$235,300	\$220,600	\$210,700	\$184,400	32.7%
Washington County	\$204,300	\$204,500	\$204,500	\$194,500	\$175,400	\$161,700	\$151,400	34.9%
Southeast WI Region (Including Sheb. Co.)	\$184,400	\$180,000	\$176,400**	\$162,000	\$150,000	\$142,000**	\$132,900	38.8%
Northeast WI Region	\$135,000	\$133,800	\$130,800**	\$127,700	\$121,500	\$118,500**	\$111,400	21.2%

*WRA calculates the Median price using summary data of sales prices of existing homes including condo’s provided to the WRA by the Multiple listing service(s) in that area. The median price thus is an estimate of prices sold within the MLS (50 to 60%).

Source: Wisconsin REALTORS Association ** Only 4th quarter data was available for 2005 and 2002 on the southeast and northeast regions, not the median sale price per year.

Housing Costs – Rent and Mortgage

Affordable housing, however, is *not* the same as low-income housing. 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 (including utilities). The 2000 Census shows the median household income in Sheboygan County to have been \$46,237. Assuming a household earned the median income in 2000, the maximum mortgage or rent, plus utilities, an average household could afford to spend \$1,156 on housing in 2000. Nearly every

community suffers from a shortage of affordable housing, including Sheboygan County. In 2000, about 23 percent of renters paid over 30 percent of their household income on rent, while 16 percent of homeowners spent more than 30 percent of their household income on monthly owner costs. In Sheboygan County residents were able to afford to purchase a home because the median sale price for a home was about \$106,800 in 2000.

Rent and Income Comparison

According to the 2000 Census, there were 12,467 renter-occupied units in the County, and the median gross rent for renter-occupied housing units was \$482. According to the U.S. Census in 2000, about 23 percent of renters paid more than 30 percent of their household income on their rent.

Owner Costs and Income Comparison

According to the 2000 Census, the median gross mortgage for owner-occupied housing units was \$976 within Sheboygan County. The 2000 median gross mortgage for owner-occupied housing units (\$976) was less than what a household that earned the median income in 2000 could afford (\$1,156); this means that in 2000, on average people in Sheboygan County would not have been living in houses they could not afford. The 2000 Census indicates that 16 percent of Sheboygan County’s owner-occupied housing units paid more than 30 percent of their household income for monthly owner costs.

Projected Occupied Housing Units

Demographics, migration trends, and population forecasts indicate that change appears to be inevitable. Estimating the *amount* of growth, however, is difficult if not impossible. Demographic trends are influenced by “free will” factors, such as whether to marry or remain single, whether to have children and how many, and so forth. Migration trends can change dramatically if federal policies are altered. Population forecasts for a particular community are subject to a large variety of factors, including highway expansions, plant relocations, and the attractiveness of surrounding communities, which the County has little control over. Table 3-12 shows that in 2030 there will be about 54,718 households in the County, which is nearly a 26 percent increase from 2000. Fond du Lac, Ozaukee, and Washington Counties are projected to have a larger percent increase in the number of households, than Sheboygan County. Sheboygan County numerically will still have more households (54,718) than all surrounding counties, besides Washington County (67,444).

Municipality	Census	Projected						Percent
	2000	2005	2010	2015	2020	2025	2030	Change
Sheboygan County	43,548	45,440	47,310	49,304	51,241	53,092	54,718	25.6%
Fond du Lac County	36,931	38,960	41,036	42,933	44,692	46,164	47,362	28.2%
Manitowoc County	32,723	34,000	35,199	36,439	37,546	38,440	39,125	19.6%
Ozaukee County	30,857	32,735	34,381	36,284	38,015	39,503	40,621	31.6%
Washington County	43,843	48,146	52,111	56,436	60,564	64,317	67,444	53.8%

Source: Wisconsin Department of Administration

Senior Housing

As was stated at the beginning of this chapter, the aging population of Sheboygan County is expanding, and it is expected to keep increasing over the course of this planning period. In Sheboygan County's 2008 Comprehensive Planning Survey, almost 50 percent of respondents agreed that their city/village/town has a need for more housing for seniors.

Services such as health care need to be provided to seniors, but most of these services are in the villages and cities of the County. This means that as people continue to age, they tend to leave their rural areas for the villages and cities because they provide the services and amenities many of the senior need. Housing is another reason why people tend to move to cities and villages. Seniors want to continue to live independently as long as possible; therefore, the seniors tend to move to where there are retirement communities, continuing care retirement communities, residential care apartment complexes, and skilled nursing facilities. There is a greater discussion of these facilities in *Chapter 6: Utilities and Community Facilities*. It will be important for the future of the County to have adequate housing available for seniors, so that as they age they are able to find housing, while remaining in the County.

Subsidized and Special Needs Housing

Due to larger than ever numbers of aging citizens in the U.S. population, which is slated to continue until dropping off around 2040, many communities have begun to explore how they will meet the housing needs of this group. Options for relatively healthy older citizen currently include, 1) continued independent living in single-family homes, if transportation and other needs are met, 2) independent living in condos or apartments designed and designated for seniors, 3) Subsidized Rental Housing Projects, and 4) Independent Senior Living Units.

1. Many older citizens live satisfactorily in the single-family homes they have lived in for the past several decades. Mortgages on these homes are often paid off. Seniors are typically comfortable in these homes and not eager to leave, even when health problems begin. These homes are generally well cared for, but in some cases, due to lack of mobility or the loss of a spouse, maintenance can become neglected. As long as property taxes do not become overly burdensome and sufficient transportation options and public services remain available, some senior citizens can live in their homes into their eighties and beyond. There are in-home services provided for these citizens, but these services come with an associated cost. Some of these services are subsidized, while others are not. As the population continues to age, a greater strain may be placed on these subsidized services. The cost to operate these programs may also increase, leading to questions about how to pay for these services. Older citizens may also choose to live with family and create multi-generational households. This may be done with the addition of an "in-law suite." This means that the older citizens may have their own separate entrance, but is still in close proximity to the family. There may also be a caregiver suite added to a housing unit.
2. Condominiums, townhouses, and apartments have become increasingly attractive options for older citizens. Typically, such housing is smaller and easier to maintain than a single-family house, and when properly sited near bus lines and other amenities, they are more convenient for older lifestyles.

3. Subsidized housing programs include HUD’s Housing Choice Voucher Program, WHEDA funded housing, or other programs run by local housing authorities, HUD, or other organizations. Those eligible for subsidized or affordable housing varies between programs, for further information on eligibility explore <http://www.hud.gov/> or <http://www.wheda.com/root/>. Subsidized Rental Housing Projects include Zion Community Apartment in Adell, Hawthorne Woods Apartment, Fairview Crossing, and Quit Qui Oc Manor in Plymouth, Cascade Manor in Cascade, Country Harbor in Random Lake, DeGelder Huis in Cedar Grove, Rochester Spring in City of Sheboygan Falls and several sites in Sheboygan.

4. Independent Senior Living Units are typically multi-unit apartment style settings that are designed for independent older adults. Room sizes range from studio/efficiency units to one and two bedroom apartments. Most facilities have a recreation room or common area for social gatherings. There is often a manager available to make referrals, organize events, or assist with independent living. Minimum age limits usually apply in these facilities. Some facilities may also require a resident’s annual income to fall below certain guidelines.

For other housing options that may be different than those listed above or allowed through municipalities’ ordinances it may be necessary to appeal to a municipality’s board of appeals

Housing Development Environment

Each municipality within Sheboygan County has their own desires and needs for housing. Using records from Sheboygan County Planning Department, in all unincorporated areas of the County, the Certified Survey Maps and Subdivision Plats that were reviewed and approved are shown in Table 3-13. This gives an idea on the total growth rate for the towns in Sheboygan County.

Table 3-13: Tally of Land Divisions									
(Unincorporated Areas Only)									
YEAR	CERTIFIED SURVEY MAPS			SUBDIVISION PLATS			TOTALS		
	LOTS	MAPS	ACREAGE	LOTS*	PLATS	ACREAGE*	LOTS*	MAPS	ACREAGE*
2000	156	85	1,335.18	117	8	134.60	273	93	1,469.78
2001	165	90	1,530.53	108	8	91.85	273	98	1,622.38
2002	126	73	1,258.47	0	3	76.00	126	76	1,334.47
2003	151	82	1,458.04	347	10	233.16	498	92	1,481.20
2004	165	94	1,683.27	91	5	83.73	256	99	1,767.00
2005	124	64	1,469.99	162	3	241.59	286	67	1,711.58
2006**	117	64	932.89	58	2	44.00	175	66	976.89
2007	139	82	1,495.54	187	5	418.43	326	87	1,913.97
TOTALS	1,143	634	11,163.91	1,070	44	1,323.36	2,213	678	12,277.27

Source: Sheboygan County Planning Department, 2008

*Acreage for condo plats was included but not number of lots.

** Effective 2006 acreage and lots not counted.

Since the Subdivision Ordinance amendment in 1998, acreage count includes a number of remnant parcels of between 15 and 40 acres created solely because of Ordinance requirements, not intended for development.

Records from Real Property Listing and Register of Deeds of Sheboygan County were also examined in order to see how many subdivision and condominium plats were recorded in the entire County from 2003 to 2007. Table 3-14, shows the number of condominiums, subdivisions, addendum and amendments to condominiums, and additions to subdivisions in the County each year. It appears that the number of condominium plats has held constant for the last five years, reaching a high of 39 in 2005 and a low of 34 in 2004. The number of subdivision plats recorded in the County was unusually high in 2003, but now appears to be stable. The Town of Sheboygan had the largest number of plats recorded (48) in this time frame, while the Cities of Plymouth (40) and Sheboygan (39) each had a significant number of recorded plats. It is not surprising that the Town of Sheboygan and Town of Wilson would be the towns with the greatest number of plats recorded because of their proximity to the City of Sheboygan. The Villages of Oostburg, Howards Grove, and Elkhart Lake saw 17, 28, and 16 plats recorded respectively. Detailed information about the name of the subdivision or condominium and its location can be found in Appendix 7. The County appears to have seen a slight decline in the number of condos and subdivisions that are being platted. For more specific information on individual municipalities, their specific comprehensive plans should be reviewed or the city/town/village clerk should be contacted.

Table 3-14: Subdivision and Condominium Plats Recorded, 2003-2007

Year Recorded	Condos	Subds.	Addendums to Condos	Additions to Subds.	Commercial Condos / Subds.	Replat of Subds.	Removal of Condos
2003	35	14	7	3	1	1	1
2004	34	4	8	4	0	0	0
2005	39	5	3	11	0	0	0
2006	38	3	4	2	0	0	0
2007	35	7	4	2	3	0	0
Total	181	33	26	22	4	1	1

Source: Real Property Listing, Register of Deeds, and Sheboygan County Planning Department, October 2008.

Some data that might provide a better picture of the amount of one and two family dwellings that are being built in each year is Wisconsin Department of Commerce data shown in Table 3-15. Municipalities report to the Wisconsin Department of Commerce the number of one and two-family uniform building permits they issue each month. Table 3-15 shows how many permits have been issued in the County in the years 2005 to 2008. From this data, one can see the number of new one family homes being built has drastically dropped (nearly 68%) since 2005. In 2005 there were 409 total permits issued in the County, this number was only 235 in 2007 and will be less than 150 in 2008. A possible reason for the decrease is the new housing market may have slowed down as the economy has slowed.

Year Uniform Building Permit Issued	One Family	Two Family	Total Issued
2005	362	47	409
2006	254	22	276
2007	189	46	235
2008	118	12	130

Source: Wisconsin Department of Commerce.

ANALYSIS AND DEVELOPMENT OF COMMUNITY POLICIES AND PROGRAMS
Housing Programs

There is a variety of programs available to the County’s communities to help provide assistance with housing for residents of limited income, special needs, or home health concerns. Resources for such programs include USDA Rural Development and the State of Wisconsin Website at www.doa.state.wi.us/dhir. Such programs include, loans and grants, funding for waste/water systems.

Sheboygan County

Sheboygan County’s Planning Department does not specifically administer any housing programs. However, the Sheboygan County Health and Human Services Department does perform several services related to housing. For example, their department determines the financial eligibility for Wisconsin Works and other assistance programs such as Food Share, Child Care, and Medicaid.

The Health and Human Services Department also has a small Sheboygan County Works Program that provides minimal rental assistance for a very short period of time for single eligible adults. Specifically, the payment is \$175 per month, and is for no more than three months in a calendar year in a repayment program. A similar program is offered to veterans through the Sheboygan County Veteran's Service office for one month of assistance.

The department does purchase housing services from non-county providers in terms of residential programs (community-based residential facility services, group home and/or adult family home). These are based on an individual’s assessed need, care plan and eligibility for funding. Usually the individuals are elderly or have a disability (e.g. developmental, mental health, substance abuse, or physical).

In collaboration with the City of Sheboygan, the department has a \$1.5 million dollar federal lead abatement grant that provides funding to conduct lead abatement from 120 homes. To qualify there must be a child less than 6 years of age or a pregnant woman enrolled in the prenatal care coordination program . If there is a lead poisoned child present, the household is placed at the top of the waiting list.

There are also two HUD-housing authorities within the County. The Cities of Plymouth and Sheboygan both operate public housing. There are about 664 units of housing for seniors with rent based on income in the County, and another 28 housing units that are labeled as affordable

housing. There are 298 units of housing for families with rent based on their income in Sheboygan County. These are mostly in the City of Sheboygan, Sheboygan Falls, and Plymouth. The City of Sheboygan has a baseline level of 186 housing choice vouchers, but in 2009 had funding for about 160 families. The City has 288 public housing units and manages a WHEDA project in the City of Sheboygan Falls that has an additional 49 apartments. These programs offer assistance to lower-income households who need help to pay rent and utilities.

The City of Sheboygan receives HUD Community Development Block Grant (CDBG) funding. An emphasis is made to fund programs that meet one or more of the three national objectives described below:

- Benefiting low- and moderate-income (LMI) persons, i.e. affordable housing, LMI jobs, LMI area benefit, etc.)
- Prevention/Elimination of Slums or Blight
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of our community.

The CDBG programs help to develop housing that is affordable as well as to help development occur in areas where it otherwise would not. One of the projects that was partially funded through CDBG funds (\$2 million) is the Water Street Housing Redevelopment project. This project created 198 units of multi-family and elderly housing, as well as creating two neighborhood parks. This project also was in a Tax Incremental Financing (TIF) District, which contributed \$6 million, and \$15 million from the private sector, and \$1 million in Section 42 tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA).

The City of Sheboygan also runs two housing loan programs. One is the owner-occupied loan program. This helps homeowners with low or moderate incomes finance maintenance and/or rehabilitation of their homes. It is the hope that these loans will expand the supply of adequate, safe housing. The loans can be for 100 percent of the project and may be used to maintain the homes, correct code violations, or make the home more energy efficient, but cannot exceed \$25,000. The loan term and interest rate is based on the owner's income.

The other program is the rental rehabilitation loan program. These loans are to help the owners of residential rental properties leased by tenants with low or moderate incomes with maintenance and or rehabilitation of the rental properties. The City will provide these loans for 75 percent of the rehabilitation costs and cannot exceed \$25,000. These loans are made at 4 percent and for a 15-year term.

Finally, other social service and welfare organizations located in Sheboygan County include the Salvation Army and Safe Harbor Inc., who operate a homeless shelter and domestic abuse housing respectively. Bridgeway is a nonprofit sheltered agency that provides a live-in program for young women and families to develop life skills.

State of Wisconsin

The State of Wisconsin's 2000 Consolidated Plan for Housing and Community Development Needs addresses the need for housing and community development activities. In the Executive

Summary, the following housing needs were specifically listed:

- Affordability of housing to all consumers, especially those with severe cost burdens, to increase and maintain affordable housing.
- Adequate production of new units, including the adequate production of large family and elderly housing activities.
- The preservation and increased availability of safe, sanitary housing for low and moderate-income owners and renters, including lead-based paint hazard reduction training and resources.
- Housing assistance for special needs groups, including homeless prevention activities, expanding transitional housing programs, and increasing emergency shelter operating funds.
- The continuance of fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.
- Continued efforts to assist with housing disaster relief.

The Wisconsin State Historical Society provides historic preservation tax credits to repair and rehabilitate historic buildings single-family and historic renovation and adaptive reuse of other historic structures. More information can be obtained at www.wisconsinhistory.org/hp/funding.asp.

The Wisconsin Housing and Economic Development Authority (WHEDA) serve communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. One possible way WHEDA can be of assistance to County residents is helping first-time homebuyers with loans. Specific information regarding the wide variety of products and services the Authority offers can be viewed at www.wheda.com/index.asp.

Housing Plans

There are currently no stand-alone housing plans for Sheboygan County or the Bay-Lake Regional Planning Commission. The housing chapter of the Bay-Lake RPC's comprehensive plan, however, does identify issues and make broad recommendations for housing in the region. Issues identified include 1) The need for more housing for all segments of the population, 2) Affordable housing for young families, 3) Ensuring that municipal ordinances do not deter or prevent the development of affordable housing, and 4) Affordable living for the elderly.

SUMMARY

- Population
 - The percent of the population that is female in Sheboygan County has dropped from 1990 to 2000. In 1990, 50.4 percent of the population was female compared to 49.8 percent in 2000. This trend is occurring in the entire Bay-Lake Region, but to a smaller extent.
 - Sheboygan County loses some of its population once teenagers reach adulthood (20s), this may be due to college or relating from work.

- Once people reach their 30s, the County becomes more attractive, especially as people raise their families.
- Sheboygan County's population is aging and growing. Sheboygan County's population in their 60s in 1990 was 8,875 people; however, 10 year later in 2000, this population is in their 70s and there are 11,943 residents. This is a 35 percent increase to this age cohort in a decade.
- The median age for a Sheboygan County resident was 36.8 in 2000. This was the second youngest median age compared to surrounding counties. Compared to surrounding counties, Sheboygan County saw the smallest increase in its median age from 1990 to 2000.
- Sheboygan County has an estimated seasonal population of 2,010 persons or about 1.8 percent of the total population. Sheboygan County has the highest seasonal population compared with all surrounding counties. This is not surprising with the prominent lakes in the County.
- Housing
 - From 1990 to 2000, Sheboygan County's total housing units increased nearly 13 percent, but Fond du Lac, Ozaukee, and Washington Counties experienced a greater percent increase in the same time frame.
 - The project population for Sheboygan County by the year 2030 is 133,031.
 - The average household size is projected to be 2.38 people in 2030, a decrease of .13 persons from 2000.
 - If the population and household size projections hold true, Sheboygan County will need to construct about 8,000 new units by 2030.
 - In 2000, of all housing units, almost 95 percent are occupied. Of the 95 percent of housing units that are occupied, 67.6 percent are owner-occupied and 27.1 percent are renter-occupied. People tend to maintain the home they own, so the condition of the housing stock remains at a high quality.
 - Sheboygan County has a comparable percent of one-unit detached structures, but has a larger percent of 2-unit structures than the surrounding counties.
 - Almost 34 percent of housing units in Sheboygan County are older than 1939, compared with only 23 percent of the State's entire housing units being older than 1939. Less than 40 percent of all housing units were built after 1969 in Sheboygan County.
 - Age of the housing units may be important in Sheboygan County in the next 20 years. Older homes tend to need more repair and maintenance than a newer home, but older homes provide a good source of affordable housing.
 - The median home value is \$106,800, which is less than the State's median home value of \$112,200. From 1990 to 2000, Sheboygan County's median home value increased by 80 percent. Having a lower median home value, may make it easier for first-time homebuyers and those with limited incomes to afford a home.
 - In 2006 and 2007, Sheboygan County had more housing sales than all surrounding counties, except Ozaukee County, but Sheboygan County saw one of the largest decreases in the number of home sales between 2006 and 2007 (10.3 percent drop).

- In 2007, Sheboygan County’s median sale price of a home was \$140,000, which was a 6.5 percent increase from 2006. This percent increase was larger than all counties except Manitowoc.
- According to the 2000 Census, about 23 percent of renters in Sheboygan County paid more than 30 percent of their household income on their rent, while about 16 percent of owner-occupied households paid more than 30 percent of their household income for monthly owner costs. Sheboygan County needs to ensure residents are living in a house that is within their means.
- The Cities of Plymouth, Sheboygan, and Sheboygan Falls, along with the Towns of Sheboygan and Wilson all experienced a significant number of plats recorded between 2003 and 2007.
- The Villages of Elkhart Lake, Howards Grove, and Oostburg had the greatest number of condominium and subdivision plats recorded. This may be directly correlated to the increases in population the Villages of Howards and Oostburg have been experiencing.
- Overall, the number of housing permits issued in the County has decreased by about 68 percent since 2005. There were less than 150 total permits for one and two-dwelling units in 2008.
- There is a variety of programs available to Sheboygan County residents to help maintain, purchase, or repair their homes.

HOUSING STRATEGY AND RECOMMENDATIONS

Sheboygan County will seek direction for this element from various forms of public input such as the survey that was sent to County residents and the input from the Smart Growth Implementation Committee.

Vision

“Sheboygan County envisions the Smart Growth Plan to be a living document responsive to the changing needs of its citizens and fostering intergovernmental cooperation through reference to a compilation of local land use plans.

From Lake Michigan to the Kettles, from the cities to the farms, our County has a rich heritage. We enjoy an attractive combination of rural, urban, and semi-urban areas. Our unique location provides many opportunities for employment, housing, education, recreation, transportation, or agri-business.

The Smart Growth Plan will promote balanced development with the preservation and protection of our natural, scenic, agricultural, economic, and cultural resources. Through the Smart Growth Plan, we will retain our character and unique identity, while enhancing the quality of life for all citizens in the County.”

Housing Goals, Objectives, Policies, and Programs

Goal 1: Promote a range of safe and affordable housing choices for persons of all income levels and age groups in the County.

Objective: Encourage affordable housing choices for all people working in Sheboygan County.

Policy/Program: Develop model Planned Unit Development (PUD) and accessory apartment ordinances, for use by local governments, which are designed to increase the number of affordable housing units.

Policy/Program: Promote higher density development to create more affordable housing options.

Policy/Program: Promote reasonable minimum housing square footage requirements.

Objective: Work to ensure that housing is well-constructed, safe, and energy efficient.

Policy/Program: Continue to enforce requirements in the Sheboygan County Subdivision Ordinance and in the Sanitary Ordinance regarding the disposal of solid waste.

Policy/Program: Continue to follow laws and regulations regarding housing safety and construction.

Policy/Program: Continue cooperative efforts between the Sheboygan County Health Department and local governments to enforce State public health Statutes and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.

Policy/Program: Encourage energy efficiency in housing units, by supporting the State's Focus on Energy Program.

Policy/Program: Work with independent funding sources to increase energy efficiency in the County's housing units (e.g. condo associations and apartment complexes).

Objective: Increase awareness of the housing needs and preferences of elderly and disabled residents.

Objective: Promote housing options that allow elderly and disabled persons to remain in their homes.

Policy/Program: Provide information on universal design (designed for all physical abilities) in housing and subdivision construction.

Policy/Program: Support efforts by appropriate government, profit, and non-profit organizations to provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

Policy/Program: Continue to provide or create assistance programs for home maintenance and in-home health care services.

Policy/Program: Continue the Meals on Wheels Program, so people can stay in their homes and receive meals.

Objective: Promote Federal, State, and County Government housing programs that have the potential to increase the availability of lower-cost housing and rehabilitation within the County.

Policy/Program: As needed, work with the local housing authorities and other agencies on the availability of housing assistance programs.

Policy/Program: Partner with the appropriate organizations to study and educate local government officials and staff about the use and availability of Community Development Block Grant (CDBG) funds.

Policy/Program: Assist, where possible, in the application process for CDBG funds from the Wisconsin Department of Commerce and the U.S. Department of Housing and Urban Development.

Objective: Promote awareness of Federal and State fair housing laws among those seeking and providing housing within the County.

Policy/Program: Assist in the distribution of educational materials regarding Federal and State fair housing laws.

Goal 2: Promote the addition of an adequate number of housing units to meet housing demand through 2030.

Policy/Program: Inform and educate local officials about new housing unit projections and programs available to them.

Policy/Program: Consider creating an umbrella agency to deal with countywide housing issues at a centralized location.

Policy/Program: Support the use of tax incremental financing (TIF) districts to encourage redevelopment of under-used and blighted areas for housing.

Goal 3: Promote the maintenance and improvement of existing housing stock as a continuing source of affordable housing.

Objective: Encourage the rehabilitation of existing homes.

Policy/Program: Develop and provide technical assistance for model property maintenance regulations and lead-safe standards so local governments can adopt and enforce such regulations.

Policy/Program: Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.

Goal 4: Encourage development in areas that provide adequate infrastructure.

Policy/Program: In communities with sewer service areas and other urban services, encourage comprehensive plans and ordinances that support the provision of a full range of structure types and sizes, including single-family, two-family, and multi-family dwellings, at appropriate densities.

Policy/Program: In communities without sewer service areas and other urban services, encourage comprehensive plans and ordinances that support the provision of housing types and densities appropriate for the community.

Goal 5: Promote a range of housing and development choices that meet the needs and preferences of Sheboygan County residents.

Objective: Encourage local municipalities to have a variety of housing structure types including single-family, two-family, and multi-family, and a variety of ownership options (conventional home ownership, condominiums, and rental units).

Policy/Program: Continue to use the County’s Subdivision Ordinance to review new development in unincorporated areas.

Policy/Program: Continue to enforce requirements relating to development in floodplains through administration of the County Shoreland-Wetland and Floodplain Ordinance.

Policy/Program: Support local government comprehensive plans and ordinances including zoning ordinances, land division ordinances, and building codes that support the provision of a full range of lot sizes and structure types and sizes, depending on location (e.g. “in-law zoning” and /or “caregiver suites”).

Policy/Program: Provide technical assistance to the rural areas of the County relating to residential development at appropriate densities and roadway safety.

Policy/Program: Promote higher density development to maximize available land use (for example: for the preservation of forestry and agricultural lands).

Policy/Program: Continue to research housing trends and provide information to local governments on innovative ways to accommodate a variety of housing types and sizes that are appropriate to the services available in various communities.

Objective: Encourage and educate local communities on cluster development, conservation subdivisions, or other “green” development options.

Policy/Program: Provide technical assistance to communities seeking to provide conservation-based and other innovative forms of housing.

Policy/Program: Encourage the preservation of resources, including land and natural resources, in housing developments.

Policy/Program: Encourage the use of flexible zoning techniques by local governments to accommodate a variety of housing options, including “green” developments.

Policy/Program: Provide education and information on new building materials and new development types to local officials.