

# Town of Sumpter Comprehensive Plan

2024-2044



Final Plan  
Adopted April 8, 2024

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## Introduction

The Town of Sumpter, located in southeastern Sauk County, is unique in many ways. The landscape is defined by three ecological regions, the sand landscapes of central Wisconsin, the eastern edge of the Driftless Area and the western edge terminal moraine intersect here to produce picturesque landscapes, desirable habitats and prime agricultural soils. The Baraboo Bluff Range, which cuts through the northern edge of the Town, is a National Natural Landmark and known as one of the Earth’s “Last Great Places”. Devils Lake State Park lies within the Baraboo Bluff Range, with its southern portions also lying within the Town of Sumpter boundaries. The Wisconsin River touches the far southeastern tip of the township, and Otter Creek winds its way through the rural landscape. Much of the land consists of class one, two and three soils, making it prime for agricultural production.

The Sumpter community has long been characterized by its rural and agrarian lifestyle. The farming operations are diverse, producing a variety of crops and products. Many operations are smaller, family farms. Strong work ethic and ties to the community typify spirit of the people. The community also contains three rural residential subdivision areas, providing a range of housing opportunities for the citizens.

The Bluffview Community is the largest concentration of residents in the Town, located along US Highway 12. This area’s history is rooted in the Badger Ordnance Works’ legacy. Constructed in 1942, the BOW would become at the time the largest ammunition plant in the world. Requiring the clearing of hundreds of acres of farmland, the completed facility would contain over 1,400 buildings across more than 7,000 acres (US Army Joint Munitions Command, 2006, p. 5). Ammunition output would span World War II, the Korean War, and the Vietnam War, with periods of reduced production between wars. After multiple decades of minimized activity, the plant would be fully shut down in 1997 (US Army Joint Munitions Command, 2006, p. 14).

Today, much of the housing available in Bluffview can still be traced back to the workers’ quarters of the Badger Ordnance Works. Other housing units include single-family units as well as a mobile home park. The area is surrounded by commercial and industrial space. After the plant was shut down, the land was eventually divided among various government units for reuse. However, this area still plays a pivotal role in the community as clean-up, restoration, and plans for reuse are still ongoing today.

### **Land Use Planning in the Town of Sumpter**

Because of the many unique attributes in the area, land use planning has long been recognized as important in the Town of Sumpter. In 1975, the Town of Sumpter adopted the 1963 County Zoning Ordinances. In 1977, the State of Wisconsin enacted the Wisconsin Farmland Preservation Law for the purpose of assisting local people who want to preserve farmland. In 1979, Sauk County enacted the Farmland Preservation Law allowing farmers to participate in the program and apply for tax credits. Sauk County adopted the Exclusive Agriculture District allowing towns to rezone lands to Exclusive Agriculture which ‘...provide for the preservation,

maintenance and enhancement of quality agriculture, forestry, and natural areas for the benefit of farm operators and the general public in terms of production of food and fiber and environmental quality...’. In 1987, the Town of Sumpter adopted Exclusive Agricultural Zoning and a Town Development Plan.

As part of the State of Wisconsin’s 1999-2000 biennial budget, Governor Thompson signed into law one of the State’s most comprehensive pieces of land-use legislation. This legislation, often referred to as “Smart Growth,” was intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This “Smart Growth” legislation included a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision making. It also was intended to assist local officials in determining the likely impacts of their decisions by ensuring that they consider all aspects of community life. This plan, originally created in 2003 was a direct result of the smart growth legislation and was created with extensive public outreach and involvement. As a result, the plan continually served the Town residents well and as a result only minor updates were necessary on extensive review of the plan in 2023. This update included adding additional demographic data from the U.S. Census, updated projections, and additional map resources.

**Timeline:**

1766’s - Jonathon Carver observes a well-planned Native American community and tended fields along the Sac Prairie near what is now the Town of Sumpter.

1840’s - The prairies begin to be tilled for farmland

1848 - Wisconsin becomes a state

1849 - The county is divided into six towns including the Town of Kingston

Over the years, Towns are renamed and redefined, until the 22 Towns that we know today have been established

1861 - The Town of Kingston is renamed Town of Sumpter

1911 - Devil’s Lake was designated as a State Park

1942 - US Army constructs Badger Ordnance Works, now known as the Badger Army Ammunition Plant

1962 - Citizens compile a document called “*A Look at Sauk County*”

1963 - Sauk County adopts Zoning Ordinances

1975 - Town of Sumpter adopts the County Zoning Ordinance

- 1977 - State of Wisconsin enacts the Wisconsin Farmland Preservation Law
- 1979 - Sauk County Adopts a Farmland Preservation Program
- 1980 - The Baraboo Hills are designated as the Baraboo Range National Natural Landmark by the Secretary of the Interior
- 1987 - Town of Sumpter enacts a Development Plan and adopts Exclusive Agricultural Zoning
- 1997 - US Army states that the Badger Army Ammunition Plant is no longer needed
- 1999 - Sauk County Adopts the 20/20 Development Plan
- 1999 - State of Wisconsin signs the Wisconsin's Comprehensive Planning Legislation (Smart Growth) into law
- 2000 - Badger Reuse Committee formed
- 2001 - Badger Reuse Plan adopted by the Town of Sumpter and Sauk County
- 2001 - Town of Sumpter recognizes need to update the 1987 Development Plan - Land Use Advisory committee formed
- 2002 - Bluffview Sanitary District established
- 2003 - Town adopts first Comprehensive Plan
- 2014 - Planned Rural Development (PRD) Program is established in the Sauk County Zoning Code to allow the establishment of smaller lots in exchange for development credits in the Exclusive Agricultural Zoning District.
- 2012 - 2016 - Former Bader Army Ammunition Plant land is split up and transferred to new ownership between the Town of Sumpter, Wisconsin Department of Natural Resources, Ho-Chunk Nation and the U.S. Dairy Forage Research
- 2016 - Town updates their ordinances including Driveway and Subdivision Ordinances
- 2022 - Town of Sumpter begins the process for updating the 2003 Comprehensive Plan



### **Regional Context**

The US Highway 12 corridor passes through the Town of Sumpter connecting the City of Baraboo, Village of West Baraboo, and Town of Baraboo to the north, and the Villages of Prairie du Sac and Sauk City, and Town of Prairie du Sac to the south. The Towns of Freedom and Honey Creek lie to the west of Sumpter and to the east is the Town of Merrimac. (Map 1 - *Context Map*)

Much of the land area in Sumpter consists of Badger Army Ammunition Plant along the middle-eastern boundary and lands protected by the Nature Conservancy or the State of Wisconsin along the northern boundary. Sauk County Supervisory Districts 20, 26, and 28 represent the people of Sumpter. The Baraboo School District encompasses the very northern stretches of Sumpter, and the Sauk Prairie School District encompasses the remainder of Sumpter. (Map 2 - *Jurisdictional Map*)

### **Purpose of Plan**

There are several cultural and natural features throughout the Town of Sumpter which provide insight to past and present communities. The residents in Sumpter have expressed interest in preserving the rural and agrarian character as well as the cultural and natural features that make this area unique. The knowledge and expressed interest of the residents of Sumpter have been put forth in this comprehensive plan. Thus, the plan is a reflection of the people of the Sumpter, balancing individual property rights with community interests and goals.

The Town of Sumpter Comprehensive Plan is intended to update the Town's 2003 Plan. This Plan is intended to guide the Town in short range and long-range growth and preservation. It also may also be used in assisting with the identification of lands eligible for Sauk County, state and/or federal preservation and conservation programs.



This *Plan* was prepared by the guidelines of the State of Wisconsin’s “Smart Growth” legislation and is intended to meet all requirements of such as outlined in Wis. Stat. § 66.1001. *The Plan* contains all of the required elements as follows: Issues and Opportunities, Housing, Economic Development, Agriculture, Natural and Cultural Resources, Transportation, Utilities and Community Facilities, Intergovernmental Cooperation, Land Use and Implementation. The 14 goals of local comprehensive planning have been used to guide the development of the goals, objectives, and policies of the elements within the *Plan*. These 14 goals are:

- (1) Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures;
- (2) Encouraging neighborhood designs that support a range of transportation choices;
- (3) Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources;
- (4) Protecting economically productive areas, including farmland and forests;
- (5) Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs;
- (6) Preserving cultural, historic and archaeological sites;
- (7) Encouraging coordination and cooperation among nearby units of government;
- (8) Building community identity by revitalizing main streets and enforcing design standards;
- (9) Providing adequate supply of affordable housing for all income levels throughout each community;
- (10) Providing adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses;
- (11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level;
- (12) Balancing individual property rights with community interests and goals;
- (13) Planning and development of land uses that create or preserve varied and unique urban and rural communities; and
- (14) Provide and integrate, efficient, and economical transportation system that provides mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled.

The Town of Sumpter has adopted all the elements of this *Comprehensive Plan* at the same time by resolution on April 8, 2024, as outlined in Wis. Stat. § 66.1001. A copy of the implementing ordinance follows on the next page. All actions and programs affecting land use decisions shall be consistent with this *Plan*.

## Issues and Opportunities

Compiling an inventory of a town’s resources and attributes is an essential component of effective land use planning. The inventory provides the basis for determining which resources and attributes are valued and which resources can be enhanced for effective preservation and growth management plans. This section provides the inventory and analysis of the community profile and a summary of the education opportunities and levels, income levels and employment characteristics and forecasts, as well as the overall planning issues and opportunities.

### Community Profile

A look at the Town of Sumpter’s community profile will aid with the needs assessment and decision-making processes. As part of the community profile, several historical patterns in the Town of Sumpter are considered, including population characteristics, trends and predictions.

### Population Characteristics

Population features that affect community dynamics and the planning process are population trends, age distribution, population per household (average household size), number of housing units, rate of occupancy, and age, gender and race.

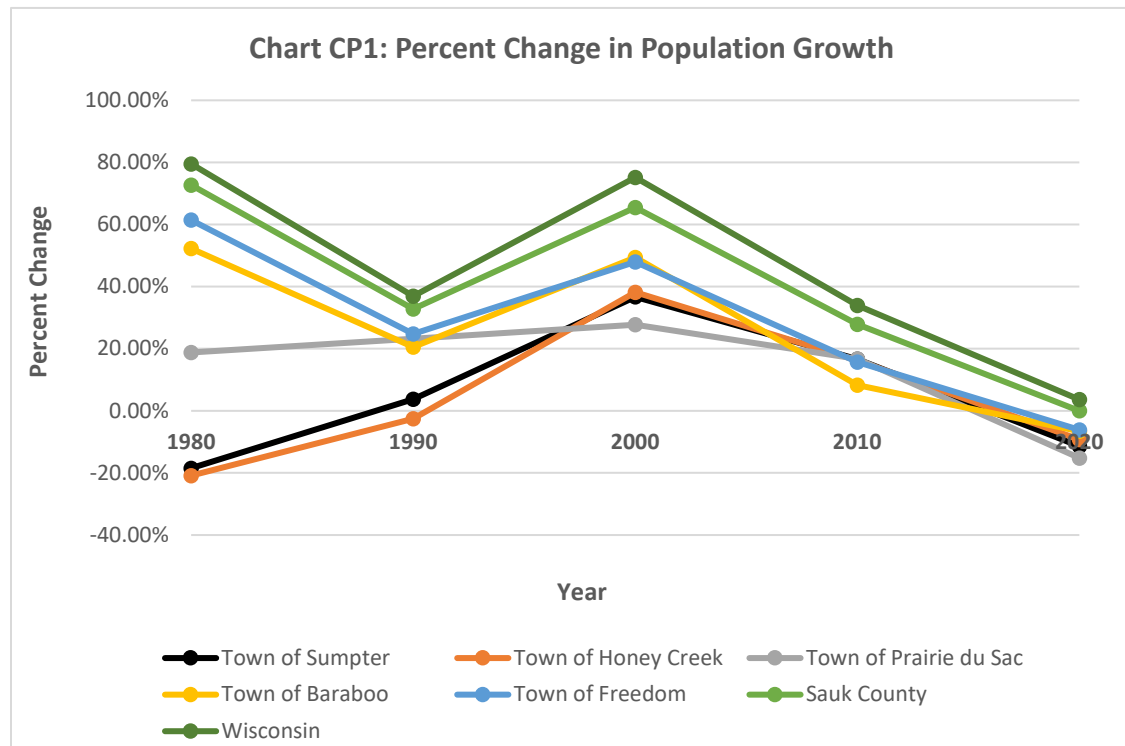
### Population Trend

The population in the Town of Sumpter has fluctuated while the population in Sauk County has steadily increased over the past fifty years. **Table CP1** shows the population of Town of Sumpter at 1,055 and Sauk County at 65,763. From 2010 to 2020, the population of Sumpter declined by 11.42%, while the population of Sauk County increased by 6.11%. When compared to surrounding towns, Sumpter has experienced moderate population growth from 1970 to 2020 at 19.48%- similar to the Town of Freedom at 21.02%. During the same period, the Town of Honey Creek’s population declined by 5.55% from 1970 to 2020, while the Town of Baraboo’s population increased by 56.82%. The Town of Sumpter experienced an average increase 5.44% per 10 years, similar to the State of Wisconsin at 6.04%. Sauk County experienced an average increase of 11.05% per 10 years. **Chart CP1** shows that 2000 was peak of population increase across the Town of Sumpter, surrounding towns, Sauk County, and Wisconsin.

Table CP1: Regional Population Trends														
Year	Town of Sumpter		Town of Honey Creek		Town of Prairie du Sac		Town of Baraboo		Town of Freedom		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1970	883		793		723		1158		371		39,057		4,400,000	
1980	720	-18.46%	774	-2.40%	1010	39.70%	1545	33.42%	405	9.16%	43,469	11.30%	4,700,000	6.82%
1990	747	3.75%	725	-6.33%	1271	25.84%	1503	-2.72%	422	4.20%	46,975	8.07%	4,891,769	4.08%
2000	1,021	36.68%	736	1.52%	1138	-10.46%	1828	21.62%	416	-1.42%	55,225	17.56%	5,363,675	9.65%
2010	1,191	16.65%	733	-0.41%	1144	0.53%	1672	-8.53%	447	7.45%	61,976	12.22%	5,686,986	6.03%
2020	1,055	-11.42%	749	2.18%	1076	-5.94%	1816	8.61%	449	0.45%	65,763	6.11%	5,893,718	3.64%
Overall Change 1970-2020	172	19.48%	-44	-5.55%	353	48.82%	658	56.82%	78	21.02%	26,706	68.38%	1,493,718	33.95%
Average Change per 10 years	34	5.44%	-9	-1.09%	71	9.93%	132	10.48%	16	3.97%	5,341	11.05%	298,744	6.04%

Source: US Census Data 1970-2020

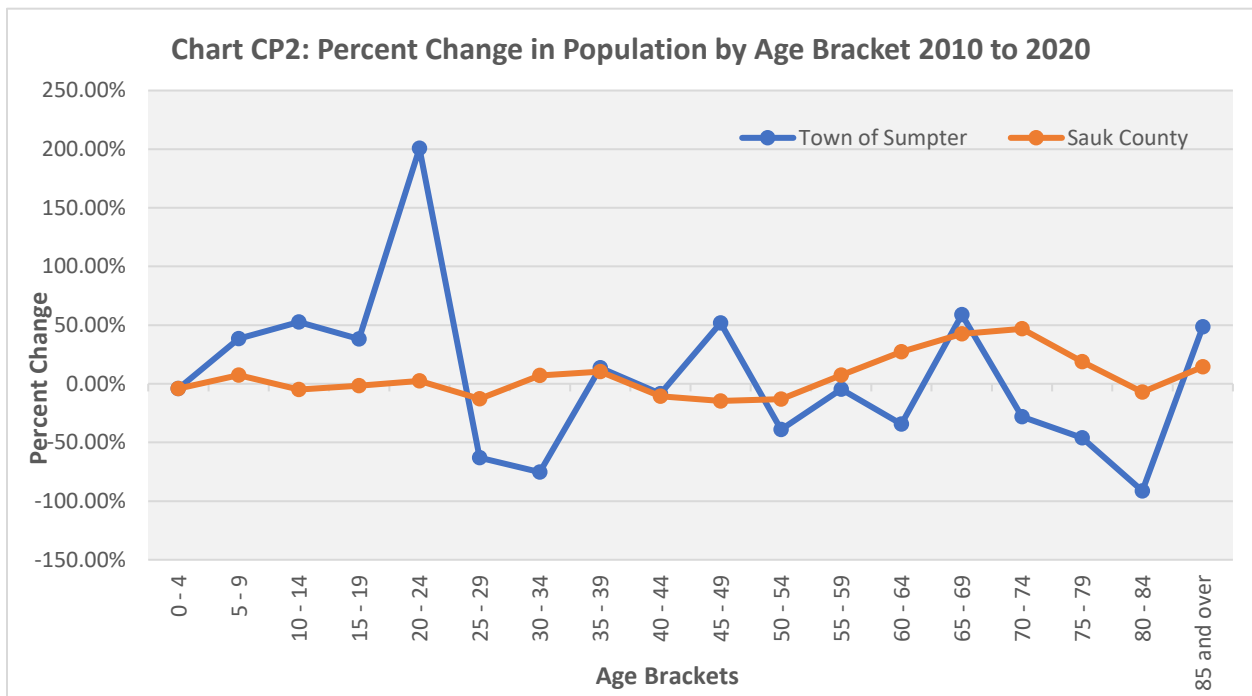
Table CP1: Population Trends



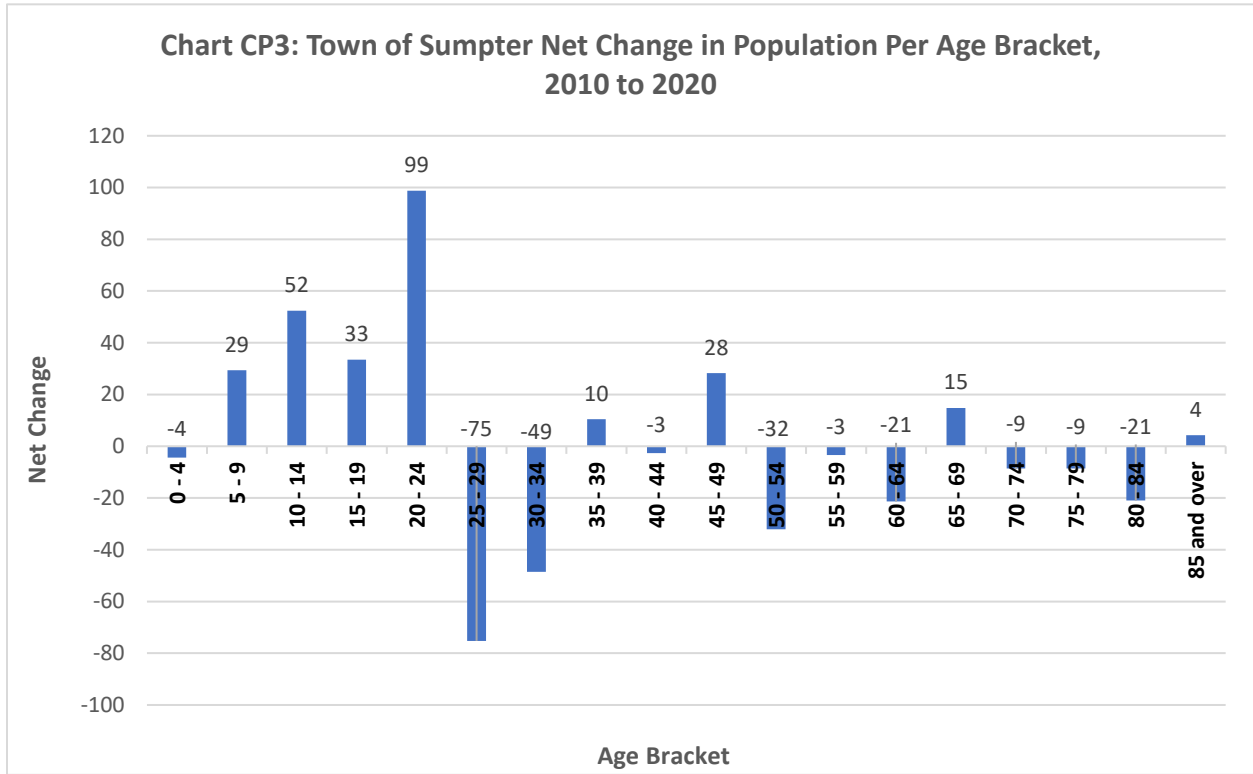
Source: US Census Data 1980-2020

### Age Distribution

From 2010 to 2020, the general population in the Town of Sumpter became younger. This is evident by looking at the age distribution for this same time period. Overall, the younger age brackets had a higher percent increase than Sauk County, while the older age brackets had a decrease. Sauk County’s older age brackets had the highest percent increase of all age brackets in the county. **Table CP4** shows the specific breakdown for each age bracket for both the Town of Sumpter and Sauk County.



Source: American Community Survey 2020



Source: American Community Survey 2020



Table CP4: Age Distribution												
Age Group	Town of Sumpter					Sauk County						
	2010 Percentage	2010	2020	Net Change	Percent Change	1990	2000	2010	2020	Net Change	Percent Change	
0 – 4	10.0%	109	105	-4	-4.02%	3,538	3,567	3,979	3,813	(166)	-4.17%	
5 - 9	7.0%	77	106	29	38.42%	3,740	3,856	4,014	4,311	297	7.40%	
10 - 14	9.1%	100	152	52	52.68%	3,520	4,404	4,170	3,962	(208)	-4.99%	
15 - 19	8.0%	88	121	33	38.25%	3,124	3,913	3,930	3,861	(69)	-1.76%	
20 - 24	4.5%	49	148	99	200.63%	2,773	2,738	3,336	3,422	86	2.58%	
25 - 29	10.9%	119	44	-75	-63.10%	3,543	3,312	3,994	3,480	(514)	-12.87%	
30 - 34	5.9%	65	16	-49	-75.21%	3,925	3,789	3,740	4,010	270	7.22%	
35 - 39	7.0%	77	87	10	13.61%	3,670	4,480	3,864	4,263	399	10.33%	
40 - 44	2.8%	31	28	-3	-8.59%	3,141	4,581	4,180	3,732	(448)	-10.72%	
45 - 49	5.0%	55	83	28	51.74%	2,467	4,141	4,742	4,049	(693)	-14.61%	
50 - 54	7.5%	82	50	-32	-39.06%	2,076	3,500	4,803	4,169	(634)	-13.20%	
55 - 59	6.8%	74	71	-3	-4.56%	1,991	2,726	4,293	4,612	319	7.43%	
60 - 64	5.7%	62	41	-21	-34.25%	2,062	2,225	3,643	4,636	993	27.26%	
65 - 69	2.3%	25	40	15	58.97%	2,103	2,008	2,745	3,910	1,165	42.44%	
70 - 74	2.8%	31	22	-9	-28.18%	1,886	1,872	2,024	2,972	948	46.84%	
75 - 79	1.7%	19	10	-9	-46.23%	1,507	1,673	1,608	1,911	303	18.84%	
80 - 84	2.1%	23	2	-21	-91.29%	988	1,273	1,354	1,257	(97)	-7.16%	
85 and over	0.8%	9	13	4	48.54%	911	734	1,557	1,782	225	14.45%	
<b>Total</b>		<b>1,094</b>	<b>1,093</b>	<b>1139</b>	<b>46</b>		<b>46,965</b>	<b>54,792</b>	<b>61,976</b>	<b>64,152</b>	<b>2,176</b>	<b>3.51%</b>

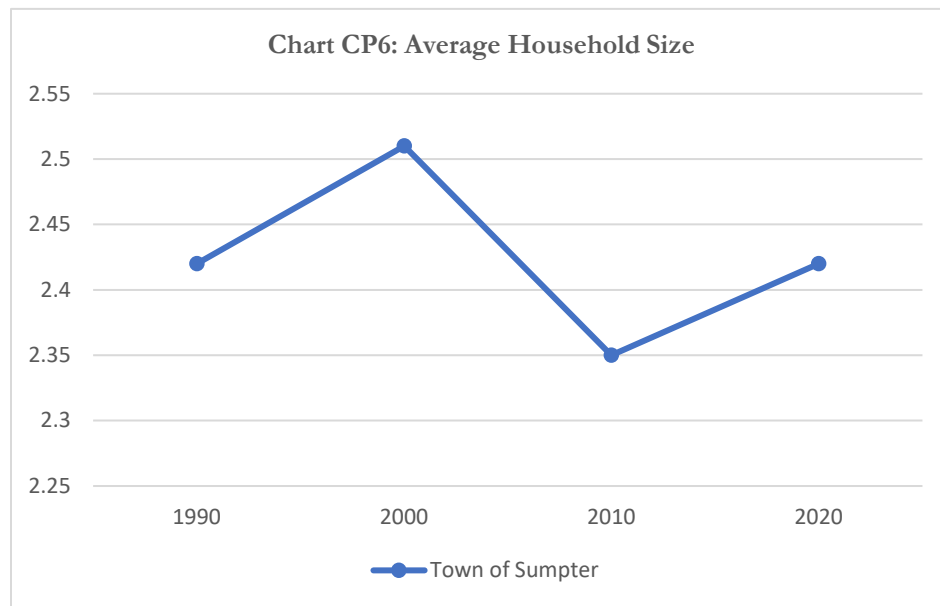
Source: American Community Survey 2020

### Average Household Size

**Chart CP5** shows the average household size for the town of Sumpter has increased from 2.35 in 2010 to 2.42 in 2020. The average household size in Sauk County has increased from 2.43 in 2010 to 2.92 in 2020.

Chart CP5: Average Household Size							
YEAR	Town of Sumpter	Town of Prairie du Sac	Town of Honey Creek	Town of Freedom	Town of Baraboo	Sauk County	Wisconsin
1990	2.42	2.89	2.96	2.81	3.11	2.61	2.61
2000	2.51	2.74	2.79	2.63	2.66	2.51	2.5
2010	2.35	2.71	2.77	2.55	2.66	2.43	2.43
2020	2.42	2.56	2.54	3.41	2.38	2.92	2.97

Source: American Community Survey 2020, U.S. Census 1990-2010



Source: American Community Survey 2020, U.S. Census 1990-2010

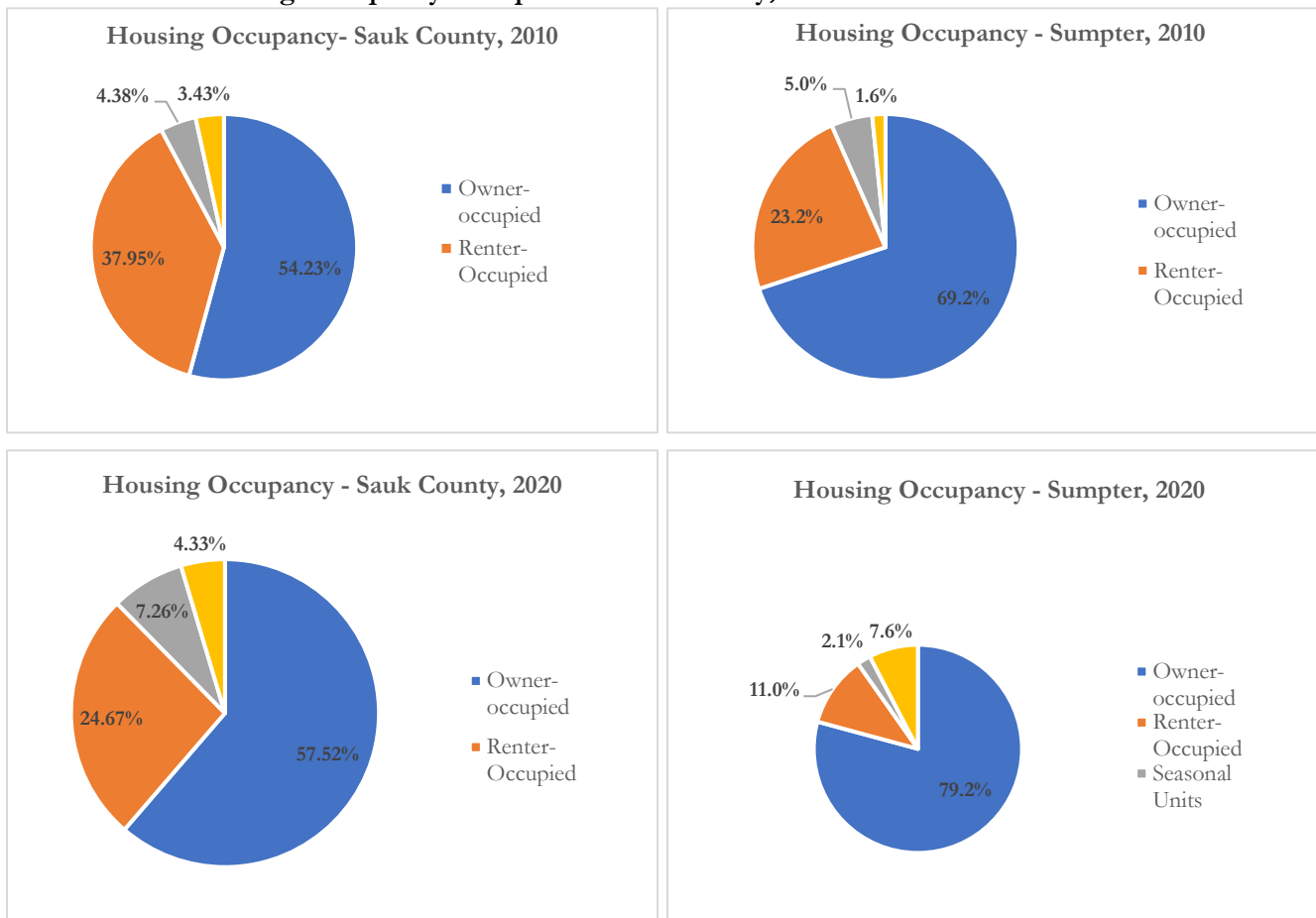
### Number of Housing Units

**Table CP7** shows that the number of housing units in Sumpter decreased by -5.24% from 2010 to 2020. Meanwhile, Sauk County’s number of housing units increased by 3.68% during the same period. **Chart CP8** shows that the percentage of owner-occupied units in Sumpter increased slightly to 79.2% in 2020. This matched the slight increase in owner-occupied units in Sauk County from 2010 to 2020. The percentage of seasonal units declined in the Town of Sumpter to 2.1% in 2020, while the percentage of seasonal units increased in Sauk County from 4.38% in 2010 to 7.26% in 2020.

YEAR	Town of Sumpter		Town of Prairie du Sac		Town of Honey Creek		Town of Freedom		Town of Baraboo		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1990	400		457		273		179		614		20,439		2,055,774	
2000	458	14.50%	428	-6.35%	288	5.49%	182	1.68%	741	20.68%	24,297	18.88%	2,321,144	12.91%
2010	515	12.45%	468	9.35%	312	8.33%	225	23.63%	745	0.54%	25,192	3.68%	2,279,768	-1.78%
2020	488	-5.24%	466	-0.43%	321	2.88%	217	-3.56%	638	14.36%	30,784	22.20%	2,727,726	19.65%

Source: American Community Survey 2020, U.S. Census 1990-2020

**Chart CP8: Housing Occupancy- Sumpter vs. Sauk County, 2010 & 2020**



Source: American Community Survey 2020, U.S. Census 2010-2020



### Age, Gender, and Race of Population

**Table CP10** shows that the median age data for the Town of Sumpter in 2020 is 22.6, significantly lower than the average age in 2010 (30.4). This is nearly half of Sauk County’s median age of 41. The median age in Sauk County increased steadily since 1990, while the median age in Sumpter has decreased. The percentage of residents under the age of 18 in Sumpter (39.8%) is nearly double the percentage of residents under the age of 18 in Sauk County (22.8%). The percent of those over 65 in the Town has dropped from 12.9% in 2010 to 7.6% in 2020. Sauk County has seen the percentage of its residents over the age of 65 steadily increase since 1990. The Town of Sumpter’s white population stands at 70.33% in 2020, an increase of 6.35% from 2010. Sauk County’s white population stands at 93.2% in 2020. Sumpter has a proportionately large Hispanic population (27.87%), which has made up a significant percentage of the population since the 2000 census.

Table CP10: Age and Gender								
Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County
1990, per census	Not available	34.2	27.31%	27.19%	19.54%	15.77%	52.07%	50.79%
2000, per census	34	37.3	26.70%	26%	13.20%	14.50%	50.79%	50.60%
2010, per census	30.4	40	30.00%	23.80%	12.90%	15.00%	-	50.20%
2020, per census	22.6	41	39.80%	22.80%	7.60%	18.40%	-	52.00%

Source: US Census 1990-2020

Table CP10: Ethnic Composition of Sumpter and Sauk County												
Year	Percent White		Percent Native American and Alaska Native		Percent Hispanic (of any race)		Percent Asian		Percent African American		Percent Other	
	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County	Town of Sumpter	Sauk County
1990, per census	99.20%	98.50%	0.54%	0.60%	0.27%	0.40%	-	0.20%	-	0.10%	-	0.20%
2000, per census	83.94%	98.00%	0.29%	1.10%	14.99%	1.20%	-	0.30%	-	0.30%	-	0.70%
2010, per census	63.98%	94.50%	0.84%	1.20%	32.75%	4.30%	0.08%	0.50%	0.59%	0.60%	0.08%	1.90%
2020, per census	70.33%	93.20%	0.66%	1.70%	27.87%	5.30%	0.28%	0.50%	1.14%	0.70%	0.28%	2.70%

Source: U.S. Census 1990-2020

## **Interpretation of Population Data**

After 2 decades of rapid population growth, the Town of Sumpter experienced a slight decrease (-11.42%) in population from 1,191 in 2010 to 1,055 in 2020. The population decreased in age groups 70 to 84 and the population increased in age groups from 0 to 19. In fact, nearly 40% of the Town’s population was under the age of 18 in 2020. The average household size rose from 2.35 in 2010 to 2.42 in 2020. The number of housing units, as well as the occupancy rate of all housing slightly decreased, both contributing to the overall population decrease. There was also significant construction at both the mobile home park and apartment complexes located in Bluffview, the Towns largest population center, which may have added to a temporary lowering of occupied housing units in the area during the time of the Census data gathering.

## **Population and Housing Unit Projections:**

Predicting population projections can be difficult, as was indicated when looking at the DOA population projections for the year 2020 in Sauk County. Three basic ways the population increases is through an increase in number of persons per household, an increase in tenancy of available housing units, and an increase in housing units. As number of persons per household and tenancy approach a stabilized average, the only room for increase comes from the addition of new housing units. Therefore, when considering population projections, the resulting projection of new housing units is used as one measure of accuracy.

**Projection #1:** The first population projection in **Table P11:**, a straight line projection growth model based on the Town’s population growth over the last forty years shows the populations increasing from the current 1,055 to 1,309 in 2040 and 1,625 in 2060. This projection uses Census data from 1980-2020 to average the population growth and assumes a stright line of growth utilizing that average.

<b>Table P11: Town of Sumpter Straight Line Population Projections 2030-2050</b>							
	<b>2010 Census</b>	<b>2020 Census</b>	<b>Average Percent Change 1980-2020</b>	<b>2030 Projection</b>	<b>2040 Projection</b>	<b>2050 Projection</b>	<b>2060 Projection</b>
<b>Town of Sumpter</b>	1,191	1,055	11.4%	1,175	1,309	1,459	1,625
<b>Sauk County</b>	61,976	65,763	11.3%	73,194	81,465	90,671	100,917
<b>Wisconsin</b>	5,686,986	5,893,718	5.8%	6,235,554	6,597,216	6,979,854	7,384,686

Source: U.S. Census 1980 – 2020

**Projection #2:** The second population projection, **Table P12:** from the Department of Administration in 2013, considers a cohort-component model based on the decennial 2010 Census. The projection illustrates possible courses of population change based on assumptions about future births, deaths, net international migration, and domestic migration. In the cohort-component method, the components of population change (fertility, mortality, and net migration) are projected separately for each birth cohort (persons born in a given year). The base population is advanced each year by using projected survival rates and net international migration. Each year, a new birth cohort is added to the population by applying the projected fertility rates to the female population. This model shows the population increasing to 1,495 by the year 2030 and to 1,560 by the year 2040. As data for determining births, deaths, and migrations are only based on the previous 10 years of data, it may skew the local projections, as is the case when examining the actual 2020 population reported in the decennial Census and the project population.

Table P12: Town of Sumpter DOA Population Projections 2030-2040					
	2010 Census	2020 Census	2020 Projection	2030 Projection	2040 Projection
<b>Town of Sumpter</b>	1,191	1,055	1,320	1,495	1,560
<b>Sauk County</b>	61,976	65,763	68,075	75,660	77,815
<b>Wisconsin</b>	5,686,986	5,893,718	6,005,080	6,375,910	6,491,635

Source: Department of Administration 2013 and US Census 2000 – 2020

**Projection 3:** The third trend as shown in **Table P13** considers a growth model based on the past 30-year average percent change per ten-year increment of change in housing units and the average number of people per household. This considers recent housing trends and accounts for the needed amount of new housing. **Table P13** shows the corresponding housing unit projection. This projection shows a larger increase in population growth than projections 1 and 2, estimating a population of 1,659 by year 2030 and 2,045 by the year 2060.

Table P13: Town of Sumpter Housing Based Population Projections											
2020 Demographics				2030 Projection		2040 Projection		2050 Projection		2060 Projection	
Occupied Housing Units	Average Change in Housing Units 1990-2020	Average Household Size	2020 Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population
638	7.23%	2.425	1055	684	1659	734	1779	787	1908	844	2045

Source: U.S. Census on Agriculture. 2020

## **Summary of Education, Income and Employment Characteristics and Forecasts**

**Table P14** shows that in the Town of Sumpter, 89.3% of the population has a high school diploma or higher and 14.5% hold a bachelor’s degree or higher in 2020. These are both slight increases from 2010. Sauk County has a slightly lower percentage of the population that holds a high school diploma (88.5%), but a significantly higher percentage of residents that hold a bachelor's degree or higher (23.8%).

<b>Table P14: Educational Attainment</b>				
	<b>High School Diploma</b>		<b>Bachelor’s Degree or Higher</b>	
	<b>Sumpter</b>	<b>Sauk County</b>	<b>Sumpter</b>	<b>Sauk County</b>
<b>2010</b>	86.7%	88.8%	12.2%	20.0%
<b>2020</b>	89.3%	88.5%	14.5%	23.8%

*Source: American Community Survey 2020, U.S. Census 2010-2020*

## **Employment Characteristics and Forecasts**

A detailed inventory of employment characteristics and forecasts are given in Chapter 4, Economic Development.

## **Planning Issues and Opportunities**

The Town of Sumpter Land Use Planning Committee and focus group volunteers, comprised of members of the Town Board and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Sumpter during the original drafting of this plan. These efforts included a committee visioning session, public survey, focus group work, an Intergovernmental Cooperative Forum, an Open House, and a Public Hearing. In addition to these efforts, all meetings of the Planning Committee were posted in compliance with the open meeting law, and updates of the planning process were given at each Town Board meeting. Many of these updates were reported, along with the Town Board meeting review, in monthly articles that appeared in *The Eagle* newspaper.

When the plan was review and updated in 2023, the Town Planning Commission notified residents of the process in their Town newsletter which was sent to all residents. The meeting agendas stating each specific chapter of the plan being reviewed was posted on the Town’s website and at their Town Hall in compliance with open meeting law. There were no new issues reported but an increase in certain threats such as a loss of tax base, however additional opportunities were identified to promote growth in the Town.

## **Vision and Goals**

The information obtained from the original 2003 survey (Appendix C: Survey Results) was combined with the visioning session results to create the following Vision and Goals.

### **Town of Sumpter Vision**

Over the next 20 years, the Town of Sumpter will be defined by its diverse ecological resources and scenic rural landscapes. The Town's rural landscapes are defined by its family-farm operations, wooded hillsides and hilltops, maintained original homesteads, pristine wetlands and streams, forests, location in respect to cities and villages, planned residential growth in centralized areas, and most importantly, its people. A balance will be established between individual property rights and community interests, with consideration given to minimizing the conflicts between agriculture and non-agriculture development. Land use programs that offer present value for future development rights of farmland and offer options which will work in conjunction with the sale of large areas of land for new housing purposes, will help keep farmers well-capitalized and up-to-date, and at the same time offer more choices for investment in their retirement. Sumpter will be known for embracing the future while respecting our proud heritage and natural environment and recognizing our strong sense of community identity. This will lead to the realization of a high quality of life while providing a legacy which will enrich the lives of future generations.



## **Visioning Session**

In December of 2001, a Land Use Planning Committee visioning session was held. During this session, participants identified Sumpter’s many positive attributes and areas in need of improvement. The result of the Committee visioning session are summarized below.

### **The following were considered positive attributes in Sumpter:**

- ◆ Rural character, friendliness of residents
- ◆ Farming and homestead tradition
- ◆ Mostly small family-owned farms and small herds
- ◆ Non farming areas are centralized within the Town and the Town is centralized within the county
- ◆ Natural beauty
- ◆ Recreational opportunities
- ◆ Beauty of countryside with low development
- ◆ Role of Nature Conservancy
- ◆ Location to and employment/recreational opportunities
- ◆ Good School System
- ◆ Good Hospital
- ◆ The Township with low taxes
- ◆ Don’t have annexation conflicts (surrounded by townships)



### **The following were considered as areas needing improvement:**

- ◆ The upkeep of homesteads, businesses and old farm buildings
- ◆ Recreation areas, especially abuse of trails and property
- ◆ Taxes, specifically school taxes
- ◆ Continued concerns over amount of tax exempt land
- ◆ Mercury cleanup in Gruber’s Grove Bay
- ◆ Use of General Agriculture Zoning
- ◆ Owner Occupied Housing vs. Renter Occupied
- ◆ Location of new housing and cost of services
- ◆ Industrial zoned lands
- ◆ Watershed problems as part of Bluffs (Baxter’s Hollow)
- ◆ Limited access to Lake Wisconsin



**As part of the visioning session, the Committee also identified what they wanted Sumpter to look like in 5, 10 or 20 years.**

- ◆ Like it did twenty years ago - clean and kept up with an emphasis on small family farming
- ◆ Keep growth steady and low
- ◆ Keep housing and other development in centralized areas
- ◆ Keep rural and natural character and scenery
- ◆ Continued use of the public Sauk Prairie State Recreation Area lands

- ◆ Designate Rustic Roads

### **Land Use Planning Community Survey**

The results of the 2001 visioning session were used by the committee to develop the questions for the community survey on land use planning. The survey was targeted to three separate areas: two areas of centralized population - the mobile home community and Bluffview condominiums, and the third target area consisting of the rest of the rural Town. Town members assessed that another survey was not needed at the time of the plan update and amendment. The survey results serve the landowners well and represent issues and opportunities still present in the Town. New issues that have arisen since the original plan include the loss of small family farms, in which larger tracts of land are being farmed by fewer people. The issue with loss of tax base to nontaxable entities has become a greater threat and it's recognized that these mostly public recreational lands need more access points to increase the Town's potential use for small commercial spaces and possible residential vacation properties.

### **Town of Sumpter Goals – 2003 – not updated**

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Continue to work with landowners of former BAAP to determine the best use of resources and access of the land.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.
- ◆ Ensure all residents receive high speed internet.

### **Focus Groups – 2003 focus groups – not redone.**

The Town's goals stated above provide the framework on which more specific recommendations are made. The Land Use Committee established six focus groups, Agriculture, Natural and Cultural Resources, Housing, Economic Development, Transportation, Utilities and Community Facilities and Intergovernmental Cooperation. Guided by the Vision, each focus group further studied the issues and opportunities of a specific Town attribute, and objectives and policies were developed.

**Public Participation – describe 2003 vs 2023**

At the beginning of the Town of Sumpter Comprehensive Planning process, a scope of work was adopted to guide the process. The scope of work set forth a projected timeline for specific task completion as well as set forth several opportunities for public involvement and participation in the planning process. This document was used as a guide to ensure that ample opportunity for involvement with and input into the process was provided for the residents of the Town of Sumpter as well as the surrounding and overlying jurisdictions that influence the Town. The Town held monthly meetings with their plan commission to discuss and review specific chapters. Plan commission meetings were posted on the Town’s website as well as the Town hall.

**Public Hearing**

On January 9, 2003, a public hearing was held by the Town of Sumpter Plan Commission regarding the proposed *Town of Sumpter Comprehensive Plan* in accordance with the notice requirements outlined in State Stats. 66.1001. A short presentation and recap of the planning process and the proposed Plan took place with some specific portions highlighted. Approximately 15 individuals were in attendance at the public hearing and each was provided an opportunity to comment on the proposed comprehensive plan. Comments generally consisted of support for the plan and for the effort that went into the planning process. Hearing no requests for amendments or changes to the proposed Plan, the Plan Commission unanimously passed a resolution recommending adoption to the Town Board of the Town of Sumpter.



## Housing

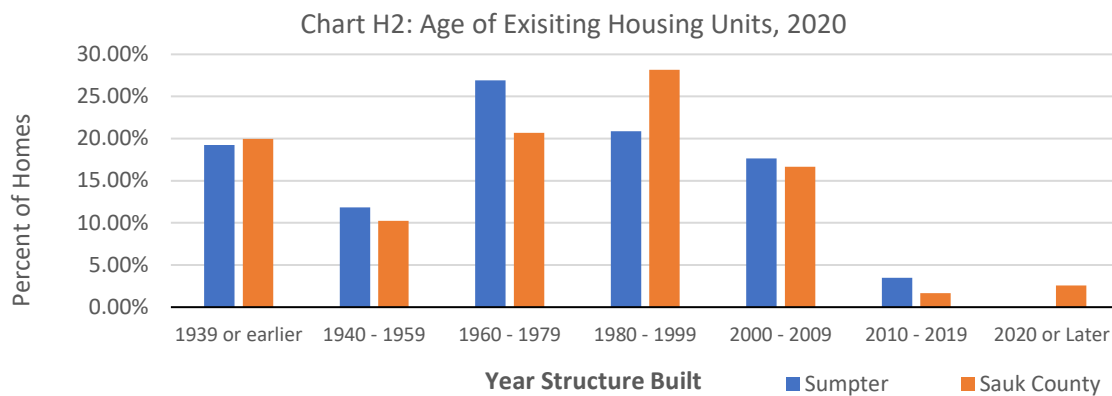
The Town of Sumpter has many diverse opportunities for housing, including lake frontage on Lake Wisconsin in the southeast, expansive farm operations in the western half, affordable single and multiple family residential development along the west side of USH 12, and wooded home sites in the Baraboo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

### Age of Existing Structures

The Town of Sumpter housing has been built steadily throughout the years, however recent decades have seen little to no housing constructed. **Table H1** shows that nearly 20% of the owner-occupied housing was built before 1939 and less than 4% of the existing housing was built after 2010. The decades with the highest percentage of existing housing structures built were from 1960-1979, where nearly 27% of all existing housing structures were constructed. When compared to Sauk County, Sumpter has a similar percentage of housing structures that were constructed after 2010. The number of existing homes built between 1940 and 1959 is greater than that of Sauk County. This can be attributed in a large part to the housing known as Badger Village, which was built for the workers at the Badger Ordnance Works during World War II. Sauk County saw the largest percentage of existing housing structures constructed from 1980-1999, with 28% of all existing structures built.

Table H1: Age of Existing Housing Structures, 2020		
	Sumpter	Sauk County
Year Built	Percentage	Percentage
1939 or earlier	18.95%	19.97%
1940 - 1959	11.64%	10.26%
1960 - 1979	26.48%	20.68%
1980 - 1999	20.55%	28.17%
2000 - 2009	17.35%	16.67%
2010 - 2019	3.42%	1.67%
2020 or Later	1.60%	2.57%

Source: American Community Survey 2020



Source: American Community Survey 2020

### Household Characteristics

Many housing characteristics have been outlined in *Chapter 2: Issues and Opportunities* for the purpose of projecting population and housing unit trends. In summary, the average household size has remained the same from 1990 to 2020. The number of housing units rose from 386 in 1990 to 471 in 2020. Occupancy rate rose slightly from 78.8% in 1990 to 79.7% in 2020. Notably, occupancy rate in Sumpter increased by 7.4% from 1990 to 2010, then decreased by 6.5% from 2010 to 2020. The number of single person households slightly increased from 31.58% in 1990 to 32.9% in 2020.

Year	Average Household Size	Total Housing Units	Occupancy Rate	% Single Person Household
1990	2.42	386	78.8%	31.6%
2000	2.52	458	87.7%	26.4%
2010	2.35	466	86.2%	28.7%
2020	2.42	471	79.7%	32.9%

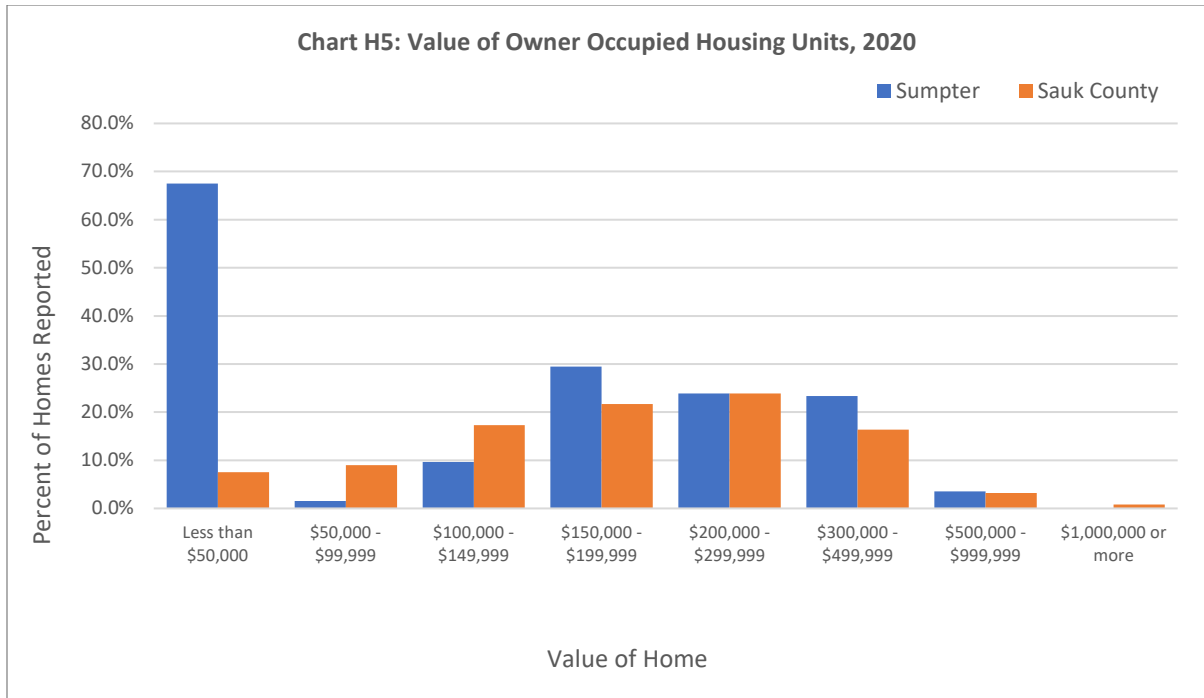
Source: US Census 2020 and American Community Survey 2020

### Home Values

The value of homes in Sumpter varies tremendously as compared to Sauk County. **Table H4** shows that 42.5% of the homes are valued at less than \$50,000, compared to 7.5% in Sauk County. In 2020, 24.6% of homes in Sumpter were valued between \$100,000 and \$199,999, compared to 39% in Sauk County. Additionally, 15% of the homes in Sumpter were valued between \$200,000 and \$299,999, compared to 23.9% for Sauk County.

	Sumpter		Sauk County	
	# of Units	% of Units	# of Units	% of Units
Less than \$50,000	133	42.5%	1,413	7.5%
\$50,000 - \$99,999	3	1%	1,685	9.0%
\$100,000 - \$149,999	19	6.1%	3,248	17.3%
\$150,000 - \$199,999	58	18.5%	4,070	21.7%
\$200,000 - \$299,999	47	15%	4,483	23.9%
\$300,000 - \$499,999	46	14.7%	3,065	16.4%
\$500,000 - \$999,999	7	2.2%	602	3.2%
\$1,000,000 or more	0	0.0%	155	0.8%
<b>Total</b>	<b>313</b>		<b>18,721</b>	

Source: American Community Survey 2020



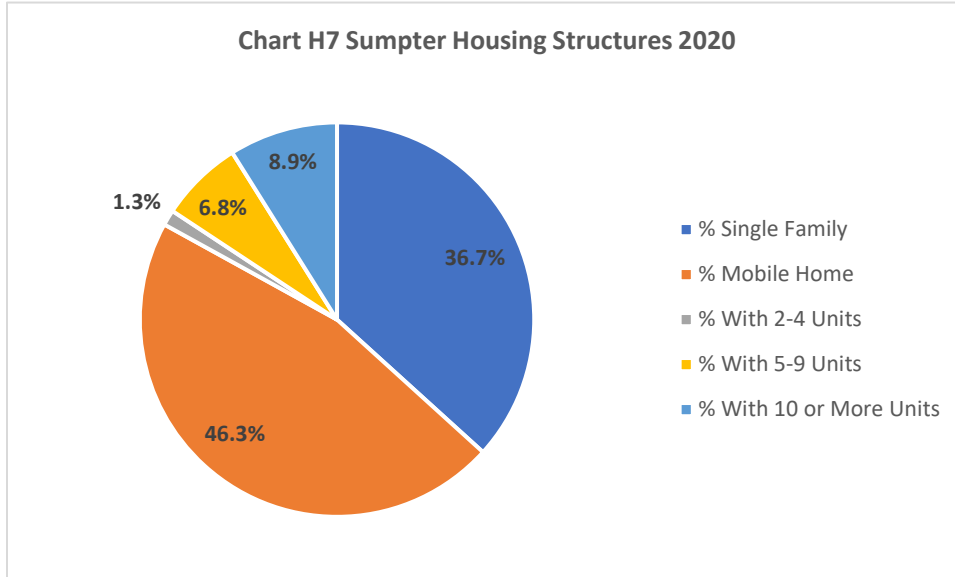
Source: American Community Survey 2020

**Housing Structure**

In **Table H6**, an overview of the types of housing units in the Town of Sumpter indicates that 46.3 % are mobile homes, and 36.7% are single unit family homes. This is a significant shift from the previous census, with the percentage of single-family homes decreasing by 12.5% and the percentage of mobile homes increasing by 17.8% from 2010 to 2020. Sauk County saw a slight decrease in single family homes from 2010 to 2020, still making up 67% of the housing units in the county. 1.3% of the housing units in Sumpter are duplexes or fourplexes, a significant decrease from 2010 (10.7%). In 2020, Sauk County’s multifamily housing units (2 or more units) makes up 23.5% of the overall housing units, while Sumpter’s multifamily housing units make up 17% of the overall housing units.

Table H6: Housing Units by Structural Type				
	Town of Sumpter		Sauk County	
	2010	2020	2010	2020
<b>Occupied Housing Units</b>	466	471	5,438	30,525
<b>% Single Family</b>	49.2%	36.7%	73.1%	67.0%
<b>% Mobile Home</b>	28.5%	46.3%	7.7%	6.3%
<b>% With 2-4 Units</b>	0.4%	0.0%	8.8%	9.5%
<b>% With 5-9 Units</b>	1.5%	6.8%	4.7%	5.5%
<b>% With 10 or More Units</b>	10.1%	8.9%	5.6%	8.5%

Source: American Community Survey 2020



Source: American Community Survey 2020

**Distribution of Household Income**

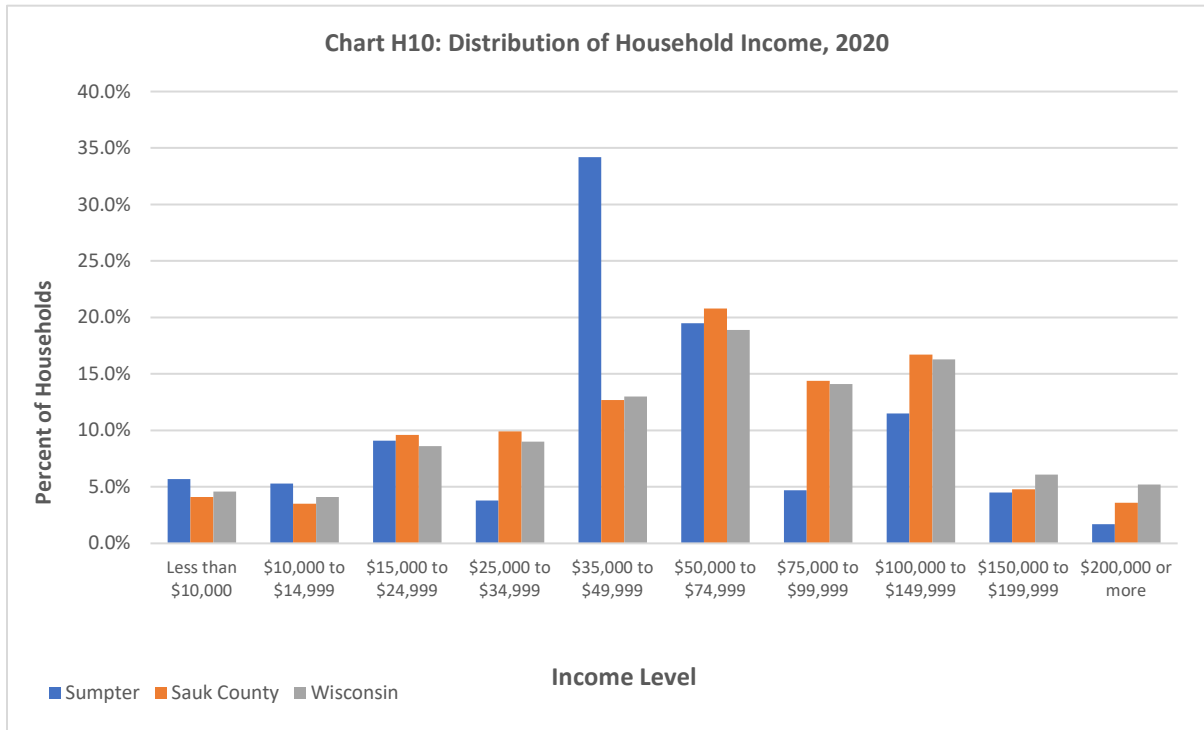
Tables H8 and H9 show that from 2010 to 2020, the Town of Sumpter saw a large percentage of residents increase their income. The percentage of households that earned between \$35,000-\$49,999 in 2010 was 4.7%, compared to 34.2% in 2020. Similarly, the percentage of households in Sumpter earning more than \$100,000 increased from 8.4% in 2010 to 17.7% in 2020. This is slightly lower than the percentage of households in Sauk County (25.1%) and Wisconsin (27.6%). The percentage of households in Sumpter earning between \$50,000-\$74,999 is similar to Sauk County and Wisconsin.

Table H8 Distribution of Household Income, 2010			
Income Level	Percent of Households		
	Sumpter	Sauk County	Wisconsin
Less than \$10,000	10.5%	4.7%	4.6%
\$10,000 to \$14,999	10.5%	5.4%	4.1%
\$15,000 to \$24,999	16.7%	12.2%	8.6%
\$25,000 to \$34,999	18.9%	10.5%	9.0%
\$35,000 to \$49,999	4.7%	16.7%	13.0%
\$50,000 to \$74,999	19.7%	22.1%	18.9%
\$75,000 to \$99,999	10.5%	14.0%	14.1%
\$100,000 to \$149,999	6.7%	10.2%	16.3%
\$150,000 to \$199,999	0.6%	2.6%	6.1%
\$200,000 or more	1.1%	1.6%	5.2%

Source: U.S. Census 2010

Table H9 Distribution of Household Income, 2020			
Income Level	Percent of Households		
	Sumpter	Sauk County	Wisconsin
Less than \$10,000	5.7%	4.1%	4.6%
\$10,000 to \$14,999	5.3%	3.5%	4.1%
\$15,000 to \$24,999	9.1%	9.6%	8.6%
\$25,000 to \$34,999	3.8%	9.9%	9.0%
\$35,000 to \$49,999	34.2%	12.7%	13.0%
\$50,000 to \$74,999	19.5%	20.8%	18.9%
\$75,000 to \$99,999	4.7%	14.4%	14.1%
\$100,000 to \$149,999	11.5%	16.7%	16.3%
\$150,000 to \$199,999	4.5%	4.8%	6.1%
\$200,000 or more	1.7%	3.6%	5.2%

Source: U.S. Census 2020



Source: American Community Survey 2020

**Affordable Housing Expenses per Income**

Tables H11 and H12 show that the household median income (HMI) for residents of Sumpter increased from \$32,308 in 2010 to \$39,598 in 2020. The tables below also show that from 2010 to 2020, much of the housing in Sumpter has become less affordable for residents.

<b>Table H11: Affordable Housing Expenses per Income, Sumpter 2010</b>			
Household Median Income (HMI) = \$32,308			
Household Mean Income = \$46,927			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 25% of HMI)	Less than \$10,000	10.5%	\$202
Very low income (25% to 50% of HMI)	>\$10,000 - \$14,999	10.5%	\$202 - \$404
Low income (50% to 80% of HMI)	>\$15,000 - \$24,999	16.7%	\$404 - \$646
Moderate to high income (80% to 100% or greater of HMI)	>25,000	62.2%	\$646 or greater

Source: American Community Survey 2020

<b>Table H12: Affordable Housing Expenses per Income, Sumpter 2020</b>			
Household Median Income (HMI) = \$39,598			
Household Mean Income = \$59,586			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 25% of HMI)	Less than \$10,000	5.7%	\$247
Very low income (25% to 50% of HMI)	\$10,000 - \$24,999	14.4%	\$247 - \$495
Low income (50% to 80% of HMI)	>\$25,000 - \$34,999	3.8%	\$495 - \$792
Moderate to high income (80% to 100% or greater of HMI)	>\$35,000 - \$39,598	11.4%	\$792 - \$990

Source: American Community Survey 2020

**Existing and Future Housing Needs**

There are 4 areas of concentrated housing in the Town of Sumpter including: Maple Park, Grubers Grove, Bluffview Estates Mobile Home and Bluffview Village Rentals, and New Haven.

**Maple Park**

Maple Park is located west and north of the USH 12/Old Bluff Trail intersection. Maple Park currently consists of 44 single-family housing units on approximately 24-acres. A community well and clustered community mound system is maintained through the existing homeowners association. Roads are maintained by the homeowners association as well. Maple Park is nearly full and has no plans for expansion.



### **Grubers Grove**

Grubers Grove is located just southeast of Hwy 78, along the Wisconsin River. Grubers Grove currently consists of approximately 48 housing units in a dense pattern along the shores of Lake Wisconsin. Homes maintain private onsite wastewater treatment systems and wells. Roads are maintained by the Town of Sumpter. The proximity of Grubers Grove to Lake Wisconsin makes this a desirable living location. Currently, there is very little room for expansion within Grubers Grove.



### **Bluffview Estates Mobile Homes and Bluffview Village Rentals**

Bluffview currently contains roughly 300 housing units on approximately 80 acres of land. The Bluffview Sanitary District provides water and sanitary service. Bluffview has a number of vacant lots that are available for development of multi-family and single-family housing units.

### **New Haven**

New Haven is located just west off of U.S.H. 12 between Kings Corner and Groth Rd. There are approximately 8 homes in the area along with two commercial lots. The area had a previously failed subdivision plat which was eventually congregated to larger lots. There are currently 3 undeveloped lots available, currently all zoned agricultural.

### **Additional Housing Opportunities**

The Town of Sumpter is zoned Exclusive Agriculture. In terms of housing, this means that up to two single-family dwellings may exist per farm operation. One for the farm operator and one for the parents, children or hired persons of such operator. New housing in these manners is limited to one house per 35 acres. Landowners have the option to create smaller residential lots through the planned rural development program, which allows for the development of residential parcels in exchange for agricultural land put into a conservation easement. The Town has many historic farmsteads scattered throughout the township, where housing has fallen into disrepair or been removed all together. It is encouraged for residents to revitalize existing housing stock that may be aging and to redevelop older farmsteads to maintain active agricultural land.

### **Programs**

Listed below are some examples of housing assistance programs available to Town of Sumpter residents

- **U.S. Department of Housing and Urban Development (HUD)**

- Section 811** – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age
- Section 202** – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older
- Section 8** – major program for assisting very low income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.
- Section 8/SRO** – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income with shared spaces.
- Hope VI** – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.
- Public Housing** – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on resident’s anticipated gross annual income less any deductions.
- HOME** – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.
- Section 502** – makes loans to low and very low income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.
- Section 515** – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low, low and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used and improve land and water and waste disposal systems.
- Section 514/516** – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.
- **State of Wisconsin – Department of Administration (Bureau of Housing)**
    - Home Rehabilitation and Accessibility (HRA)** – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.
    - Home Buyer Rehabilitation (HBR)** – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.



**Rental Housing Development (RHD)** – Provides additional information to HUD’s HOME program for requirements on funding. These funds are used to provide direct competitive mortgages in order to establish affordable multi-family housing for very low, low and moderate-income families, and elderly and disabled individuals.

**Rental Housing Development (RHD)** – funds provided through HUD’s HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.

**Housing Cost Reduction Initiative (HCRI)** – funds set aside to assist low or moderate income persons or families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.

**Community Development Block Grants (CDBG)** – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit which, in turn, provides zero interest, deferred payment loans for housing assistance to low to moderate income homeowners.

**Community Development Block Grant - Emergency Assistance Program (CDBG-EAP)** - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low to moderate income homeowners to address the damage caused by the disaster.

- **Wisconsin Housing and Economic Development Authority (WHEDA)** – There are two specific programs offered by WHEDA to assist individuals with their homeownership needs, HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

- **Other programs**

Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development of the US Department of Agriculture and Sauk County.

## HOUSING:

### [WHEDA First Mortgage and Down Payment Assistance Programs](#)

“Wisconsin Housing and Economic Development Authority (WHEDA) has been the State of Wisconsin’s trusted partner for affordable homeownership for more than 50 years. WHEDA is mission-based, and our mission is simple: to stimulate the state’s economy and improve the

quality of life for Wisconsin residents by providing affordable housing and business financing products.

WHEDA has helped more than 137,600 Wisconsin renters, first-time home buyers, non-first-time home buyers, eligible veterans and more achieve their dream of homeownership and finance their principal residence with a WHEDA loan. Why did they choose WHEDA? Because WHEDA offers unique financing options that get buyers into a home sooner, with a mortgage they can afford long-term.

Through our statewide network of approved lenders, we offer:

- Two first mortgage programs - Advantage Conventional and Advantage FHA
- Two Down Payment Assistance programs - Easy Close and Capital Access
- WHEDA Rehabilitation Mortgage Programs - This is meant to give you a cursory idea about WHEDA's program to assist you with renovating your current home or making a new home "move-in ready"

### **WHEDA Refi Advantage Loan Program**

The WHEDA Refi Advantage is an exclusive mortgage refinance product designed specifically to make home ownership more affordable for borrowers who currently have a WHEDA loan. The Refi Advantage will allow eligible homeowners to refinance their mortgage with as little as 3% equity in their home.

As with most refinance programs on the market, the Refi Advantage will only be accessible to homeowners who are current with mortgage payments, have a good standing mortgage payment history and have a strong overall credit profile.

### **Division of Energy, Housing, and Community Resources (DEHCR)**

#### **HOME Homebuyer and Rehabilitation Program (HHR)**

The Division of Energy, Housing and Community Resources (DEHCR) has identified homeownership and the conservation of quality owner-occupied housing as top priorities for allocating federal and state housing resources. A program was established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households. The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The Wisconsin Department of Administration, DEHCR awards these funds to local units of government and local housing organizations through a biennial funding cycle.

#### **Housing Cost Reduction Initiative Program (HCRI)**

The Housing Cost Reduction Initiative (HCRI) was created in 1989, by the Governor and the Wisconsin Legislature. The State set aside these funds to provide housing assistance to low- and moderate-income (LMI) households seeking to own decent, safe, affordable housing. The Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) awards these funds to eligible applicants through a biennial funding cycle.

### **The Wisconsin Fund**

The Wisconsin Fund is a program that provides grants to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems ([POWTS](#)). Eligibility is based upon several criteria, including household income and age of the structure.

### **USDA Single Family Housing Repair Loans & Grants**

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. Loans may be used to repair, improve or modernize homes or remove health and safety hazards. Grants must be used to remove health and safety hazards.

In order to provide a range of housing choices which meet needs of all residents in Sumpter the following goals, objectives and policies have been identified:

## **Housing Goals, Objectives and Policies**

### **Goals**

- ◆ Promotion of orderly, economical and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation of the natural, environmental, educational, cultural and historical values of the land and all of its inhabitants.
- ◆ Promotion of cooperation between agricultural and non-agricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

### **Objectives**

- ◆ Provide a wide range of housing choices to persons of different incomes and ages.
- ◆ Promote development in empty lots, or replace existing housing stock in and around Bluffview, Maple Park, and Gruber's Grove.
- ◆ Promote the planned rural development program throughout the township.
- ◆ Establish buffers between feedlot operations and non-farm development to help ensure protection of the family farm from non-compatible land uses.
- ◆ Preserve the scenic beauty of the area from development by protecting the rural landscape and natural resources.
- ◆ Promote housing maintenance and rehabilitation of historic properties.

### **Policies**

- ◆ H.1 Utilize clustering techniques for rural non-farm development of 3 residences or less in the Exclusive Agricultural zoning district.
- ◆ H.2 Restrict development on slopes greater than 12%.
- ◆ H.3 Limit non-farm development on lands with Class I, II or III soils.
- ◆ H.4 Maintain an inventory of homes on the historical register of the Honey Creek Swiss Rural Historic District and support the continued preservation and maintenance.
- ◆ H.5 Adopt policies that encourage and/or direct developers of subdivisions to identify and protect environmental and natural features of the property as well as surface and ground water.
- ◆ H.6 Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and limit the impact on the school district.
- ◆ H.7 Promote separation distance between a new non-farm residence and a neighbor's existing livestock confinement or manure storage facility of 100 feet.
- ◆ H.8 Promote a residential density for additional development in the Bluffview area that is currently served by utilities.
- ◆ H.9 Continue to utilize Town standards for detailed review and proper siting of new housing in Sumpter.
- ◆ H.10 Encourage new development which generates enough taxes to pay for services.

## Economic Development

Many factors are looked at when considering the overall economic activity and forecast. These factors include labor force, employment characteristics, tourism and agricultural impacts.

### Labor Force and Employment Characteristics

The Town of Sumpter and Sauk County provide many employment opportunities as is reflected in the unemployment rates, occupation type and major employers in the area. The Sauk County Seasonally Adjusted Unemployment Rate for 2021 was 2.3%.

The 2010 and 2020 Censuses show the occupations of the employed labor force in Sumpter for ages 16 years or older. The population aged 16 years or older slightly decreased from 2010-2020 in the Town. However, the number of employed civilians aged 16 years or older increased by 3.4% over that time period. In 2010, the occupation group that employed the largest share of the Town's population was service occupations. This occupation group saw the largest decline in 2020, decreasing by 59%. In 2020, the occupation group that employed the largest share of workers was production, transportation, and material moving operations, employing 41% of Town workers, and increasing by 89% from 2010. The Town also saw increases in sales and office occupations, and slight decreases in management and professional occupations, as well as natural resources, construction, and maintenance occupations.

Table E1: Employment by Occupation, Town of Sumpter					
	2010		2020		Percent of Employed Population Change 2010 to 2020
	Number Employed	Percent of Employed Population	Number Employed	Percent of Employed Population	
Population 16 years and older	783		757		
Employed Civilian Population 16 years or older	561	71.6%	568	75.0%	
<b>Occupation</b>					
Management, professional and related occupations	113	20%	102	18%	-11%
Service occupations	201	36%	83	15%	-59%
Sales and office occupations	72	13%	101	18%	39%
Natural resources, construction and maintenance occupations	53	9%	48	8%	-11%
Production, transportation and material moving occupations	122	22%	234	41%	89%
<b>Occupation Total</b>	561		568		1%

Source: American Community Survey 2020

Looking at commuting patterns from 2010-2020, the Town of Sumpter saw a 3.3% increase in those who work from home, while Sauk County saw a 0.4% decrease. The Town saw a 3.1%

increase in workers who drive alone, and a slight decrease in those who carpool. These trends are similar for Sauk County. From 2010-2020, the average travel time to work increased by 2.8 minutes to 24.8 minutes for the Town, while the average travel time for Sauk County increased by 1.2 minutes to 22.2 minutes.

<b>Table E2: Commuting Patterns, 2020</b>				
	2010		2020	
	Sumpter	Sauk County	Sumpter	Sauk County
<b>Drive Alone</b>	79.1%	80.7%	82.2%	81.9%
<b>Carpooling</b>	12.0%	10.2%	10.9%	8.3%
<b>Public Transportation</b>	0.0%	0.1%	0.0%	0.1%
<b>Walk</b>	4.6%	2.4%	0.0%	3.3%
<b>Other Means</b>	0.0%	1.3%	0.0%	1.4%
<b>Worked at Home</b>	3.6%	5.3%	6.9%	4.9%
<b>Average Travel Time (minutes)</b>	22.0	21.0	24.8	22.2

Source: American Community Survey 2020

### **Sumpter Employment and Economic Activity**

The primary employment opportunities in the Town of Sumpter consist of the family farm, a variety of home-based businesses such as landscape companies and technology support. Many residents of the Town commute to Baraboo, Sauk Prairie, Reedsburg, and Madison for employment.

### **Area Employment and Economic Activity**

A look at the top regional employers provides insight into the diverse employment opportunities that the residents of Sumpter may take advantage of. Table E4 shows that six the top seven employers in Sauk County are within a 10-to-25-mile commute for the residents of Sumpter. Baraboo is home to Teel Plastics, and Ho-Chunk Gaming. Wisconsin Dells is home to Kalahari Development and the Wilderness Resort.

<b>Employer</b>	<b>Product</b>	<b>Location</b>
Cardinal Glass	Insulated Glass	Spring Green
Grede	Ductile Iron Castings	Grede
Teel Plastics	Plastics	Baraboo
Kalahari Development	Waterparks & Resorts	Wisconsin Dells
Ho-Chunk Gaming	Casino	Baraboo
Wilderness Resort	Waterparks & Resorts	Wisconsin Dells

*Source: U.S. Census, Emsi, Wisconsin's WORKnet, Municipality Population Estimates, Wisconsin DOA, Demographic Services Center, Applied Geographic Solutions via LocateInWisconsin*

### **Area Economic Viability and Employment Opportunities**

The potential for economic viability within the 25-mile area continues. The Sauk Prairie (Sauk City, Prairie du Sac) Area has two Business/ Industrial Parks, both with lots available and some room to expand. Both have water, sewer, electric and gas service in place. Neither is accessible by rail. The Sauk Prairie Area is served by US Highways 12, State Highways 60 and 78, and small passenger and freight service airport. Both the Village of Sauk City and Prairie du Sac are enhancing existing and creating new programs to enhance their downtowns. Prairie du Sac has created a Tax Increment Finance District (TIF) to aid in the facilitation of downtown redevelopment. Sauk City is looking at ways to enhance the riverfront with the construction of the Wisconsin Riverfront Trail and the development of a historical park. Community shopping needs are addressed in the downtowns of Prairie du Sac and Sauk City.

The Baraboo, West Baraboo area has four industrial/business parks. All have water, sewer, electric and gas service in place. None of the parks have adjacent acreage available for future expansion, but the city does have areas identified for additional industrial and business development. The Baraboo, West Baraboo Area is served by US Highways 12 and State Highways 33, 123 and 159. There is also a small passenger and freight service airport nearby. Community shopping needs are addressed with a variety of small businesses and larger corporations serving the area.

### **Tourism Economic Impact and Opportunity**

The overall statewide economic impact of travelers is broken down in several ways. Looking at the expenditures by category for 2022, travelers spent more than half of their total estimated travel expenditures on lodging and food expenditures. Recreation expenditures represent 13.2% and lodging expenses represent 27% of the total estimated traveler expenditures. 19.5% of traveler expenses were spent on retail, and 26% were spent on food and beverage. 14.1% of Wisconsin traveler expenditures were spent on transportation within the state.

The total number of full-time equivalent jobs supported by visitor activity in the state was 122,799 in 2022, an increase of 3.6% from 2021. Visitor volume in Wisconsin increased by 8.7% from 2021 to 2022, and visitor spending increased by 15.7% to \$14.9 billion. The local government revenue generated was \$759.4 million and the total state government revenues generated were \$1.516 billion in 2022.

Sauk County is the third most popular tourism destination in the State, behind Milwaukee and Dane Counties. In 2022, Sauk County had \$1.8 billion in tourism spending and saw a 7.9% percent increase in direct visitor spending.

The southern part of the county has many opportunities for recreational, cultural, historical and nature-based tourism. Some of the sites visited in and near the Town of Sumpter include: Hemlock Draw, Ski Hi Apple Orchards, Devils Lake, Sauk Prairie Recreation Area, Dr Evermore Art Park., the Wisconsin River, Parfrey’s Glen, Durwoods Glen, the Ice Age Trail, Natural Bridge State Park, North Freedom Train Rides, International Crane Foundation, Ferry Bluff, Tuck-a-way Campground, Baraboo Circus World Museum, Lady Lorretto Church, Wollersheim Winery, The Merrimac Ferry, Cedar Grove Cheese, Baxter's Hallow, Honey Creek Historic District, Pewits Nest State Natural Area and a variety of other private campgrounds and horseback riding stables, as well as the nearby public hunting grounds, ATV trails, and snowmobile trails.

With the Town of Sumpter’s proximity to so many tourism locations, the potential for the Town to add to its economic base in this category is substantial. Providing eating establishments and lodging facilities (more than 50% of travelers’ expenditures) and retail opportunities (19.5% of travelers’ expenditures), which reflect the Town of Sumpter and the nearby attractions, can bring a portion of the Sauk County tourism revenue (\$1.8 billion) to the Town of Sumpter.

**Agriculture Economic Activity**

**Table E5: Characteristic of Hired Farm Labor, Sauk County and the State of Wisconsin 2017**

Table E5: Characteristics of Hired Farm Labor Sauk County and the State of Wisconsin 2017					
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 2012-2017	Change in hired farm workers, percent change 2012-2017	Hired farm worker payroll (\$1,000 payroll)
<b>Sauk County</b>	19.9%	1,226	-59	-5.1%	\$ 17,806
<b>Wisconsin</b>	26.1%	72,425	-2,015	-10.6%	\$ 1,052,738

Source: USDA Census on Agriculture, 2017

The most recent compiled data for agriculture economic characteristics was in 2017 and is compiled by county. Table E5 indicates that from 2012 to 2017, Sauk County farm labor decreased by 5.1% from 2012-2017. The hired farm worker payroll indicates that most are seasonal employees.



In Sauk County, the average gross market value of all agricultural products sold is significantly lower than the State of Wisconsin. Additionally, the average value of farmland and buildings, and the value of machinery and equipment (which are based on market value) are also lower in Sauk County when compared to the State of Wisconsin. The fact that 55.8% of farms have a sales value of \$1,000 to \$19,999 indicates that many of the farms in Sauk County are relatively small family farm operations. Many of these farms depend on off-farm work or investments for their main source of income.

**Table E6a: Average Value of Farmland, 2017**

Table E6a: Average Value of Farmland, 2017					
	Average Value of all agricultural products sold	Estimated market value of land and buildings		Average value of machinery and equipment per farm	Average net farm income per farm
		Per Farm	Per Acre		
<b>Sauk County</b>	\$ 107,354	\$ 674,903	\$ 2,485	\$ 130,623	\$ 24,157
<b>Wisconsin</b>	\$ 176,368	\$ 1,083,640	\$ 4,904	\$ 156,689	\$ 36,842

Source: USDA Agricultural Census, 2017

**Table E6b: Average Value of Farmland by Value of Sales, 2017**

Table E6b: Average Value of Farmland by Value of Sales, 2017									
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	Percent Farms market value of agricultural products sold					
				\$1,000 to \$19,999	\$20,000 to \$99,999	\$100,000 to \$249,000	\$250,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
<b>Sauk County</b>	46.7%	\$2,048	45.5%	55.8%	21.1%	10.6%	6.4%	6.1%	0.0%
<b>Wisconsin</b>	50.8%	\$126,583	42.4%	56.6%	18.9%	10.6%	6.6%	3.9%	3.3%

Source: USDA Agricultural Census, 2017

The actual number and makeup of farms in the Town of Sumpter is hard to pinpoint. As of 2023, there were 3 dairy farms remaining in the Town. The State of Wisconsin has seen a 72.6% decrease in the number of dairy farms from 1987-2017, and an 11.6% decrease in all farms over that same time period. Agriculture Economic Development strategies include looking at opportunities for diversification, direct marketing, agri-tourism and participating in grower cooperatives.

**The Ability to Attract New Business**

The Town of Sumpter has a strong labor force. With the relatively low unemployment rate in Sauk County, specifically the nearby Baraboo and Sauk Prairie areas, employment opportunities in manufacturing, health care, service industry and tourism related businesses are varied and remain strong. The inability to create Tax Incremental Finance (TIF) districts in the town is a major drawback to attracting large industries and businesses, which can easily locate in the nearby Sauk Prairie or Baraboo areas. To aid in economic development and better utilize

USH12, the Town of Sumpter created a Sanitary District in 2002. This utility district could be used as a base to begin new economic development initiatives.

The Town of Sumpter does contain, or is in close proximity to, several recreation and tourism destinations. There are many opportunities for the creation of home-based and small service businesses related to tourism and outdoor recreation.

Most of the Town of Sumpter is zoned Exclusive Agriculture. The Town may tap into the tourism industry, specifically campgrounds, tourist lodging houses, and agritourism to attract new business. Permitted uses in this district include general farming, greenhouses, nurseries, orchard, beekeeping, forest and game management, home occupations, and professional offices conducted within an accessory to a permitted residence, following the requirements of the County's Ordinances. Special Exceptions may be granted only after considering the several factors including, compatibility with adjacent land use, productivity of lands involved, need for public services created by the proposed use, need for use in the proposed location, availability of alternative locations, and the effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural areas.

There are two areas zoned Commercial, both just west of Highway 12. The first is located in the area near the intersection of Groth Road and USH 12, the second to the south along the eastern boundary of Bluffview. The area zoned as an Industrial District lies just south of the Bluffview residential development. Petitions for rezoning lands out of the Exclusive Agriculture zoning district must meet the standards as set forth in State Stats 91.77, which requires consideration and favorable finding of the following issues:

- Adequate public facilities to accommodate development either exist or will be provided within a reasonable time
- Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them
- The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas

### **Other Programs and Partnerships**

#### **➤ Sauk County Development Corporation**

Sauk County Development Corporation's mission is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

#### **➤ Wisconsin Department of Commerce**

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

- **[Community Development Block Grant \(CDBG\) Public Facilities Program](#)**  
The [Public Facilities](#) Program helps to support infrastructure and facility projects for communities. Examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers.
- **[CDBG – Planning Program Planning](#)** grant funds support community efforts to address improving community opportunities and vitality. Examples of eligible projects include the development of comprehensive plans, community development plans, and small area and neighborhood plans.
- **[Tax Incremental Financing \(TIF\)](#)**  
This program assists towns in attracting tourists, forestry, and agricultural development. A town can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works. Although the Town does not currently utilize this program.
- **[USDA Rural Business Development Grants in Wisconsin](#)**  
This program is designed to provide technical assistance and training for small rural businesses. Small means that the business has fewer than 50 new workers and less than \$1 million in gross revenue.
- **[USDA Single Family Housing Direct Home Loans in Wisconsin](#)**  
Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant’s repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.
- **[USDA Single Family Housing Repair Loans & Grants in Wisconsin](#)**  
Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.
- **[Value Added Producer Grants in Wisconsin](#)**  
The Value-Added Producer Grant (VAPG) program helps agricultural producers enter into value-added activities related to the processing and marketing of new products. The goals of this program are to generate new products, create and expand marketing opportunities and increase producer income.
- **[Community Facilities Direct Loan & Grant Program in Wisconsin](#)**  
This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

- [USDA Water & Waste Disposal Loan & Grant Program in Wisconsin](#)  
This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.
- [USDA Business & Industry Loan Guarantees in Wisconsin](#)  
This program offers loan guarantees to lenders for their loans to rural businesses.
- [USDA Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Loans & Grants in Wisconsin](#)  
The program provides guaranteed loan financing and grant funding to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements. Agricultural producers may also apply for new energy efficient equipment and new system loans for agricultural production and processing.

In order to promote the stabilization, retention, or expansion of the economic base and quality of employment opportunities in the Town of Sumpter, the following goals, objectives and policies have been developed.

### **Economic Development Goals, Objectives and Policies**

#### **Goals**

- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Promotion of long-range planning and alternative land use policies that are consistent with the Town's current character.

#### **Objectives**

- ◆ Encourage and support commercial enterprises including retail, tourism and service industries that can be used by residents, Highway 12 motorists, and local employees.
- ◆ Preserve rural agricultural community and allow for the diversification of economic opportunities through encouraging the development of appropriate agrarian, home occupation and cottage industries that will augment farming activities.
- ◆ Enhance and preserve eco-tourism opportunities.

#### **Policies**

- ◆ ED.1 The Town shall support requests for special exception uses and rezones for the purpose of establishing home businesses that do not conflict with established land use policies.
- ◆ ED.2 The Town of Sumpter shall work with the Wisconsin DOT and the Sauk County to establish safe pedestrian crossings on U.S.H 12 for access into the Sauk Prairie State Recreation Area (SPRA).
- ◆ ED.3 Provide support to the Sauk Prairie Schools programs' that help prepare residents for employment including the school-to-work programs and Adult English Programs.
- ◆ ED.4 The Town of Sumpter shall work to provide resources to interested individuals looking to preserve areas historically significant.
- ◆ ED.5 The Town shall actively support eco-tourism in part through land conservation and implementation of watershed best management practices.
- ◆ ED.6 The Town will promote the expansion of wireless communication and broadband facilities to expand services to citizens while conserving the rural character of the Town.
- ◆ ED.7 The Town will encourage development of a Welcome Center for SPRA along U.S.H. 12 to establish a destination area for visitors and promote commercial development in the Bluffview Community.
- ◆ ED.8 The Town will encourage the expansion and creation of private outdoor recreational opportunities that promote the rural agrarian nature of the Town and support the existing recreational opportunities to expand commercial businesses.

## Agriculture

Agriculture is the central character, economically and culturally, of the Town of Sumpter. Likewise, farm operations have greatly influenced the area’s character and lifestyle through the creation of agricultural trade centers. Despite this long-standing tradition, the agricultural industry has faced many significant challenges in recent decades including an increase in development pressure, increases in property value assessments, an aging farming community, increasing health care costs, and farm prices that have remained relatively stagnant despite the economies upward trend. Despite these issues, farming has remained a viable employment opportunity and lifestyle for many property owners in the Town of Sumpter. As a result, a primary goal of this comprehensive plan is to preserve the community’s farming tradition and protect prime farmland from development into non-compatible land uses.



### Historic Trends in Agriculture

From 1987 to 2022, the estimated number of farms in Sauk County decreased from 1,502 to 1,408 (6.3%). The average size for farms in Sauk County also decreased from 246 acres in 1987 to 212 acres in 2022. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 58,521, (22.1%), while the average size for farms increased from 221 acres to 236 acres. Notably, from 2017 to 2022, the number of farms in Wisconsin decreased by 9.3%, while the number of farms in Sauk County nearly stayed the same.

**Table A1: Trends in Average Size of Farms**

Table A1: Trends in Average Size of Farms						
Year	Sauk County Farms			Wisconsin Farms		
	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change
1987	1,502	246		75,131	221	
1992	1,383	243	-1.2%	67,959	228	3.2%
1997	1,452	229	-5.8%	65,602	227	-0.4%
2002	1,673	211	-7.9%	77,131	204	-10.1%
2007	1,923	187	-11.4%	78,463	194	-4.9%
2012	1,665	200	7.0%	69,754	209	7.7%
2017	1,412	212	6.0%	64,793	221	5.7%
2022	1,408	212	0.0%	58,521	236	6.8%

Source: USDA Census of Agriculture, 1987-2022

From 1990 to 2022, the estimated number of farms in Sauk County decreased by 11.8%, while the number of dairy farms decreased by 82.1%. In Sauk County, there were estimated 1.7 farms per square mile during 2022, and an estimated 0.15 dairy farms per square mile.

**Table A2: Trends in Farm Numbers**

Table A2: Trends in Farm Numbers in Sauk County from 1990-2022														
	Estimated Farm Numbers							Dairy Farm Numbers						
	1990	1997	2007	2017	2022	% Change, 1990-2022	Estimated Farms per square mile, 2022	1989	1997	2007	2017	2022	% Change, 1989-2022	Dairy Farms per Square Mile, 2022
Sauk County	1597	1507	1,923	1,412	1,408	-11.8%	1.7	687	475	295	188	123	-82.1%	0.15

Source: USDA Census of Agriculture, 1990-2022

The estimated number of farms for Sauk County illustrated in the Charts A1 Trends in Average Size of Farm and A2 Trends in Farm Numbers, differs. This is due to different methodologies used between the methodology for estimating the number of farms in Sauk County prepared by the Program on Agricultural Technology Studies (PATS), UW Madison, and Census of Agriculture. The individual Town data is no longer available through the PATS program, but data trends were continued through 2022 with the most recent data available during the time of this plan for the County agricultural statistics.

## 5.2 Land in Agriculture Use

Land sales in the Sauk County, and State of Wisconsin, indicate that 1,090 acres of farmland were sold in Sauk County in 2022 through 17 transactions. All sales saw the land continuing in agricultural use. The average dollars per acre for agricultural land continuing in agricultural use was slightly higher in Sauk County (\$7,440) than Wisconsin (\$7,157).

**Table A3: Agriculture Land Sales, Sauk County, and State of Wisconsin**

Table A3a: Agriculture Land Sales Without Buildings 2022									
	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of all Agricultural Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Sauk County	17	1,090	7,440	-	-	-	17	1,090	7,440
Wisconsin	888	52,747	7,157	56	2,267	24,485	944	114,311	-

Source: USDA's National Agricultural Statistics Service, 2022

Table A3b: Agriculture Land Sales With Buildings, 2020									
	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of all Agricultural Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
<b>Sauk County</b>	20	1,339	7,058	2	92	12,815	22	1,431	7,428
<b>Wisconsin</b>	596	42,308	6,559	45	1,517	11,466	641	43,825	6,729

Source: USDA's National Agricultural Statistics Service, 2020

### 5.3 Production Trends

The County averaged 177 bushels of corn for grain per acre in 2022, compared to 168 bushels per acre in 2017. The County averaged 20 tons of corn for silage per acre according to the 2022 USDA Census on Agriculture, the same average as in 2017. In comparison, the State averaged 174 bushels of corn for grain and 20.5 tons of corn for silage per acre in 2022. Sauk County yielded on average 53.5 bushels of soybeans per acre and the State averaged 51 bushels per acre in 2022, up from 47 bushels for Sauk County and 46 bushels for Wisconsin in 2017.

Tables A4 & A5: Production trends: Sauk County & State of Wisconsin

Table A4: Farm Production Trends Forage/Feed, 2017														
	Forage/Feed													
	Corn for Grain		Corn for Silage		Soybeans		Sorghum for Grain		Sorghum for Silage		Wheat for grain, all		Oats & Barley	
	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)
<b>Sauk County</b>	69,217	11,623,669	15,100	295,291	38,470	1,809,438	-	-	50	396	4,459	322,951	1,436	82,858
<b>Wisconsin</b>	3,074,502	519,334,406	921,602	17,474,959	2,214,985	101,917,737	3,171	292,849	2,646	34,866	200,613	13,285,868	105,024	6,191,952

Source: USDA Census of Agriculture, 2017

Table A5: Farm Production Trends Forage/Feed, 2022														
	Forage/Feed													
	Corn for Grain		Corn for Silage		Soybeans		Sorghum for Grain		Sorghum for Silage		Wheat for grain, all		Oats & Barley	
	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)
<b>Sauk County</b>	76,306	13,556,719	9,401	187,423	42,696	2,282,623	-	-	-	-	5,089	363,035	393	20,870
<b>Wisconsin</b>	3,065,380	533,043,125	787,423	16,167,200	2,144,830	109,209,073	921	76,338	3,166	32,986	240,287	18,082,100	68,537	4,740,685

Source: USDA Census of Agriculture, 2022



The percentage of farms with beef cows in Sauk County was higher than Wisconsin in 2022, however Sauk County had a lower percentage of farms with milk cows. The County and the State had similar percentages of farmers with sheep and lambs, as well as layer chickens. While beef cows were accounted for on 25.9% of farms in Sauk County, their numbers (7,034) were significantly lower than those of milk cows (16,971) and hogs and pigs (32,301). From 2017 to 2022, the County saw a 15% decrease in the number of milk cows, and a 4.6% decrease in the percentage of farms that had milk cows.

**Tables A6 & A7: Dairy Production Trends: Sauk County & State of Wisconsin**

Table A6: Farm Production Trends Livestock and Poultry in Percentage of Farms Inventory, 2017												
	Beef Cows		Milk Cows		Hogs & Pigs		Sheep & Lambs		Layer Chickens		Broilers & Other Meat Chickens	
	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms
<b>Sauk County</b>	8,297	25.8%	19,965	13.3%	34,350	3.3%	2,691	3.8%	95,757	12.5%	1,736	1.3%
<b>Wisconsin</b>	287,100	21.5%	1,280,395	13.9%	298,879	3.4%	80,688	4.4%	7,639,627	12.3%	53,438,462	1.9%

Source: USDA Census of Agriculture, 2017

Table A7: Farm Production Trends Livestock and Poultry in Percentage of Farms Inventory, 2022												
	Beef Cows		Milk Cows		Hogs & Pigs		Sheep & Lambs		Layer Chickens		Broilers & Other Meat Chickens	
	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms
<b>Sauk County</b>	7,034	25.9%	16,971	8.7%	32,301	4.4%	2,516	4.5%	19,101	15.2%	2,600	3.1%
<b>Wisconsin</b>	284,400	22.2%	1,264,272	10.6%	335,975	3.5%	71,801	4.3%	6,490,101	14.9%	8,493,377	2.9%

Source: USDA Census of Agriculture, 2022

**Summary of Agricultural Statistics**

From 1989 to 2022, the number of Exclusive Agriculture Zoning Certificates in the Town increased from 26 to 29. In 2022, the total acreage stood at 5,860 acres. The average farm size has decreased from 233 acres in 1989 to 202 acres in 2022.

These statistics are reflective of the agriculture industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. Sauk County remains one of the State’s leaders in terms of production and revenue generate, according to a study completed in August 2001 by



the University of Wisconsin Madison entitled “*Wisconsin County Agricultural Trends in the 1990s*”. According to the USDA Census on Agriculture in 2017, Sauk County farms an economic impact of 743 million and sold \$1 million worth of products directly to consumers.

Changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on a certain niche in the market or to “specialize”. One component of this trend towards specialization is the cultivation of non-traditional types of food and fiber. These factors, coupled with the opportunity for direct marketing and exclusive contracting, have produced positive results for the industry. Historically, agriculture is a relative stable marketplace that continues to evolve. As technological advances continue to find their way into farms, agriculture will continue to experience change in years to come. At this point it is hard to determine if that trend will mean more farms with less acreage and greater efficiency or less farms with more acreage as the market becomes too competitive for marginal farms. Whatever the case may be, it should be noted that governmental programs will continue to play a major role in the survival and success of the agricultural industry.

### **Alternative Agricultural Economic Opportunities**

Due to the relatively stagnant agricultural market for the past 20 years and rising health care costs, farm families have had to look for alternative sources of income to sustain their operations. Traditionally, this meant that one or both of the parents of a farm operation looked for outside employment opportunities to support the family farm operation. Recently, more and more families are identifying ways to seek alternative sources of income without having to leave the farm. In addition, some farms have been successful by concentrating on a specific agricultural product, as mentioned above in the Historical Trends portion of this section. Niche market farming, direct sales marketing, agri-tourism/bed and breakfast establishments, flower/landscape nurseries, organic farming, orchards, recreational opportunities (i.e., corn maze), ag-related cottage industries, and game farm operations are just some examples of ag-related income opportunities that exist at the farmstead. For additional information, residents should contact the Sauk County UW Extension office.

### **Agricultural Infrastructure**

The agricultural industry in the Town of Sumpter is supported strongly by a diverse agricultural infrastructure within the area. Although, most agricultural supporting enterprises are not located within the Town, they can be easily accessed in the nearby trade centers of the Villages of Sauk City, Prairie du Sac and West Baraboo and the City of Baraboo via USH 12. Interviews with local farmers, the Sumpter Planning Committee and agricultural resource agencies were conducted to identify the existing agricultural infrastructure and evaluate it. The categories that were assessed in terms of infrastructure included: lending/credit institutions, shipping services, fertilizer suppliers, feed mills, elevators, hardware stores, equipment dealers and implements, machinery repair services, contractual services, manure hauling services, veterinarian services, meat processing, dairy/milk haulers, dairy cooperatives, genetics laboratories, dairy supply, farmer markets, and breeders. Based on the interviews, the general service area for the Town of

Sumpter included a ring with a radius of approximately 10 miles to ensure adequate access and timeliness of services. These categories were then evaluated to determine the level of service provided by each and their proximity to Sumpter. As a result of this evaluation and based on the interviews, it was determined that the agricultural infrastructure that supports farming in the Town of Sumpter meets and exceeds the needs of the Town. Additional competition and new opportunities for service would strengthen the current infrastructure, but most likely will not add a significant component that was inadequate or missing. The opportunity for ag-related businesses as cottage industries exists for residents and additional land for development has been discussed and mapped in the *Land Use Chapter* of this Comprehensive Plan.

### **Agriculture Suitability Classifications**

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of Sumpter. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage, and oilseed crops. This grouping tends to look at the limitations of the soil, their risk of damage, and response to treatment when classifying. In general, the fewer the limitations, the more suitable the soil is. This classification system looks at types of soils, slopes, drainage, erosion, depth to bedrock, depth to water table, and various other factors when determining potential productivity. This same information is also important when considering the development potential and type in certain areas. The following soil classes are defined by their suitability for cultivation, or Agriculture Capability Classes. (Map 3: *Land Capability Classification* and Map 4: *Prime Farmland and Slope Delineation*)

Approximately 53.5% of the soils in the Town of Sumpter are Class I, II, or III soils. These are considered prime farmland soils. Class I soils have few limitations that restrict use. Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions. Class III soils require conservation practices. Safe cultivation can be achieved with special precautions.

Approximately 43% of the soils in the Town of Sumpter are Class IV, V or VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness, overflow or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Only 1.5 % of soils in Sumpter are Class VII and VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils with very severe limitations that restrict their use to recreation and wildlife.

The remaining 2 % of land area in the Town of Sumpter has no classification and is either characterized as water surface or is barren ground as a result of mining operations or other human activities.

<b>Soil Class</b>	<b>Percent of Total Land Area</b>
Class I, II, III	53.5%
Class IV, V, VI	43.0%
Class VII, VIII	1.5%

*Source: NRCS Web Soil Survey*

### **Federal, State and Local Programs and Resources**

There are numerous programs and resources available through federal, state and local agencies that can provide assistance to farmers to help ensure the agricultural sustainability. These programs should not be looked at individually, as a possible solution to ensure the viability of agriculture, but rather viewed as small components of the collective system aimed at preserving the production of food and fiber and our resources in the United States.

- **Federal Programs and Resources**

Below are some examples of federal programs and resources, administered by the U.S. Department of Agriculture (USDA), which can provide assistance to farm operators in the Town of Sumpter. The Farm Service Agency (FSA) and the Natural Resource Conservation Service (NRCS) are agencies within the USDA that provide consultation and local administration of these programs and resources within Sauk County. In addition, these agencies also provide technical assistance and staffing to develop farm conservation plans and other management tools.

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50% of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.

- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost Share Agreement.
- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers. The program promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high-quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.
- **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Sumpter. These programs are supported by agencies like the Wisconsin Department of Safety and Professional Services (DSPS), Department of Agriculture, Trade and Consumer Protection (DATCP) and local organizations like the Sauk County Development Corporation and the Sauk County Department of Land Conservation. A few examples of these programs and resources include:

  - **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having produced at least \$6,000 of gross farm revenues in the taxable year preceding the petition or those that produced at least \$18,000 in gross farm revenues during the three taxable years preceding the petition, and which operations are in compliance with county soil and water conservation programs.
  - **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
  - **Agriculture Development Zone (South-Central)** is an agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations.

These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Safety and Professional Services administers this program.

- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners that have excessive levels of agriculture crop damage from deer, bear, geese, or turkey.

### **Planned Rural Development**

The Planned Rural Development (PRD) Program applies location criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings in order to protect agricultural, cultural, natural, or recreational features of the landscape; to provide for the transfer of development rights to identified sending areas pursuant to the comprehensive plan; to provide for the transfer of land while retaining the development allowance originally allotted to a parcel; to allow for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and other requirements as specified by the town.

A PRD is required in order to create a lot of less than 35 acres on which dwelling units may be established with the Exclusive Agricultural Zoning District. A PRD consists of a PRD preservation area and a PRD development area. A PRD development area is a lot created using density credits. A PRD preservation area is determined by the following: (number of density credits used \* 35 acres) – PRD development acres = PRD preservation area. Any remnant land of a parcel that results from the application of a PRD, and that does not otherwise qualify for a density credit, shall be subject to a PRD preservation area easement.

### **Agriculture Goals, Objectives, and Policies**

The plan seeks to guide decision making regarding the preservation of agricultural resources and land use in the Town of Sumpter. As specified in the Sumpter Vision Statement, the farming tradition is the key component to its rural landscape and providing opportunities for additional development while minimizing the conflicts between farm and non-farmland uses is essential to the Town's future. Because of its location, annexation and sprawling development is not an immediate concern, but the Town has experienced rural development pressures. With the expansion of USH 12 between Madison and the Wisconsin Dells, this pressure will only continue. The challenge to meet this development pressure while protecting the rural landscape and the farming tradition will continue to be a central theme of many discussions within the Town. As a result, the following goals, objectives and policies have been developed by the residents of Sumpter to meet these challenges and plan for the future.

**Goals**

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

**Objectives**

- ◆ Preserve the integrity of the rural community.
- ◆ Minimize conflicts between agricultural and residential land uses.
- ◆ Encourage good stewardship of land.
- ◆ Provide buffers, in as much as is reasonable, between incompatible land uses.
- ◆ Encourage the maintenance and growth of the family farm business.
- ◆ Encourage the management of woodlands and wildlife, using generally accepted practices.
- ◆ Promote an organized development pattern, which will minimize conflicting land uses and provide for a controlled rate of development.

**Policies**

- ◆ A.1 Encourage the maintenance, growth and diversification of agricultural operations within the Town.
- ◆ A.2 Promote Wis Stats. 823.08, known as the Right to Farm Law.
- ◆ A.3 Encourage sustainable continued agricultural use of all agricultural land by allowing for appropriate home-based business opportunities, farm livelihoods, hobby farming, etc.
- ◆ A.4 Encourage buffering between agricultural land use and potentially conflicting land uses.
- ◆ A.5 Support the Wisconsin Farmland Preservation Plan.
- ◆ A.6 Farming is an important business in the township. To enhance the environment, working with regulatory agencies at the county, state and federal level, accepted agricultural management practices should be encouraged.

## Natural, Cultural and Community Resources

The Town of Sumpter is fortunate to have abundant recreational, natural and cultural opportunities. A summary of the natural and historical attributes found in the Town of Sumpter provides insights and a basis for preservation programs, growth management practices and potential tourism opportunities. Map #5: *Community Resources*, shows many of the area's resources and general locations.

### General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development on certain soils include slumping, poor drainage, erosion, steep slopes and high-water tables. Soil suitability is also a key factor in determining agricultural suitability, previously discussed in the Agricultural Resources Inventory (Map 3: *Land Capability Classification*). Based on the Soil Survey for Sauk County (1980 - USDA Soil Conservation Service) soils in the Study Area can be grouped into four broad categories:

#### **La Farge-Nordan-Gale and Baraboo-Rock Outcrop Group**

This group is located in the Baraboo Range and in the south-western portions of the Sumpter. These areas are dominated by moderately to well-drained soils. These soils are medium textured with sandstone or quartzite bedrock at 20 to 40 inches. These are gently sloping to very steep soils on unglaciated uplands. Most areas are used for cultivated crops and pasture, the gentler slopes having good potential and the moderate slopes having fair potential for cultivating crops. All slopes have good potential for trees, the steeper slopes being woodland already.

#### **McHenry-St. Charles Group**

This group is located on the eastern half of the Town of Sumpter. These areas are dominated by well-drained soils that have a loamy surface layer and subsoil; underlain by glacial till. These are gently sloping to steep soils on glaciated upland. The soils are moderately permeable with high available water capacity. Crop cultivating potential is good on the gently sloping soils, with erosion control provided, fair on sloping soils, and poor on steep slopes. The potential for residential development is good. There is a moderate or severe limitation for traditional septic tank absorption fields in some areas.

#### **Dickenson-Gotham-Dakota Group**

This group is located primarily along Otter Creek and is dominated by well-drained to excessively drained soils that have a medium to coarse textured soils underlain by outwash sand. These are nearly level to steep soils. These soils have good potential for cultivated crops, if irrigated and protected from erosion soil blowing. The potential for residential development is good, but ground water pollution from septic tank absorption fields is a hazard.



### **Ettrick-Fluvaquents and wet-Curran Group**

These soils are found along Highway 12 and along Hwy C below the Bluffs. These areas are dominated by somewhat poorly drained to very poorly drained soils that have a medium textured soil; underlain by outwash sand or stratified loamy and sandy deposits. These nearly level to sloping soils occupy glaciated lake basins and floodplains. These soils are used mainly for cultivated crops, pasture and wooded areas. While these soils have good potential for cultivated crops, flooding and excess wetness are the main limitations for cultivated crops. Flooding and wetness are severe limitations for traditional septic removal and make the potential for residential development poor.

### **Environmentally Sensitive Areas**

Map # 9, *Environmentally Sensitive Areas*, shows slopes over 12%, steep slopes over 20%, Floodplains, Wetlands, Hydric Soils, and Endangered Species. Ridges and Hilltops dominate portions of the landscape. Some specific features are noted below.

#### **Dinosaur Bluff**

Dinosaur Bluff is a large, stand-alone geological feature located in the west-central part of Sumpter Township. This unique feature is an eroded remnant of an ancient upheaval formed of quartzite. The edges of this remnant appear to have been eroded away by the ancient seas of the area and the melt waters of glaciers. It is a large feature measuring approximately 1.3 miles east to west and .5 miles north to south. It rises about 100 feet above the surrounding farmland. Dinosaur Bluff is completely held in private ownership at present protected only by the stewardship of its owners.

#### **The Baraboo Bluffs, also known as The Baraboo Hills and The Baraboo Range**

The Baraboo Bluffs are a regionally and nationally significant natural resource containing the largest track of oak-maple forest in the upper Midwest. Portions of this area, including Baxter's Hollow Nature Preserve, Devils Lake State Park and Pine Hollow, lie in the northern section of the Township. The Range is a remnant of an ancient mountain range. The diverse topography of the Bluffs creates a variety of ecological habitats and great scenic beauty. Twenty-eight different types of forest, wetland and prairie have been identified in the Bluffs, providing habitat for 23 federal or state listed threatened or endangered species.

In recognition of its outstanding geological and ecological significance, 50,700 acres of the "South Range" were designated as the **Baraboo Range National Natural Landmark (BRNNL)** by the Secretary of the Interior in 1980, and one of the Earth's "Last Great Places" by the Nature Conservancy in 1994. Sauk County adopted The *Baraboo Range Protection Program* (BRPP) Plan in 1999. Under the Protection Plan, the county purchases conservation easements from willing sellers to protect the forest from development. Funding to purchase the easements is the result of a settlement relating to the expansion of

US Hwy 12 from Middleton to Lake Delton. The Wisconsin Department of Natural Resources, the Nature Conservancy, and the Baraboo Preservation Association also work with willing sellers to protect forest land within the Bluffs.

## Drainage Basins

The Town of Sumpter is located in the Lower Wisconsin River Basin. This Basin is further divided into watershed regions, of which the Honey Creek watershed is one. Otter Creek, the mainstream corridor in the Town of Sumpter, drains into the Honey Creek watershed. Surface waters are also indicated on Map #9, *Environmentally Sensitive Areas*.

### Otter Creek

Otter Creek begins in the Baraboo Hills, flowing out of the township to join Honey Creek and the Wisconsin River. The upper three miles of the creek drain the forested Baxter's Hollow area in the northern part of the Township. Here the creek supports a native brook trout fishery and an outstanding diversity of aquatic insect life. This stretch of the Creek has been designated as Class II trout waters and exceptional resource water. The DNR recently recommended that this section of the creek be upgraded to a Class I trout fishery. Otter Creek is part of the base for an interconnected environmental corridor system.

Leaving the forest of the Baraboo Bluffs, the creek enters the flatter lands of the former Sauk Prairie. With changes in the dominant land use -- from forestry to farming -- the character of the creek changes as well. Without the shade provided by the forest, water temperatures rise, and erosion from stream banks and adjacent disturbed lands has the potential to harm habitat and degrade water quality. Several times during the past decade, large storm events have brought 'hundred year' floods, causing extensive damage to crops, fields, roads, ditches, homes and habitat areas. Portions of lower reaches of the creek dry up occasionally. The DNR's *draft State of the Lower Wisconsin River Basin Report (May 2002)* ranks Otter Creek as a high priority for the reduction of non-point source pollution.



### Devil's Lake State Park

Devil's Lake is a 369-acre mounded seepage lake (i.e., without an inlet or outlet), with a maximum depth of 47 feet. Devil's Lake was formed when the Green Bay glacial lobe blocked the Wisconsin River from its original path through the Baraboo Range, plugging both ends of the gap in the south bluff with glacial drift, resulting in the formation of Devils Lake. Since the lake is groundwater fed with no inlet or outlet, the level of the lake generally fluctuates about 25 feet annually. The southwestern corner of Devil's Lake State

Park is within the Town of Sumpter. Devil's Lake is the premier park in Wisconsin. Nearly 3 million visitors each year take advantage of the park for hiking, swimming, camping, fishing, boating, biking, skiing and hunting.

### **Groundwater**

Groundwater is found at various depths, depending on the general topography, the distance above the permanent stream level and the character of the underlying rock formation. Most groundwater in Sumpter is obtained from the Cambrian sandstone aquifer. This area is often susceptible to human-induced and some natural pollutants. The Baraboo Range is underlain by quartzite bedrock and the upper aquifers are thin or absent. Drilling wells in these hard rock areas is expensive and yields are generally low, often barely sufficient for domestic purposes.

Groundwater in Sumpter is generally of very good quality and is usable for most purposes. Local differences in the quality are the result of differences in the composition, solubility, the surface area of particles of soil and rock through which the water moves, and the length of time the water is in contact with these materials. Portions of the groundwater from the former BAAP are considered contaminated with the plume migrating to the south and east. The US Army has been cleaning up the areas of contamination and continues to do so even now that the land has transferred to new owners. Monitoring wells have been installed to measure the plume and its movements.

Wellhead protection is a preventive program designed to protect public water supply wells. The goal of wellhead protection is to prevent contaminants from entering public water supply wells by managing the land that contributes water to the wells. Wellhead protection areas are also referred to as Zones of Contribution. The Zones of Contribution for the Villages of Prairie du Sac and Sauk City have been included on Map 9 to show their relationship to the Town of Sumpter.

### **Floodplain**

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to the 100-year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both on-site and upstream and downstream property damage. Floodplain areas in the Town of Sumpter are located along Otter Creek and the Wisconsin River. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries.

### **Wetlands**

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. In Sumpter, wetlands are located primarily along the Wisconsin River and Otter Creek, with a few isolated areas scattered throughout the Town.

### **Endangered Species**

The Department of Natural Resources, Bureau of Endangered Resources, has identified aquatic and terrestrial occurrences of rare animal and plant species as well as natural communities

throughout the Town of Sumpter. The general area is noted in general on Map 6: Environmentally Sensitive Areas. The actual species name and location of such are not provided in an effort to protect them. On-site inspections of lands going through a change-of-use are needed to determine if an occurrence is taking place.

### **Other Open Spaces**

**Baxter's Hollow** (also known as the Klondike) is the Nature Conservancy's largest preserve in the Baraboo Hills. The forests of Baxter's Hollow protect the headwaters of Otter Creek, draining the least developed watershed in southern Wisconsin. The large block of forest growing in Baxter's Hollow provides a home to almost 60 different types of birds, including rare species, like the Acadian Flycatcher and Hooded Warbler, that need the large block of forest to raise their young. Baxter's Hollow has long been home to humans as well as wildlife. A rockshelter used by Paleo-Indian is found near the base of the Hollow. The Hollow has been home to Otterville, a gold-mining operation, and during the 1960's was the site of a popular campground. The Hollow has produced firewood, timber, maple syrup and sorghum. The nature preserve is open to the public year-round for a variety of activities, including hiking, deer hunting, and bird watching. The preserve is the site of many research studies on its forest and wildlife.

### **Pine Hollow**

Pine Hollow lies within a portion of Devils Lake State Park. The Hollow is a deep scenic gorge that opens into the Badger Army Ammunition Plant. Pine Hollow was a popular picnic area for school and church groups until the Badger plant closed off access.

### **Sauk Prairie State Recreation Area (SPRA)**

Formerly Badger Army Ammunition Plant (BAAP), SPRA is located directly south of Devil's Lake State Park. When the 7,354-acre Badger Army Ammunition plant was decommissioned, the property was divided between the USDA Dairy Forage Research Center, the Ho-Chunk Nation, the Wisconsin Department of Natural Resources, the Town of Sumpter, and the Bluffview Sanitary District. Roughly 3,400 acres are open to the public as the Sauk Prairie State Recreation Area for biking, horseback riding, wildlife viewing, cross country skiing, etc. Grassland bird species are monitored in the area, and entomologists frequently study invertebrates in the area. The DNR has developed a master plan for SPRA which emphasizes various forms of cyclist recreation, and conservation of habitat. Sauk County, in partnership with the State of Wisconsin, are considering the construction of a new welcome center for the property that would provide exhibits, food venues, and transitional conference and classrooms. This welcome center would highlight SPRA recreational opportunities, the property's history, the Ho-Chunk Nation, as well as Devils Lake State Park.



## **Cultural and Historical Resources**

**Badger Army Ammunition Plant (BAAP)**, formerly Badger Ordnance Works (BOW) is an area of natural, cultural and historical significance. BAAP encompasses 7,354 acres (11.5 square miles) of the Town of Sumpter and Merrimac. BAAP borders Devils Lake and the southern slope of the Baraboo Bluffs to the south. The Town of Merrimac lies to the East, the Wisconsin River to the Southeast, and the Town of Sumpter surrounds the plant to the south and west. US Hwy 12 also lies along the western border. Four-fifths of Badger lies within the Town of Sumpter.

Most of the 1,427 buildings were built during World War II, with some of them being built during the 1950's and 1970's. BAAP was the largest ammunition plant, hiring more than 10,000 workers. These workers were housed in 'Badger Village' (now Bluffview Village and Bluffview Estates) built across the road. BAAP manufactured ammunition and rocket propellant during World War II, the Korean Conflict and again during the Vietnam War.

Electricity and Gas are provided by Alliant Energy, formerly known as WP&L. The existing wastewater treatment facility is currently used by neighboring communities. Portions of the soils, groundwater and buildings are considered contaminated and are in the process of being cleaned up by the US Army. Sections of the former plant are currently leased for cropland, pasturing, storage and research uses by the Dairy Forage Research Center of the USDA, as well as local farmers.

The former BAAP contains a wide range of geological formations and ecological habitat. Former BAAP may be the only place in the state where all four major geological formations (driftless area, outwash plain, moraine and Baraboo Hills) can be viewed simultaneously. A biological inventory was prepared by the Nature Conservancy under contract with the Department of Defense. Four ecological habitats (woodlands, edges, wetland and prairie) are present. While some areas are somewhat degraded, an amazing diversity of species, some rare, can be found. Sixteen remnants of natural communities, containing 598 plant species (10 considered rare), 71 species of birds, 25 butterfly species, 137 aquatic insects, 15 mammals and 16 herptiles, exist within the plant.

The Badger Reuse Committee (BRC), consisted of members of Local, State and Federal Governments, Tribal Government, Local Businesses and Landowners, as well as Local Historic, Cultural, Education, Environment, Conservation and Clean-up interests, was established in 2000 and developed a consensus plan for guiding the future uses at BAAP. The report produced by the BRC stated that the main uses should include education, recreation and support facilities; preservation, restoration and conservation efforts; and agricultural research use. This report informed the current use of the site and led to the multiple stakeholders that are involved today. After the property was split under the five separate ownerships, the WDNR did create a management plan for the portion now name the Sauk Prairie State Recreation Area to continue the conservation efforts and promote recreational use of the site.

The Badger History Group maintains the Museum of Badger Army Ammunition on the east side of Highway 12, accessed via a private road across from Center Rd. This museum provides the history of BOW and tells the story of the thousands of workers throughout its operation.

## **Historic Districts**

**The Honey Creek Swiss Valley Historic District** is a twelve square mile area located along Honey Creek that was entered on the National Register of Historic Places. The northern most portion of the District extends from the Town of Honey Creek into the Town of Sumpter, along Swiss Valley Road just north of Von Wald Road. The area was settled by twenty-two German speaking Swiss immigrants during the 1840's and 1850's. The log and brick homes and roadway sitings are examples common to an area known as Graubuenden. The settlers built homes, churches, barns, granaries and cemeteries. The structures for this district are distinctive dolomite and limestone block-and-stack construction with gabled roofs. Today the historic district includes forty-six farmsteads, some of which still contain the original block-and-stack homes.

## **Cemeteries**

**Otter Creek Cemetery**, also known as Stones Pocket Cemetery and Pocket Cemetery - south of County C.

**Pioneer Cemetery**, also known as Kern's Corner or Pine Hollow Cemetery, located inside the portion of the former Badger Army Ammunition Plant (BAAP) that is now the Ho-Chunk Nation's. The Town maintains this cemetery, using Ho-Chunk maintained roads to access.

**Thoelke Cemetery**, located in SPRA.

**Miller Family Cemetery**, located in now Ho-Chunk Nation Land. The Town does not maintain this cemetery.

**Sumpter Hill Cemetery**, also known as Zantows Cemetery, located in Town of Sumpter at the top of the Hwy 12 hill. The Town does not currently maintain this cemetery but may in the future.

**Valley of Our Lady Cemetery**, located at the monastery and maintained through the dioceses.



## **Other Areas of Potential Historic Interest**

### **The Valley of Our Lady Monastery /Governor Emmanuel Philipps Home**

The Valley of Our Lady Monastery was once home to Governor Emmanuel Philipps.

Governor Philipps was born on March 25, 1861, a short distance from Natural Bridge State Park in Honey Creek. He was elected Governor of the State of Wisconsin in 1914 and served three consecutive terms, retiring in 1921. During his terms, he laid the groundwork for a new bridge, able to handle automobiles, to span the Wisconsin River in Sauk City, replacing the old Toll

Bridge. In 1922 this new ‘free’ bridge was dedicated. Bryant Avenue was renamed Philipps (now spelled Phillips) Boulevard in his name. This bridge was replaced in 1966. Bridge reconstruction began again in 2002. The drawings for this new bridge are reminiscent of the 1922 Bridge.

### Block and Stack Homes in Sumpter

None of the following homes are on the Register of Historic places. However, many are listed as fine examples of the German Swiss Block-and-Stack Masonry found in this area of Sauk County.

**The Solom Waterbury House**, (currently occupied by Josh Bruchert) is an example of a German/Swiss Block-and-Stack Masonry. This home is located at S8467 Old Bluff Trail.



**Alonzo Waterbury House** (currently occupied by the Andersons) this house is also listed in the inventory of Block-and-Stack sites in Sauk County. This home is located at S8821 Old Bluff Trail.

**Astle House** (currently occupied by the Liedigs) is an example a German/Swiss Block-and-Stack Masonry. This house is at the edge of the Town of Sumpter at E9754A Cth C.

**Kindschi/Luck House** This house is located in the Swiss Valley Historic District at E10335 Luck Rd.

### The Town of Sumpter Community Center

This building, located at the corner of Stones Pocket Road and Hwy C, was once known as Stone’s Pocket School. This building was built in 1907. Over the years, the building was ‘modernized’ with items such as screens for the windows, and internet. Still in use today, this building is now home to many community functions such as the card club, elections, and Town Meetings.

### Other Cultural Points of Interest

#### **Dr. Evermor’s Sculpture Park**

Located along Hwy 12 behind Delaney’s Surplus Sales Outlet, the Art Park of Dr Evermor (Thomas Owen Every) has been the subject of various newspaper articles and nationally televised programs. During his teens, Tom Every established the Wisconsin By-Products Company that converted refuse from a major rubber



manufacturer into useful materials, and the Eveco International that dismantled more than 350 heavy industrial sites. In 1983, after leaving the industry, Tom Every began construction of The Forevertron from once used machines and machine parts. The Forevertron, and other creations of Dr. Evermor's, combine surrealism and a tribute to the history of machine culture in a self-taught artistic expression. The many creations of Dr Evermore reflect the merging of reality and what he terms "whimsy" in a manner which intrigues and inspires the many visitors to this park. His distinct sculptures, particular of birds are famous throughout the Sauk County area and there are even some sculptures as part of the collection of the John Michael Kohler Arts Center.

### **Programs, Partnerships and Resources**

**The Baraboo Range Protection Program** preserves the Baraboo Range forested or forest buffer lands of willing landowners through the Purchase of Development Rights (PDR) and Conservation Easement programs. The Baraboo Range PDR and conservation easements allow willing landowners retention of the title and continued use of land while preserving this important habitat resource.

**Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.

**Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.

**Sauk Prairie Area Historical Society** protects and maintains the history of the Sauk Prairie, including its geological and settlement histories, in an effort to promote their importance and sense of place in today's society. This includes outreach opportunities, research, presentations, and other public forums.

**Badger History Group** protects and maintains the history of the establishment of the Badger Army Ammunition Plant on the Sauk Prairie and its predecessors by collecting and preserving historic artifacts, photographs and documents. This information is continually collected and recorded in different resources to guarantee its place in time. This group has published books documenting the history as well as prepared photograph exhibits that provide a rare glimpse into the World War II era.

**Sauk County Land Resources and Environment Department** offers technical assistance to those who wish to design and implement a natural resource conservation practice such as wetland restoration, farm conservation program, and streambank and shoreline stabilization practices. Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs.

**Environmental Quality Incentive programs (EQIP)** A statewide cost sharing program for nutrient management and prescribed grazing practice. Ag producers on agriculture land are eligible, based on environmental value. May also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.



**Wisconsin Farmland Preservation Program** is available to farmers zoned exclusive agriculture. Preserves farmland through local planning and zoning, promoting soil and water conservation and provides tax relief to participating farmers. May also contact the Sauk County Department of Planning and Zoning or Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

**Conservation Reserve Program (CRP)** is available to landowners willing to set aside cropland in exchange for annual rental payments based on amount bid. This practice helps to reduce erosion, increase wildlife habitat, improve water quality and increase forestland. Eligibility varies by soil type and crop history. May also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

**County Land & Water Resource Management (LWRM) Plan Implementation** is a cost-share and technical assistance program to landowners installing best management practices. This program helps to reduce soil erosion, protect water quality and conserve county-identified natural resources. May also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

**Wildlife Abatement and Claim Program** provides abatement and claim assistance to landowners or crop owners receiving wildlife damage. May also contact USDA Wildlife Services or the Department of Natural Resources (DNR) for more information.

### **Other State and Federal Programs and Partnerships**

Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs.

**State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and sub-grant programs, through the Wisconsin Historical Society. These programs are dependant on variable annual funding sources. Check with contact agency for current status of programs and include:

**Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources for nominating properties and districts to the National Register of Historic Places.

**Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on projects that rehabilitate such buildings.

**Historic Homeowner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.

**Archaeological Sites Property Tax Exemption Program** provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.

**Jeffris Family Foundation** provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.

**Save America's Treasures** is a federal grant program for governments and non-profit organizations.

**Wetlands Reserve Programs (WRP)**, a NRCS program, is designed to help landowners restore wetlands previously altered from agriculture use. A variety of easement contracts are available.

**Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program.

**Managed Forest Law**, a DNR program, provides tax incentives for approved forest management plans.

**Forestry Incentive Program** provides cost-sharing for landowners with 10 or more acres for tree planting, site preparation, and timber stand improvements. Contact the Department of Natural Resources (DNR) or the USDA Natural Resources Conservation Service (NRSC) for more information.

### **Other Non-Profit Programs**

A variety of non-profit organizations in Sauk County provide education and assistance to landowners for stewardship practices. These include:

**National Wildlife Turkey Federation** has a variety of programs to benefit wild turkey habitat, management, conservation and education.

**Pheasants Forever** provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.

**Prairie Enthusiasts** provides education activities and opportunities to aid landowners in the identification and management practices of prairie remnants. Work parties assist with brush clearing and removal of invasive species.

**The Nature Conservancy** works to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. Locally, the Nature Conservancy has education and protection programs for the Baraboo Bluffs, Hemlock Draw, Pine Hollow, Morgan Hone Preserve and Baxter's Hollow.

**Aldo Leopold Foundation** strives to promote the care of natural resources and foster an ethical relationship between people and land. Programs include the restoration and protection through partnerships with more than 30 organizations and education programs for private landowners and public land managers.

### **Natural, Cultural and Community Resources Goals, Objectives and Policies**

To identify the natural, cultural and community resources in the Town of Sumpter and various ways to adequately preserve and protect these resources.

#### **Goals**

- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Continue to work with landowners of former BAAP to determine the best use of resources and access of the land.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

#### **Objectives**

- ◆ Preserve and protect lands with significant natural features including the Baraboo Bluff Range, bluffs, steep slopes and woodlands.
- ◆ Provide residents with assistance identifying natural and cultural features of their land, and programs and resources available that aid in preserving them.
- ◆ Preserve and protect historically significant features.
- ◆ Maintain rural character through preservation of open space and the agriculture community.
- ◆ Enhance and maintain wildlife corridors and wildlife habitats.
- ◆ Protect and enhance the quality and quantity of waterways, shorelines, flood plains, wetlands and ground water.
- ◆ Regulate nonmetallic mining and other similar excavation operations to minimize the visual and environmental impact.
- ◆ Preserve community open spaces as a public resource, encouraging access of such for recreational and educational purposes.

#### **Policies**

- ◆ NC.1 The Town shall work with Sauk County to set criteria that assesses the suitability of land for development. This criterion should consider resources including but not limited to floodplains, steep slopes, prime soils, forested lands, and other significant natural, cultural and historic resources.
- ◆ NC.2 The Town shall restrict development on lands registered with the state as a natural, cultural or historical resource, utilizing programs which give landowners flexible options such as clustering, tax credit programs, transfer of development rights, deed restrictions, conservation easements and purchase of development rights.
- ◆ NC.3 The Town shall establish standards for resource conservation and habitat preservation for lands going through a change of use or facing development.

- ◆ NC.4 The Town shall identify and utilize means to provide residents with technical and educational outreach opportunities in regard to land stewardship, forest, water and soil conservation, and habitat preservation efforts.
- ◆ NC.5 The Town shall work with the County to develop appropriate ordinances to manage the size and location of signs and billboards along roadways.
- ◆ NC.6 The Town shall enforce standards for new development, including homesteads, commercial development and communication towers, on hills and bluffs so as not to diminish, dominate nor negatively impact the scenic, natural and rural qualities.
- ◆ NC.7 The Town shall support conservation and preservation efforts by public and private organizations that prevent fragmentation of ecological communities including the forested tracts of the Baraboo Bluff Range by supporting programs which work with willing landowners.
- ◆ NC.8 The Town shall work with DNR and USDA in partnership with the development of the SPRA master plan, in order to promote conservation and recreational opportunities for the Town.
- ◆ NC.9 The Town shall work with DOT to promote safe crossings across Highway 12 to access SPRA and other public lands within the town.
- ◆ NC.10 The Town shall protect identified wildlife habitats and corridors by encouraging such to be incorporated into development plans.
- ◆ NC.11 The Town shall establish and encourage buffer zones, including size and type that will minimize potentially conflicting adjacent land uses and protect the identified significant natural or cultural resources and registered historic resources.
- ◆ NC.12 Identify and protect major drainage corridors through watershed best management practices in order to aid in the management of stormwater run off.
- ◆ NC.13 The Town shall continue to enforce ordinances to manage the development in the Baraboo Bluffs to minimize fragmentation. This should include, but not be limited to driveway lengths and design standards.
- ◆ NC.14 The Town shall maintain a relationship with the Ho Chunk Nation in their efforts to care for the Pioneer Cemetery located on Ho Chunk lands, formerly BAAP.

## Transportation, Utilities and Community Facilities

### Existing Transportation Network

Transportation networks are key components of development patterns in southeastern Sauk County and south-central Wisconsin. Effective systems allow people and materials to flow productively for employment and market reasons both locally and regionally. They also provide a first opportunity for many tourists to view the scenic landscapes and history of an area. The Town of Sumpter is serviced by an extensive transportation network involving private, local, county, state and federal roadway systems. Other transportation facilities that lie within or are nearby include rail, air, and bicycle/recreational trail systems. This section describes the existing transportation facilities in the Town as well as examines their respective conditions. Map 7: *Transportation Map*, shows the existing roadways in the Town as well as other transportation facilities.

### Roadways

**U.S. Highway 12** runs north and south through the middle of the Town of Sumpter. It serves as the principal arterial street as the main access between the City of Madison and the Wisconsin Dells area which includes the I-90/94 corridor. According to the Wisconsin Department of Transportation traffic counts, the average annual daily traffic volumes for USH 12 between Sauk City and Baraboo were 14,200 in 2009, increasing traffic volume by 36.5% since 2000 and more than 136% since 1981.

Expansion of the USH 12 corridor has been expanding over the last twenty years to transition from two lanes to four. The most recent

expansion which was completed in 2018 expanded the corridor to four lanes all the way between County Hwy Z and Wisconsin Dells and by-passed the City of Baraboo. In addition, a 2014 Department of Transportation study found that the section of highway between Ski Hi Rd and County Hwy Z had significant crash rates above the state average, particularly on the S-curves south of the Sauk Prairie State Recreation Area and through the Baraboo Bluffs which had a crash rate nearly twice the state average. As a result, the curves were reconstruction in 2021 to create a gentler curve and the hill resurfaced to provide additional grip going southbound. In addition to these changes, intersections for County Rd C and Old Bluff Trail were reconstructed to a single access point, along with access and turn lanes into Bluffview Village and the Sauk Prairie State Recreation Area. These redesigns were done with forecasting an increase in traffic to 20,800 in average annual daily traffic volumes by 2041. As of 2021, average annual daily traffic counts on USH 12 between Ski Hi Rd and Waterbury Rd are recorded to be 13,900.

Even with the redesigns that have occurred along USH 12, the Town still has concerns over maintenance of intersections, particularly with Town roads and vision triangles. Specifically, there are concerns on roads such as King's Corner which is utilized as a shortcut by local community members. The intersection has vegetative overgrowth as well as the persistent concern of vision clearance from southbound vehicles along USH 12.



**State Highway 78** runs through a small portion of the Town in the southeastern corner. This transportation corridor provides access along Lake Wisconsin between Prairie du Sac/USH 12 and Merrimac. It is defined by numerous sharp corners and blind spots due to poor vertical and horizontal alignments as it follows the contours of the Wisconsin River. As a result, it is classified as a minor arterial street which typically has less traffic carrying capacity, slower speeds and more frequent stops than principal arterial streets. This corridor is used primarily as a commuter route for year-round residents and cottage owners along Lake Wisconsin. Average daily traffic volumes on STH 78 have fluctuated with the construction along USH 12, but in 2017 prior to another renovation of the USH 12, the segment of State Highway 78 that goes through Sumpter recorded an average annual daily traffic county of 3,500.

**County Highway C** serves as a minor arterial street, collecting traffic from rural areas and linking it to principal arterial street systems in the Town. It runs in an east/west direction from USH 12 to the western portion of the Town, continuing to the west through the Town of Honey Creek. According to WisDOT traffic counts, the average daily traffic volume on County Road C was approximately 600 vehicles a day in 2000, 910 in 2009, and went down to 550 in 2021. This decrease in traffic may be due to the reconstruction project that occurred and rerouted the access onto USH 12. The new intersection requires travelers to go south prior to being able to go north along USH 12, instead of direct access as it was previously. However, with the Covid-19 pandemic allowing additional remote work options across the nation, many primary and minor arterials have experienced a decrease in traffic volumes compared to 2019 volumes.

**Old Bluff Trail** was experiencing a steady increase in traffic volumes as a connector between State Highway 60 to the south and USH 12. As a result, it was identified as a collector street, which provides for moderate speed movement within large areas. Collector Streets basically are local streets, which usually, because of more directness of routing and higher capacity than other local streets, receive higher volumes of traffic to be distributed from or collected toward nearby arterial streets. However, with the reconstruction of USH 12 and access intersection onto USH 12 through the rerouted County Rd C, there has been an increase in traffic volumes noticed by citizens.

**Ski Hi, South Shore, and South Lake Roads** all serve as minor arterials, that collect and direct traffic for accessing Devil's Lake State Park. South Lake Rd provides direct access to the south shore of Devil's Lake and is a connector road between USH 12 and State Highway 113. South Shore Rd is a connector between the north and south shores of Devil's Lake State Park and connects to Ski Hi Rd. Due to the large volume of traffic on the local roadways accessing the State Park, the Wisconsin Department of Transportation did provide additional funds for the reconstruction of South Shore Rd in 2020.

Including the Town roads noted above, the Town of Sumpter has approximately 23.9 miles of local streets for which it is responsible for. Maintenance and reconstruction of these streets is administered by the Town Board through the Paser program, which develops a rating system for each roadway.

### **Area Airports**

Although there are no airports located in the Town of Sumpter, two area airports are available for small passenger and freight service: the Sauk Prairie Airport within two miles to the south and the Baraboo Dells Airport within eight miles to the north.

The Sauk Prairie Airport is operated by Sauk Prairie Airport, Inc, a non-profit corporation, and is funded in part by the Village of Prairie du Sac, the Town of Prairie du Sac and Sauk County. Expansion of this airport is currently in the planning stage. The Baraboo Dells Municipal Airport is jointly owned and managed by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Town of Delton. Improvements to the terminal building and hangars were recently completed with additional expansion planned for the future.

Larger air carrier and passenger services are provided by the Dane County Regional Airport, which is approximately 40 minutes away in the City of Madison.

### **Rail**

Passenger rail service for the area is provided by Amtrak in nearby Portage and Wisconsin Dells on the Canadian Pacific Railway.

### **Bicycle and Recreational Trails**

Due to the diverse ecological areas within the Town of Sumpter, several alternative transportation opportunities exist for recreational purposes. In addition, several existing state and county highways in the area are considered either Best Condition for Bicycling or Moderate Condition for Bicycling, including Highway C and Highway PF west of Swiss Valley Road. USH 12 and State Highway 78 are either prohibited or not recommended for bicycle travel.

#### **Ice Age National Scenic Trail**

Although it does not lie within the Town of Sumpter, the Wisconsin Ice Age Trail in Sauk County begins just to the east in the Town of Merrimac at Parfrey's Glen and continues northward until it reaches the East Bluff of Devil's Lake. The Ice Age Loop is also located within this segment and is part of the Devil's Lake State Park. This trail system is part of the larger Ice Age National Scenic Trail which generally runs along the southern edges of the last glacial periods and driftless areas. This trail is approximately four miles long.

#### **Devil's Lake State Park**

A large portion of the Devil's Lake State Park lies in the northeastern part of the Town of Sumpter, directly north of the Badger Army Ammunition Plant. Approximately 9,100 acres in size, Devil's Lake is noted as being Wisconsin's most heavily used park, according to the Wisconsin Department of Natural Resources, with nearly 3 million visitors each year. The Park includes several recreational opportunities including hiking, swimming, camping, fishing, boating, skiing and hunting.

#### **Baxter's Hollow**

Lying in the southern portion of the Baraboo Range, Baxter's Hollow is one of Sumpter's most notable recreational treasures. Owned by the Nature Conservancy, the Hollow is open to the public year-round for hiking and nature watching. It is located at the end of Stone's Pocket Road, north of County Highway C.

### **Natural Bridge State Park**

Located just 8 miles to the west, the Natural Bridge State Park is located off of County Highway C in the Town of Honey Creek. The park offers picnic areas and approximately 3.5 miles of hiking trails.

### **Great Sauk State Trail**

Paralleling the Wisconsin River and extending through the Sauk Prairie State Recreation Area, the Great Sauk State Trail is a 10.5-mile trail paved with asphalt that bikers, roller bladers, and walkers can utilize for recreation. The trail is currently planned for further extension to the north. An interactive trail map can be found at: <https://www.greatsaukstatetrail.org/maps> The trail may be accessed from parking lots located at Goette Rd in the Town of Merrimac and at County Rd Z and State Rd 78 in the Town of Prairie du Sac.

### **ATV Trail System**

There are ATV/UTV routes throughout the majority of the County. ATV/UTV routes are along the majority of Town roads and some County roads. Routes on County highways are open year round. The routes are marked by signage that is maintained and paid for by the ATV/UTV clubs. An interactive motorized trail map with route hours can be found at: <https://saukgis.maps.arcgis.com/apps/Viewer/index.html?appid=2235911fc3074bce898ae9a98bb54652>

### **Snowmobile Trail System**

Part of the larger Sauk County trail system, the Town of Sumpter lies along a county/state trail that runs along the western edge of the Devil's Lake State Park and the eastern edge of the Sauk Prairie State Recreation Area. Users have a choice of continuing south towards the Village of Prairie du Sac or east towards the Village of Merrimac. An online map can be found at <https://gis.co.sauk.wi.us/SnowmobileTrails/>.

## **Elderly, Disabled or Veteran Transportation**

Sauk County offers several specialized transportation assistance programs for the elderly, disabled or veterans within the Town of Sumpter.

Elderly and disabled persons who are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Aging and Disability Resource Center at 608-355-3289. This service is provided for medical, nutritional and personal business reasons. Individuals who are available for driving are also encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinics should contact the Veterans Service Office at 608-355-3260.



## **Transit**

Mass transit options are limited to Town of Sumpter residents. Taxi services are offered by both the City of Baraboo and jointly by the Villages of Sauk City and Prairie du Sac (Sauk Prairie taxi service is limited to within 5 miles of the Village limits.). Additionally, the State of Wisconsin provides vanpooling opportunities for Sumpter residents through the Bureau of Transportation in the nearby Villages of Merrimac, Prairie du Sac and Sauk City. Bus service is available through Greyhound Bus in the City of Wisconsin Dells.

## **Other**

### **Trucking**

Trucking service is accommodated through the region's transportation network. There are several privately owned trucking operations within the area that meet the needs of the residents.

### **Water**

Water transportation is limited on the Wisconsin River due to the power plant dam located near the Village of Prairie du Sac. As a result, water transportation on the Wisconsin River/Lake Wisconsin is primarily for recreational reasons.

## **Review of State, Regional and Other Applicable Plans**

The following is a review of local, state and regional plans and studies relevant to the Town that may affect the overall transportation system. The Town of Sumpter's transportation element incorporates these plans into the comprehensive plan in various degrees to ensure an accurate reflection of the overall transportation system.

### **Active Transportation Plan 2050**

The Wisconsin Department of Transportation (WisDOT) is updating the Wisconsin Bicycle Transportation Plan and Wisconsin Pedestrian Policy Plan and combining them into the Wisconsin Active Transportation Plan 2050 (ATP). The Wisconsin Department of Transportation (WisDOT) is currently working on the Wisconsin Active Transportation Plan 2050 (ATP). The ATP will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate active transportation opportunities and needs, resulting in policies and actions that will align with and further [Connect 2050](#), Wisconsin's statewide long-range transportation plan.

### **Connections 2030: Wisconsin's Long-Range Transportation Plan**

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit.

**LRIP: Local Roads Improvement Program**

One component of the LRIP is the Town Road Improvement Program (TRIP) which aids local town governmental units with improving seriously deteriorating town roads. A reimbursement program, TRIP pays up to 50% of total eligible costs with local governments providing the balance.

**Transit Improvement Program**

The TIP must be consistent with the region's long-range transportation plan, include all transportation projects in the metropolitan area that are proposed for federal funding, and include at least three years of programming.

**Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next five years.

**Utilities and Communities Facilities****Water and Sewer Supply**

The Town of Sumpter does not provide municipal water service. All residents receive their water via private wells. The Town can be viewed as three areas with separate provisions for water and sewer service including: Bluffview, Maple Park and the remaining areas.

Bluffview, a rural hamlet type multiple-housing development which originally housed workers at the Badger Army Ammunition Plant (BAAP), is home to approximately 300 housing units and 600 residents. Water and sewer flows are supplied through a municipal community well system operated by the Bluffview Sanitary District.

Maple Park is a rural subdivision that lies just west of USH 12 and south of the Bluffview area. Currently, roughly 44 single-family homes exist within the subdivision with no plans to increase that total in the future. Each residence in this rural subdivision is served by a 12-inch community water well system with 8-inch distribution lines. Sanitary service is provided through a clustered community mound system for all homeowners. Continued maintenance and upkeep of the system is provided through a homeowner's association. Recent upgrades to the community mound system have ensured continued service to the residents of this development.

The remaining areas of the Town of Sumpter include all residences lying outside of Bluffview, and Maple Park. The total number of housing units in the Town is 488 according to the 2020 U.S. Census. Excluding the housing units in Bluffview and Maple Park, approximately 130 single-family residences are served by private on-site water and wastewater systems. These residences typically include farmsteads and rural property owners. However, it should be noted that the southeastern portion of the Town borders Lake Wisconsin, where several year-round homes and summer cottages have been constructed in a dense development pattern.

The Sauk County Land Resources and Environment Department regulates the siting, design, installation, inspection and maintenance of most private on-site sewage systems. Additional review and enforcement is provided by the Wisconsin Department of Safety and Professional Services private sewage system code, commonly referred to as SPS 383. It requires system inspections

every three years to ensure compliance with installation and operational specifications. In general, there is a high chance for installation of a private on-site sewage treatment system in most parts of the Town excluding the bluff areas with steep slopes. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential.

Sauk County worked with the Wisconsin Geological Survey office on a groundwater study in 2002. The study, which can be found here: <https://wgnhs.wisc.edu/pubshare/M145.pdf>, includes information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre.

### **Solid Waste Disposal**

Solid waste disposal sites, or landfills, are important potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning and Zoning conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 16 active sites throughout the County, including everything from sites for brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned sites. Many of these abandoned sites are the result of the passage of more stringent federal regulations in the mid 1980's. Due to the fact that many of these landfills were located in abandoned sand and gravel pits or low-lying wetland areas, the potential for groundwater contamination is much greater to local groundwater quality because of poor locations and the absence of liners or leachate collection systems.

There are no known solid waste disposal sites in operation within the Town of Sumpter in 2023. The inventory shows that the Town does have eight abandoned or inactive sites, with six of those sites located in the Badger Army Ammunition Plant. Due to the processes used within the munitions plant, the potential for additional groundwater contamination is great. Remediation efforts of existing and additional groundwater contamination by the U.S. Department of Army have been underway for several years now. The anticipated completion of this remediation process is projected to be around the year 2040.

The Town of Sumpter currently contracts with Town and County for roadside pickup of solid waste. The solid waste is then hauled to GFL Glacier Ridge Landfill in Horicon, WI for disposal.

### **Telephone, Electric, Cable and Gas Utility Providers**

Telephone and internet service is mainly provided by two carriers in the Town of Sumpter, Verizon and TDS. Electrical and natural gas utility service is provided by Alliant Energy for the entire area. Cable service is provided by TDS. Lightspeed internet service is anticipated for the Town in the near future. Wireless communication facilities are becoming increasingly popular in the area. Cellular service throughout the town has improved, except for Baxter's Hollow,



Devil's Lake State Park, and isolated pockets of the Town. Cellular service is mainly provided by US Cellular, Verizon, and AT&T. The construction of additional telecommunication towers is an issue that the Town may face in the near future. Placement of these facilities is regulated through the Sauk County Tower Siting Ordinance.

### **Sumpter Community Center**

The Sumpter Community Center is located at E10496 County Road C. This facility is used on a weekly basis for various functions by organizations within the community. The Town of Sumpter does not operate a Town Garage, but rather contracts with the Sauk County Highway Department for maintenance of the Town's local road network.

### **Law Enforcement**

The Sauk County Sheriff's Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

### **Emergency Services**

The Town of Sumpter is served by the Sauk City Fire District. EMS service is provided by Sauk Prairie Ambulance Association. The Town is satisfied with these arrangements. Any equipment purchases or facility expansions are the responsibility of the service providers, although costs associated with Sauk Prairie Ambulance Association and expansions are prorated back to each municipality. Sauk Fire District costs are based on equalized valuation.

### **Library**

The Town of Sumpter is served by the seven-county South Central Wisconsin Library System through Sauk County. Taxes are levied by the County for community library systems when no system exists within the community. These funds are then dispersed to other operating library systems for operational and outlay expenses. Residents in the Town of Sumpter have easy access to libraries in the communities of Sauk City and Prairie du Sac as well as the City of Baraboo. In 2023, the City of Baraboo expanded its library.

### **Medical Facilities**

The Town of Sumpter is served by two primary care medical facilities, St. Clare Hospital in Baraboo and the Sauk Prairie Health Care in Prairie du Sac. Sauk Prairie Health Care has acute care facilities, emergency and urgent care services, and a full array of outpatient services. St. Clare also offers long-term care services and assisted living areas within the hospital. Specialized care is available just thirty minutes away in the City of Madison.

### **Primary Educational facilities**

Most school age children in the Town of Sumpter attend the Sauk Prairie School District. School age children in the northern portion of the Town attend the Baraboo School District. Parochial schools in the area include St. Aloysius (a Catholic school) in Sauk City and St. John's (a Lutheran school) in Baraboo. Bridges Elementary School provides education for children in kindergarten

through 2<sup>nd</sup> grade. Grand Avenue Elementary school serves grades 3-5, Sauk Prairie Middle School serves grades 6-8, and Sauk Prairie High School serves grades 9-12. Additionally, Tower Rock Elementary School, located in the Town of Honey Creek, serves grades 4k-5. In 2015, Black Hawk and Tower Rock schools joined together.

Improvements that have been made recently to the Sauk Prairie Schools include additions and remodeling to the High School and Middle School in 1995-96, and an auditorium addition in 1998-99. In 2015 the Sauk Prairie School District began a long-term facilities strategic plan. In 2020, a referendum was passed to expand and modernize the high school, renovate the outdoor pool, expand the Merrimac Community School and to expand the River Arts Center.

The Sauk Prairie School District offers a wide variety of services for all ages through their Community Education Center. Youth programs include aquatics, sports, clubs and organizations, preschool, after school, and summer school. Adult programs include basic education including GED and HSED classes, exercise, educational and social day trips and tours, and hobby, computer, and personal improvement classes. In 2014, Tower Rock Elementary School underwent a significant renovation and added 33,000 sq. ft. to the school along with the renovation of art, music and agricultural science classrooms. Also part of this renovation was a designated cafeteria, library/media center, lounges, a new secure school entrance & reception area, and storage rooms.

### **Secondary Educational Facilities**

The Town of Sumpter is within commuting distance of several two and four-year college campuses including:

***University of Wisconsin- Platteville Baraboo Sauk County*** offers freshman/sophomore-level university instruction leading to several associates degrees ranging from hospitality and tourism management to arts and sciences. UW- Platteville Baraboo Sauk County also offers a bachelor's degree program in business management. With fall 2019 enrollment at 348 students, the campus saw a nearly 30% decline in enrollment from 2018. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

***University of Wisconsin- Platteville Richland County*** offers freshman/sophomore-level university instruction leading to several associates degrees ranging from food and agriculture to pre-engineering. From 2018-2019, the campus saw a 58% decline in enrollment, with fall 2019 enrollment at 155 students.

***Madison Area Technical College / Reedsburg*** provides technical and workplace skills training. The college offers associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business management, finance, and childcare education, among others. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

***Madison Area Technical College / Madison*** is a two-year technical and community college serving the greater Madison area. MATC provides training for over 100 careers, offering associate

degrees, diplomas and certificates. The comprehensive curriculum includes technical, liberal arts, sciences, college transfer courses, basic and continuing education adult classes, as well as customized training courses. Class sizes are small, with many courses available online and through distant learning programs.

*University of Wisconsin- Madison* enrolled 44,995 students as of fall 2019. UW-Madison is the flagship research campus of the University of Wisconsin system. The world-class university offers more than 130 undergraduate programs, 160 master's degree programs and 130 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

*Edgewood College* is a private college located in Madison, which currently enrolls approximately 1,200 undergraduate students and 650 graduate students. Edgewood offers more than 60 majors and 40 Minors, plus opportunity for individualized programs. 82% of all classes have less than 20 students. Several master's degrees are offered as well. The adult accelerated degree programs allow working adults to earn an undergraduate degree in 3 years, completing both their general education and major requirements. Edgewood College also offers doctoral programs in education and nursing.

### **Transportation, Utilities and Community Facilities Goals, Objectives and Policies**

In order to guide the future development of the various modes of transportation and their future development of utilities and community facilities in the Town, the following Goals, Objectives and policies have been identified.

#### **Goals**

- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Promotion of cooperation between agricultural and non-agricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

#### **Objectives**

- ◆ Maintain and improve the efficiency, safety and condition of the Town's existing transportation systems in conjunction with county and state transportation corridors.
- ◆ Improve connectivity and utility of transportation systems on a regional basis.

- ◆ Effectively link development efforts with transportation, utility, and community facility needs to ensure an acceptable level of service.
- ◆ Protect the scenic beauty along certain roadways to enhance the Town's rural character.
- ◆ Direct more intensive development to areas where development already exists and adequate services and utilities are available.
- ◆ Enhance the Town's existing recreational opportunities and provide adequate and efficient community services to all residents, including police and fire protection.
- ◆ Support high quality educational opportunities for all residents.
- ◆ Maintain the local roads that connect the Town of Sumpter to Devil's Lake State Park and the Town of Merrimac.
- ◆ Consider the purchase of traffic counters for possible reclassification of Town roadways.

### **Policies**

- ◆ TUF.1 Work with the Wisconsin Department of Transportation to review access limitations onto USH 12 near the Sauk Prairie Recreation Area to ensure the connectivity and safety of the regional transportation system.
- ◆ TUF.2 Work with the Wisconsin Department of Transportation to remove trees that hinder visibility at the intersection of Kings Corner Rd and US Hwy 12 to ensure the safety of motorists.
- ◆ TUF.3 Encourage public sanitary sewer service accommodations for existing and future developments with higher density patterns.
- ◆ TUF.4 The Town shall continue to maintain roads and road systems.
- ◆ TUF.5 The Town shall continue to enforce a driveway ordinance.
- ◆ TUF.6 The Town shall work with the County to develop appropriate ordinances to manage the size and location of signs and billboards along roadways.
- ◆ TUF. 7 Support of Bluffview of Sanitary District in efforts to maintain utilities to the Bluffview community for sanitary and well services.
- ◆ TUF. 8 Continue to upgrade and improve the Community Center for the residents of the Town of Sumpter, as per the long-range maintenance plan.

## Intergovernmental Cooperation Element

In order to provide services for the people of Sumpter, as well as protect the natural and cultural resources found throughout the area, the Town must interact with many agencies and governmental units.

Map#1 - *Context Map*, shows that the US Highway 12 corridor, currently under expansion in Sauk County, passes through the Town of Sumpter connecting the City of Baraboo, Village of West Baraboo and Town of Baraboo to the north and the Villages of Prairie du Sac and Sauk City and the Town of Prairie du Sac to the south. This expansion of US Highway 12 will impact all of these communities. The other neighboring townships adjacent to Sumpter are the Towns of Freedom and Honey Creek to the west and to the east is the Town of Merrimac.

The Sauk Prairie Recreation Area is located along the middle eastern portion of the Town. Lands protected by the Nature Conservancy and the State of Wisconsin occupy a portion of land area along the northern boundary. The Department of Natural Resources, the Ho-Chunk Nation, and the USDA occupy the former Badger Army Ammunition Plant. Sauk County Supervisory Districts 20, 21, and 26 represent the people of Sumpter. The Baraboo School District, Baraboo Fire District and Baraboo Ambulance Service encompasses the very northern stretches of Sumpter, and the Sauk Prairie School District, The Sauk Fire District and the Sauk Prairie Ambulance Service District encompasses the rest of Sumpter (Map 2-B – *Emergency Services Map*).

### **State, Regional and County Plans and Agreements**

#### **USH 12 Project Sauk County**

In the mid-1990s, the Wisconsin Department of Transportation worked with local municipalities on proposed improvements to the highway 12 corridor. Specifically, many of the Towns were advised to prepare land use plans and revise zoning regulations to address community character concerns. In addition, the City of Baraboo, Villages of West Baraboo and Lake Delton, and the Towns of Baraboo and Delton were advised to prepare detailed neighborhood development plans for lands along the US Highway 12 corridor.

As USH 12 has been redeveloped to allow for increased traffic loads, and safer intersections the Town is continually impacted through changing and redirected traffic patterns onto local roads. The WDOT hosts each new proposed and ongoing project on their website and aligns with the State Connections 2050 Plan which outlines the State's transportation network.

#### **Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March 1999)**

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency (USEPA),



the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

- ◆ "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City] ..."
- ◆ "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

- ◆ The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies." The Special BRNNL Stewardship Fund "will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
- ◆ The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five-year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL".

### **Baraboo Range Protection Program**

The County created the Baraboo Range Protection Program (BRPP), a component of the Sauk County Protection Program (SCPP), to use state/federal monies and local matches provided under the MOA, described above. The BRPP reimburses eligible participants for costs associated with the purchase of land or development rights of properties with substantially undisturbed forested land. Protection must be permanent. Eligible land or development right purchasers include the Sauk County government, any Sauk County town government within the BRNNL, any nonprofit conservation organization, and State and Federal agencies. The Sauk County Baraboo Range Commission, a special committee of the Sauk County Board of Supervisors, administers the program.



### **Sauk County Highway 12 Corridor Growth Management Plan**

As part of the USH12 MOA, funding was provided to address growth related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee was formed. The committee consists of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired Vandewalle and Associates to assist with the preparation of *Highway 12 Corridor Growth Management Plan*, with a set of recommendations for the *Plan*. The *Growth Management Plan* will focus on issues such as complimentary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process finished in 2003, with the plan providing an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County.

### **Sauk County Comprehensive Plan (2009)**

Adopted in 2009, the mission of the Sauk County Comprehensive Plan is to “Position Sauk County for the Future”. The Sauk County Comprehensive Plan is the key strategic document that provides an integrated approach to Sauk County’s physical development and related economic and social potential, with an emphasis on moving Sauk County toward economic, social, and environmental sustainability; enhancing educational and health systems, transportation coordination, business development, supporting agriculture, and developing attractive and prosperous places to live.

The comprehensive plan seeks to:

- Inspire the community with bold ideas to shape and re-shape the communities in Sauk County
- Provide a sustainability framework to implement the plan’s strategies
- Facilitate continued and active discussion among the public to further strategy implementation
- Build on ideas and guidance from the many participants in the Sauk County Comprehensive Planning Process

Once local municipalities have adopted their updated local Comprehensive Plans, Sauk County will prepare an updated County Comprehensive Plan. This Plan will reflect and recognize the ‘Towns’ Comprehensive Plans including their Development Plans and Land Use Elements.

### **Law Enforcement**

The Sauk County Sheriff’s Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

## **Libraries**

The Town of Sumpter is served by the seven-county South Central Wisconsin Library System through Sauk County. Taxes are levied by the County for community library systems when no system exists within the community. These funds are then dispersed to other operating library systems for operational and outlay expenses. Residents in the Town of Sumpter have easy access to George Culver Community Library in Sauk City (renovated in 2020), Ruth Culver Library in Prairie du Sac (renovated in 2012), as well as Carnegie-Schadde Memorial Public Library in Baraboo (renovated in 2023).

## **Central Sand Hills Ecological Landscape- Regional Master Plan**

The Wisconsin DNR is developing a master plan for properties it manages in the Central Sand Hills region, which includes all of Marquette County and portions of Adams, Columbia, Dane, Green Lake, Portage, Sauk, Waupaca, Waushara and Winnebago counties.

The department manages almost 92,000 acres of land in the region in a series of parks, natural areas, fish and wildlife areas, and a variety of other types of properties, including Devil's Lake State Park and the Sauk Prairie Recreation Area.

Before developing the Draft Master Plan for the region, department staff first created draft management objectives for each property and management area. In addition, for several properties, alternative approaches to reach the objectives are being developed. These objectives and alternatives were presented to the public in the fall of 2023 for their review and comments. With this input, Department staff will then develop the draft master plan for all the properties in the region. Information on their planning process and current plan status may be found on the WDNR's website under the Central Sand Hills Ecological Landscape Regional Master Plan.

## **Adjacent Township Plans**

Note: At the time of this update, adjacent towns are also in the process of updating their comprehensive plans as well.

## **Town of Prairie du Sac Comprehensive Plan (April 2017)**

The Sauk Prairie Comprehensive Plan provides a blueprint for future growth, change, revitalization, conservation and preservation of the Sauk Prairie area. For the purposes of The Sauk Prairie Comprehensive Plan, Sauk Prairie is defined as the Town of Prairie du Sac, and the Villages of Prairie du Sac and Sauk City. The Plan is intended to guide for decisions related to farmland preservation, development proposals, public investments, intergovernmental cooperation, economic policy, and a host of other factors.

The Sauk Prairie Comprehensive Plan looks at a 3 municipality Sauk Prairie area. It is divided into two volumes. Volume 1 – Conditions and Issues provides background information, trends, and

projections for the Sauk Prairie Area. Volume 2 – Vision and Directions provides vision, goals, objectives, policies and initiatives for future enhancements for the Sauk Prairie Area.

To view the current Sauk Prairie Comprehensive Plan, follow [this link](#).

### **Town of Baraboo Comprehensive Plan (August 2005)**

The Town of Baraboo’s Comprehensive Plan replaces the Town’s 1998 Land Use Plan. The purpose of the plan is to provide a land use management strategy for the Town that will ensure that growth and development decisions made over the next 20 years are consistent with the community’s desired character and vision for the future. The plan will act as a guide for the Town Board, Plan Commission, residents, landowners, developers, neighboring communities, and others as they make the decisions that will shape the Town of Baraboo.

To view the current Baraboo Comprehensive Plan, follow [this link](#).

### **Town of Honey Creek Land Use Plan (July 2004)**

The Town of Honey Creek Comprehensive Plan is intended to update and replace the Town’s Comprehensive Plan adopted in 1999. The updated plan will allow the Town to continue to guide future growth, development, preservation, and includes precise guidelines for plan implementation, future review, amendments, and direction relative to further policy development.

To view the current Honey Creek Comprehensive Plan, follow [this link](#).

### **Town of Merrimac Development Plan (December 2004)**

The Town of Merrimac desires to remain a rural community, defined by its beauty, small-town character; and rich natural, agricultural, and historical resources. The Town is well positioned to achieve this vision over the next twenty years. The Town has an excellent track record through its 1993 Development Plan and zoning ordinances of balancing limited growth and development while preserving the natural, agricultural, and cultural features of the Town that the residents place so much value on. The challenge over the next twenty years is to continue to promote this balanced development and preservation in the face of increasing development pressure, transportation improvements facilitating increased “exurban” development, demographic shifts facilitating second home ownership, and changing expectations for public services and facilities.

To view the current Merrimac Comprehensive Plan, follow [this link](#).

### **Town of Freedom Land Use Plan (August 2009)**

The Town of Freedom Comprehensive Plan was developed primarily to manage future growth, as evidenced by the town’s 9% average annual growth rate between 1990 and 2000. Just as importantly, the town faces issues with respect to groundwater quality, preservation of rural character and agricultural operations. The development of a comprehensive plan will provide the town with the opportunity to address these, and other issues, in a complete and long-term manner. Developing this plan sends a clear message that the Town of Freedom wishes to act proactively—

to set its own ground rules for the types of development that will benefit the town, maintain a rural atmosphere and still provide flexibility for landowners.

To view the current Freedom Comprehensive Plan, follow [this link](#).

### **School Districts**

Land use, notably an increase in housing units, can have a direct impact on the School Systems. The Sauk Prairie School District provides bus transportation for all students attending the public or private school. Due to the extent of the rural land area covered by the school district, providing efficient and adequate transportation for students can be challenging. Currently, there are limited mass transportation opportunities for students involved with after school programs and activities.

The Sauk Prairie School District facilities are available to all members of the district through several programs and agreements. Facilities are available on nights and weekends for community youth sports program and adult leagues and various intramurals as well as school sanctioned activities. The River Arts Center, containing a 500-seat auditorium and separate gallery area, is managed by a board with members from both the school district and members of the community at large. The Center hosts a variety of visual art shows in the gallery, community seminars, programs, plays, and school programs are held in the auditorium. The Community Education Center provides lifelong learning opportunities for all District residents. Preschool, summer school, continuing education programs, health and wellness, English as a Second Language, Golden Eagle Programs and variety of special interest classes utilize all buildings and facilities in the District. Both the indoor and outdoor pools are managed through the Community Education Center as well.

### **Fire Protection Agreements**

The Town of Sumpter is part of two Fire Protection Districts, one in the Sauk Fire District and one in the Baraboo Fire District.

#### **"Sauk Fire District" Protection Agreement**

As indicated in the Fire Protection Agreement, dated June 1979 and amended on May 18, 1994, the Town of Sumpter has entered into agreement for fire protection, the purchase and acquisition of fire extinguishing apparatus and equipment and for the payment of the same manner, and such agreement is said to cover 100% of the Town of Sumpter (all of Sumpter, excluding section number 21 and 22). Under this agreement, the total cost of operation, staffing, maintenance, insuring, repair, and housing of the equipment, shall be prorated to and paid by the municipalities on the basis of equalized valuation of the real and personal property in each such municipality, which is located in the Sauk Fire District. A Fire District Commission has been created to keep fully advised and informed, provide direct and prompt cooperation on all matters which may arise. Two persons from the Town of Sumpter, as appointed by the Town Board, shall be a part of the 16-member Fire District Commission.

**Baraboo Fire District**

The Baraboo Fire District encompasses the northern portion of Sumpter, only responding to Devil's Lake State Park within the Town.

**Emergency Medical Transport Service Agreements**

Refer to *Map 2-B Emergency Services* for boundaries.

**Sauk Prairie Ambulance Service District**

The Town of Sumpter has entered into agreement with the Sauk Prairie Ambulance Association on May 15<sup>th</sup>, 2018 for ambulance service and for the purchase and acquisition of an ambulance and all necessary equipment and for the payment for same. An Ambulance Service Commission has been created to exercise any required administrative functions. The Town of Sumpter Board shall choose and appoint a member from its municipality to be a part of this ten-member commission.

**Building Inspections**

The Town contracts with Johnson Inspections for UDC compliance and to process and permit all building permits. The building inspector works with the county to ensure compliance.

**Road Maintenance**

The Town contracts with the County for road maintenance and services including fixing cracks, potholes, brush clearing, and cleaning culverts on an as needed basis. The County is also contract for clearing roads during storms and emergency situations.

**Transportation****USH 12**

Adequate and safe access onto US Highway 12 is a major issue the Town and its residents are facing. In an effort to improve the regional transportation efficiency of the transportation system, the Wisconsin Department of Transportation has removed several accesses in recent years. In addition, adequate deceleration and acceleration lanes have not been incorporated into the roadway to ensure safe turning procedures. In 2020, WisDOT created an S curve reconfiguration to address high crash rates and increases in both traffic volume and speed.

**Huber Road**

Huber Road continues to be a maintenance issue for the Town of Sumpter. Lying on the Town's westerly border with the Town of Honey Creek, it provides access off of County Highway C for adjacent farmers and Tuckaway Campground. Huber Road has shared access and maintenance with the Town of Honey Creek.

**Old Bluff Trail**

Known as a local short cut from State Highway 60 to USH 12, Old Bluff Trail continues to experience an increase in its average daily traffic counts as well as increased speeds. It may become necessary for the Town of Sumpter to work with the Town of Prairie du Sac and the Sauk County Sheriff's Department to reduce and enforce the speed of traffic along this transportation system. Current traffic counts would require the road surface to be widened at the time of reconstruction.

**Stones Pocket Road (north of Kings Corner Road)**

The northern portion of Stones Pocket Road primarily services open lands owned by the Nature Conservancy, commonly referred to as Baxter's Hollow. Due to several crossings with the headwaters of Otter Creek, continued maintenance by the Town is costly. Currently classified as a Town road, the Town is looking to apply for Rustic Road classification. Traffic counters may be placed at the intersection with Kings Corner Road for purposes of reclassification.

**BAAP Domestic Sanitation Plant Bluffview Sanitary District**

The Town of Sumpter created the Bluffview Sanitary District in the summer of 2002. The primary reason for its creation was to allow the Bluffview development an opportunity to become eligible for funding assistance to develop or obtain a sanitary wastewater treatment system that would meet their needs. Today, the sanitary district serves approximately 300 households. The district works with MSA to maintain water lines. The district owns infrastructure which includes a treatment plant, sludge disposal, and wells. The Town board is the board of commissioners. See Bluffview Sanitary District Map 10.

**Future Development and Planning**

Although the Town does not border an incorporated municipality with annexation powers, the Town of Sumpter does have development issues when considering shared borders with other Towns. At present, all surrounding Towns maintain the same or stricter density patterns as Sumpter. It will continue to be important for the Town to understand neighboring communities' future growth plans so as to not create conflict. Continued dialogue and involvement at local levels will help to ensure the area grows cooperatively.



In addition, current land use regulations included within the Sauk County Zoning Ordinance are outdated and insufficient to meet the needs of current development trends. Specifically, the Exclusive Agriculture Zoning District should be amended to permit for more agriculturally related activities to occur.

## Planned Rural Development

The Planned Rural Development (PRD) Program applies location criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings in order to protect agricultural, cultural, natural, or recreational features of the landscape; to provide for the transfer of development rights to identified sending areas pursuant to the comprehensive plan; to provide for the transfer of land while retaining the development allowance originally allotted to a parcel; to allow for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and other requirements as specified by the town.

A PRD is required in order to create a lot of less than 35 acres on which dwelling units may be established with the Exclusive Agricultural Zoning District. A PRD consists of a PRD preservation area and a PRD development area. A PRD development area is a lot created using density credits. A PRD preservation area is determined by the following:  $(\text{number of density credits used} * 35 \text{ acres}) - \text{PRD development acres} = \text{PRD preservation area}$ . Any remnant land of a parcel that results from the application of a PRD, and that does not otherwise qualify for a density credit, shall be subject to a PRD preservation area easement.

At the time of this plan, approximately 8 PRD preservation areas have been created, totaling over 420 acres, and creating approximately 9 development lots.

## Water Resource Protection and Enhancement

The Town of Sumpter has continued to experience water quality and quantity issues with Otter Creek. A tributary to Honey Creek, Otter Creek has the potential to become a high-quality trout fishery. The major issues the creek is facing are increased runoff flows and flooding, erosion, unbuffered agricultural practices, and other non-point source pollution. Once a productive trout stream, mitigation measures could be implemented to restore this Creek to its once healthy past.



Gruber's Grove Bay currently has mercury contamination. AECOM presented an update of the Gruber's Grove Bay sediment dredging in April 2023. According to the update, the Army is evaluating the need for additional sampling and a Data Gaps Investigation (DGI) is being considered. An overview of the update can be viewed [here](#).

A greater overview of the groundwater quality issues at the former BAAP can be viewed through this [USGS StoryMap](#).



## **Ho-Chunk Nation**

The Town has an agreement with the Ho-Chunk Nation for a road easement to maintain the Pioneer Cemetery located on land owned by the Town but surrounded by Sacred Earth land owned by Ho-Chunk Nation.

## **Intergovernmental Cooperation Goals, Objectives and Policies**

In order to establish methods of mutually beneficial intergovernmental relations with other governmental entities in effort to improve land use decision making policies, preservation efforts and efficient delivery of services to better serve the residents of the Town of Sumpter as well as the region, the following goals, objectives and policies have been identified.

### **Goals**

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all of its inhabitants.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Continue to work with landowners of former BAAP to determine the best use of resources and access of the land.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

### **Objectives**

- ◆ Work with local governments, state federal, and tribal agencies and school districts on land use issues and other matters of mutual concern.
- ◆ Continue to participate on the Restoration Advisory Board (RAB).
- ◆ Continue to seek funding sources in partnership with local agencies to maintain and improve infrastructure in the Town.

### **Policies**

IG.1 Explore cooperative opportunities for shared road policies and programs.

IG.2 Encourage many opportunities for open communication between agencies and the Town

IG.3 Continue actively being involved and provide input in County Government on a regular basis.

IG.4 Work cooperatively with school districts when applicable.

IG.5 Promote the establishment of consistent regulations and/or standards along the USH12 corridor.

IG.6 Continue to work with Sauk County on land use policies that reflect current or future trends, for example, clustering, transfer of development rights and purchase of development rights.

IG.7 Work with the town of Prairie du Sac on watershed projects for Otter Creek.

IG.8 Continue discussions with the Wisconsin Department of Transportation (DOT) on access issues along the USH 12 corridor.

## Land Use

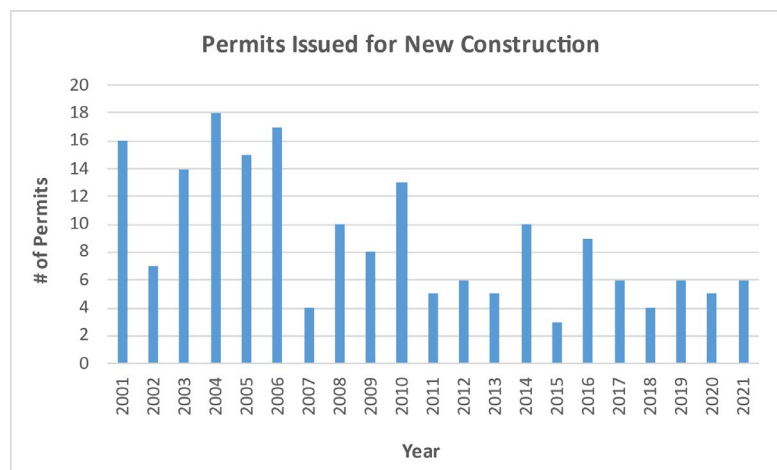
As mentioned in the introduction portion of this Plan, the Town of Sumpter adopted Sauk County Zoning in 1975. Then, in 1987, the Town developed its first Town of Sumpter Development Plan and adopted Exclusive Agriculture zoning in order to become eligible for tax credits through the Wisconsin Farmland Preservation Program. This zoning district has remained in effect since that time. This history is fairly representative of the planning efforts in rural towns throughout Wisconsin in the last 15 to 20 years.



However, as changes occur and development pressures increase, it has become evident to Town residents that additional planning was needed.

## Recent Trends

The Town of Sumpter has experienced a fluctuation in the number of land use permits for new residential construction in the last 20 years. From 2001 to 2010, an average of 6.1 permits for all new construction were issued, but there was a significant drop off after the 2008 economic crisis and new residentially housing was at zero for a few years. Within the last five years, the amount of new construction has begun increasing again with an average 2.8 new single-family home permits between 2017-2021. Approximately 76 permits were issued in total from 2001 through 2021.



Source: Sauk County Land Resources and Environment Department

The chart above reflects the information provided above, graphically reflecting the increase in development in the Town of Sumpter since 2001. During this period, 114 total new housing units were permitted in the Town, with approximately only 34 new residents. Thirty-three of these units were mobile homes which were likely all replacement units.

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

**Table LU1: Number of Permits Issued (2001-2021)**

Sumpter Land Use Permits Issued for New Construction										
Year	Resident					Ag Structures	Tower/ Antennas	Commercial	CUP or Change of Use	Total Permits Issued for New Construction
	Single Family	Multi Family	Mobile Home	Garage	Accessory Structures					
2001	6	1	2	6	1	0	0	0	0	16
2002	4	0	1	0	1	0	0	1	0	7
2003	5	1	3	0	3	0	1	1	0	14
2004	9	0	3	1	3	0	0	2	0	18
2005	5	1	2	1	3	0	0	3	0	15
2006	10	2	4	0	1	0	0	0	0	17
2007	1	0	0	0	3	0	0	0	0	4
2008	2	0	4	3	1	0	0	0	0	10
2009	0	0	2	1	4	0	0	0	1	8
2010	0	0	4	2	1	0	2	3	1	13
2011	0	0	1	0	2	0	0	2	0	5
2012	1	0	1	1	1	0	1	1	0	6
2013	1	0	1	0	2	0	0	1	0	5
2014	0	0	1	0	5	0	0	2	2	10
2015	1	0	0	0	0	1	0	1	0	3
2016	1	0	0	0	5	2	1	0	0	9
2017	3	0	0	1	1	0	0	1	0	6
2018	3	0	0	0	0	1	0	0	0	4
2019	2	0	0	0	2	0	0	0	2	6
2020	3	0	0	0	1	0	0	1	0	5
2021	4	0	0	0	1	1	0	0	0	6
<b>Total 2001 - 2010</b>	61	5	29	16	41	5	5	19	6	187
<b>Total 2011 - 2020</b>	15	0	4	2	19	4	2	9	4	59
<b>Overall Total</b>	76	5	33	18	60	9	7	28	10	246
<b>% of Total in Sumpter</b>	30.9%	2.0%	13.4%	7.3%	24.4%	3.7%	2.8%	11.4%	4.1%	
<b>% of Total in Sauk County</b>	3.1%	0.3%	51.8%	3.4%	4.0%		18.5%	70.4%	11.8%	
<b>Average Issued Per Year</b>	2.9	0.2	1.4	0.8	2.0	0.2	0.2	0.9	0.3	8.9

*Source: Sauk County Land Resources and Environment Department*

## Existing Land Use

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

- **Agriculture.** This area includes land uses primarily for farming and includes, grasslands, pastures, cropland, and barnyards. This is the largest land use category in the Town and includes approximately 29.91% of the total land area or approximately 7,229.78 acres.
- **Commercial.** This area includes all commercial land uses such as restaurants, stores, bars, hotels, and large-scale service-based businesses. This land use is assigned to the actual use of the land regardless of zoning or legal nonconforming status. This is a small category including approximately 0.05% of the total land or 12.28 acres.
- **Industrial.** This area includes all industrial zoned areas and land uses such as contractor storage yards, trucking terminals, and general large equipment storage or use. This category includes approximately 0.59% 142.06 acres. This is the Ho-Chunk nation land east of HWY-12.
- **Institutional/Government.** This area includes all properties owned or utilized by school districts, churches, cemeteries, medical institutions, museums, and local government entities. This includes approximately 12.33% of the total land area or 2,981.29 acres. Properties categorized as institutional/governmental include those owned by the Ho-Chunk Nation and USDA.
- **Landfill/Extraction.** This area includes all nonmetallic mine sites and landfills, including composting sites. This land use is not represented in the Town.
- **Mixed Use.** This area includes all areas with a combination of residential and small-scale commercial uses. This area is typically cut out only include the structures and outdoor areas being utilized for residential living and business activities. This small category includes 0.02% of the total land or 4.96 acres.
- **Multi-family Residential.** This area includes all duplexes, apartment structures, and mobile home parks. This is a small category including approximately 0.17% of the total land or 40.18 acres.
- **Recreational/Open Space.** This area includes public and private recreational spaces including parks, campgrounds, golf courses, ski resorts, theme parks, boat landings, rod and gun clubs, and state trails. This is a small category including approximately 38.77% of the total land or 9,372 acres.

- **Single-family Residential.** This area includes all single-family residential homes and incorporates the structure, lawns or active outdoor living areas, and driveways. This category covers approximately 0.81% of total land area or 195.4 acres.
- **Transportation.** This area includes all roadways, railroads, and airports. The transportation land use takes up approximately 0.4% of total land area or 97.18 acres of land owned specifically for transportation.
- **Utilities.** This area includes all water treatment plants, cell towers, and power substations. This category covers approximately 0.67% of total land area or 162.12 acres.
- **Vacant.** This area marks all lots located within a subdivision that are yet to be developed. This is to mark lots that are already designated for residential development that do not have a residential structure. This category covers approximately 0.11% of total land area or 27.98 acres. There are 45 vacant lots in the Town.
- **Woodland.** This area includes land that is primarily undeveloped, evergreen and deciduous forestland. This area includes all lots of 3 acres or greater with at least 75% tree coverage. This area represents 16.17% of the Town's total land area, or approximately 3,908.72 acres.

## Existing Developments

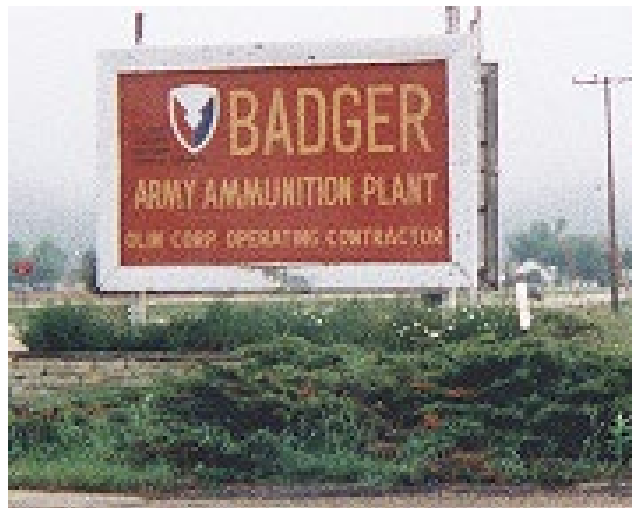
### Higher Density Residential

Non-farm development is mostly concentrated in centralized areas within the Town including the areas known as Bluffview, Kings Corner, Maple Park and Gruber's Grove (along Lake Wisconsin). These areas account for approximately 70% of the housing units and population in the Town, but less than 1% of the total land area. There are 45 vacant lots in the Town. A wide array of housing choices are available to existing and future residents of the Town in these areas including single-family, multi-family, and rental units. These tend to be fairly dense developments with a maximum lot size of 1 to 2 acres.



### **Sauk Prairie Recreation Area (Former Badger Army Ammunition Plant)**

The Badger Army Ammunition Plant opened for production in 1942 during World War II, accounted for approximately 6,000 acres of the Town's total acreage. It was used as an ammunition and propellant producing plant during World War II and the Korean and Vietnam conflicts. Once providing employment for approximately 12,000 workers, it was decommissioned by the United States Army and underwent a reuse and disposal process in the early 2000s. In May of 2001, the Badger Reuse Plan was completed and adopted by the Sauk County Board of Supervisors. The Plan laid the groundwork for the deconstruction of the plant and reuse



of the property for the purposes of research, conservation, agricultural, environmental, historical, cultural, educational, and recreational use. The General Services Administration of the United States Government was responsible for overseeing the disposal process per federal regulations. Today, the former Badger Army Ammunition Plant's owners include the Dairy Forage Research Center, the Ho-Chunk Nation, and the Wisconsin Department of Natural Resources (WisDNR), the Town of Sumpter, and the Bluffview Sanitary District. Only the portions of land owned by DNR is recreation land. After the property was split under the five separate ownerships, the WDNR created a management plan for the portion now named the Sauk Prairie State Recreation Area to continue the conservation efforts and promote recreational use of the site.

### **Low Density Rural and Farm Residential**

Much of the Town of Sumpter remains in rural or open space uses. The relatively flat, outwash plains from the last glacial period are productive agricultural areas while the unglaciated, diverse topography of the Baraboo Range and surrounding bluffs is forested. The Town's farm and non-farm residences are dispersed throughout these areas of the Town. Growth has been slowed in these areas with the Town's adoption of Exclusive Agriculture zoning in 1987, which requires a minimum of 35 acres in order to establish a new residence. This has worked well to minimize the conflicts that arise between non-farm development and existing farmsteads. However, concerns about misuse of Wisconsin's aid programs for farmers, increasing development pressure, the systematic destruction of family farms in 35-acre blocks, and the amount of sprawl resulting from a 35-acre density policy all point to the fact that the land use regulations need to be updated to better reflect current and future market conditions while protecting productive farmland.

### **Planned Rural Development**

The Planned Rural Development (PRD) Program applies location criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings

in order to protect agricultural, cultural, natural, or recreational features of the landscape; to provide for the transfer of development rights to identified development areas pursuant to the comprehensive plan; to provide for the transfer of land while retaining the development allowance originally allotted to a parcel; to allow for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and other requirements as specified by the town.

A PRD is required in order to create a lot of less than 35 acres on which dwelling units may be established with the Exclusive Agricultural Zoning District. A PRD consists of a PRD preservation area and a PRD development area. A PRD development area is a lot created using density credits. A PRD preservation area is determined by the following:  $(\text{number of density credits used} * 35 \text{ acres}) - \text{PRD development acres} = \text{PRD preservation area}$ . Any remnant land of a parcel that results from the application of a PRD, and that does not otherwise qualify for a density credit, shall be subject to a PRD preservation area easement.

When new PRD development lots are created, they are encouraged to be clustered near other residential developments, and near field or forest edges to reduce fragmentation of productive land. Development lots are only allowed in low productive agricultural land and preservation areas are typically directed to high value conservation lands such as prime soils, wetlands, and high-quality forest land. The restrictions and requirements for creating PRD lots are listed in Chapters 7 and 22 of the Sauk County Code of Ordinances. As of the review of this plan in 2023, there had been 8 PRD development lots created, and 420 acres conserved in easements.

### **General Business**

These uses are located primarily in and around the Bluffview area, adjacent to USH 12. They act as a resource to neighboring residents and to passers-by on USH 12. Currently, two commercially based businesses are located in the Bluffview area- Delaney's Surplus Sales and Bluffview Citgo. Additionally, an agricultural business is located on Highway C. There is also a used auto enterprise to the north in the Kings Corner area. Other businesses scattered throughout the Town are either recreationally or agriculturally based businesses.

### **Zoning Classifications**

As mentioned above, the Town of Sumpter adopted County Zoning in 1975. From 1975 to 1987, the Town zoning was primarily classified as general agriculture until the Town adopted Exclusive Agricultural zoning in 1987 and developed their first Development Plan. The Sumpter Development Plan implemented six basic zoning categories including: Exclusive Agriculture, Agriculture, Commercial, Industrial, Multiple Family Residential, and Single Family Residential. The Town has not experienced significant pressure from rezoning requests since the adoption of the Plan. As a result, the Town's current zoning map very closely mimics the Town's zoning map adopted in 1987 as a component of the Development Plan.



Map 10: *Sumpter Zoning Map*, shows the Town's current zoning. When compared to Map 9: *Current Land Use*, it is easier to visualize the impact that the SPRA and related development has had on the landscape of the Town in terms of land use.

## **Future Land Use**

### **Public Input**

Land use is possibly the most revealing portion of a comprehensive plan. It takes the residents' own impressions and desires of what they would like to see in their community and expresses them through a future land use map. This planning process got to the basis of those concerns at several points, including: the visioning session held by the Sumpter Planning Committee in December of 2001, the survey conducted with all residents (504 surveys sent out) of the Town, an Intergovernmental Cooperative Forum, a public informational meeting, and then finally a public hearing prior to the adoption of the comprehensive plan. Perhaps the most revealing of these input opportunities was the survey conducted in January of 2002. The survey included several questions designed to illicit responses regarding current land use issues and future directions for the Town. Some of these specific results include:

- 51% of respondents supported the Town remaining as Exclusive Agricultural Zoning, 26% indicated maybe.
- 76% of respondents felt that preserving the Rural Character from development is very important.
- 70% of respondents felt that preserving the Baraboo Range from development is very important.
- 64% of respondents felt that the Town should hold a Town Meeting to discuss the Town taking a more proactive approach to land use decisions in the Town of Sumpter, including the issuance of driveway permits and building permits, the development of subdivision ordinances, and additional land use restrictions currently not available through County zoning.
- 62% of respondents felt that small family non-farm businesses should be allowed in Sumpter.

The public input that was conducted in the early 2000's guided the goals, objectives, and policies for the Town's comprehensive plan. The Town feels that those goals, objectives, and policies still serves the residents well.

### **Projected Growth**

Refer to population growth projections (charts P14-16) in chapter 3, Population Inventory and Analysis.

## **FUTURE LAND USE MAP**

### **Future Growth Areas**

Map 11 depicts the Town's "*Future Land Use*", including future residential and commercial growth areas. These areas are characterized as existing high density residential development areas with the potential for public/community sanitary and water services. They are also supported by existing public infrastructures including electric, gas, telephone, cable and adequate transportation systems to handle additional development. In addition, these areas also provide opportunities for redevelopment of vacant lands with varying levels of existing infrastructure. Primarily, these areas provide an opportunity for future residential development with densities less than 1 acre. As mentioned earlier, the opportunity for home-based businesses is supported by the Town.



Vacant Property near Bluffview

Additional commercial development should be directed to areas around Bluffview where adequate utility services and transportation systems are provided. The Commercial Area includes a mixture of commercial with some residential development occurring along primary road corridors within the Town. In these areas the Town encourages commercial land uses that provide for retail, service, lodging and dining opportunities for residents and tourists. It is intended that commercial development that occurs in this district emphasize harmonization with the rural character of the landscape.

### **Agricultural Conservation Area (ACA)**

The Rural Agricultural Conservation Area (ACA) is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The ACA is primarily characterized by cropped and vacant fields as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non- agricultural developed features include hobby-type farmsteads intermixed with scattered non- farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting, snowmobiling, tourism and biking activities. A significant portion of the ACA includes large parcels under common ownership, although it does include smaller parcels that support residential development.

The intent of the ACA is to maintain the area's rural appeal and farming tradition. Farms and farming operations should continue to be a significant component of the ACA. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. The Town would allow for small rural residential subdivisions with the provision that

they meet density requirements through the Planned Rural Development program. The Town should recognize areas within the Agricultural Conservation Area to recognize as a rural residential area in which a rural subdivision would be appropriate based on the natural resources present, visual landscape, adjacent land uses, transportation corridors and Town density policy. Hobby farming, lands set aside for preservation and recreation, and low-density residential development are forms of land uses that are compatible with the ACA.

### **Recreational Area**

The Recreational Area encompasses public recreational land owned by the Wisconsin Department of Natural Resources and the Nature Conservancy. This area is recognized as providing recreational opportunities and land uses that promote the Town of Sumpter as a recreational destination. The Town should promote land uses in the commercial areas that continue to promote this rural and recreational character of the Town.

### **Residential Area**

Residential areas include higher density development that is not served by public water or sewer. All water needs are provided primarily by individual wells on each lot and sewer needs are provided by private septic systems at a density of one system per lot. In an effort to protect the water quality, serious consideration should be given to the use of community septic systems with pre-treatment technologies that can help mitigate any issues with higher density residential development. This area also encompasses the Bluffview community which is part of the Bluffview Sanitary District.

Properties in the Residential Area that are not currently developed or improved contribute greatly to the rural aesthetics, and open space character of the area. As these lots are developed, it should be done in such a way so as to minimize impacts on aesthetics and natural resources. These property owners are encouraged to exceed the minimum standards by increasing setback distances of new structures, minimizing the amount of impermeable surfaces, minimizing vegetation clearing, and in some cases reestablishing vegetation on previously cleared lots. For lots that are already developed, the same practices apply when considering additions and with regard to re-vegetation.

### **Industrial Area**

The Industrial Area supports heavy commercial and industrial land uses to provide space for expanded economic development within the Town. This area should continue to support existing business while allowing for expansion.

### **Commercial Development Area**

The Commercial Development Area identifies areas of current and future land uses that will accommodate light commercial and commercial uses. The Town encourages commercial land uses in the Bluffview area directly off of U.S.H. 12.

### **Recreational/Tourism Area**

The recreational/tourism land use district is purposed with promoting the rural agricultural economy of the Town and allows for opportunities to expand agricultural and outdoor recreational

tourism opportunities. This land use district is representative of the exclusive agricultural, agricultural, and recreational commercial zoning districts.

### **Influence On County Ordinances and Planning**

Once local municipalities adopt local comprehensive plans, Sauk County will prepare a county level comprehensive plan. This plan will reflect and recognize the Towns' comprehensive plans, including their development plans and land use elements. The Towns' comprehensive plans are a product of the people of the Towns. Thus, the county plan will reflect the people of the County, balancing individual property rights with community interests and goals.

### **Land Use Goals, Objectives and Policies**

In order to provide for alternatives that meet the future development plans for the Town of Sumpter, the following goals, objectives and policies have been identified:

#### **Goals**

- Preservation of prime agricultural lands and the picturesque rural countryside.
- Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- Leverage the vast acreage of public land for recreational use, particularly the Sauk Prairie Recreation Area for encouraging recreational based tourism that benefits the Town and promotes smart development within the Bluffview Community.
- Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

#### **Objectives**

- Promotion of a future land use pattern consistent with the Town's existing rural character.
- Continuation of primarily exclusive agricultural zoning.
- Direct new development to locate primarily in and around Bluffview, Gruber's Grove, and Maple Park where adequate services can be provided efficiently and where the development already exists.

- Continue the PRD program and similar programs that allow greater flexibility in non-farm development while preserving the Town's rural landscape and agricultural tradition.
- Enhance and encourage commercial, tourism and service industries as well as appropriate agrarian and home occupation industries.
- Preserve and protect lands with significant natural features including the Baraboo Range, bluffs, steep slopes and woodlands.
- Regulate mining extraction to minimize the visual and environmental impact of the operations.

### **Policies**

- LU.1 The density policy of the Town of Sumpter is one dwelling unit per 35 acres in areas zoned Exclusive Agricultural.
- LU.2 The number of potential building sites shall be based on the Town's rural density policy and is calculated using contiguous acreage amounts under one ownership.
- LU.3 The density policy of the Town does not apply to Lots of Record, which are lots legally created and recorded in the Sauk County Register of Deeds office that met the zoning requirements at the time they were created. This requires that lots created between 1979 and 1987 that were less than 10 contiguous acres would have been created by way of a Certified Survey Map. Parcels created after 1987 by a means other than a Certified Survey Map and well less than 35 acres are recognized as illegal nonconforming lots and therefore are unbuildable.
- LU.4 The density policy does not apply to lots of 1 to 5 acres created through a farm consolidation since 1987.
- LU.5 The Town shall utilize Town and County ordinance regulations to assist with the decision-making process on land use matters.
- LU.6 The Town shall consider and support rezones and CUP requests at the County level only when proof has been provided that the proposed use will not create a potential land use conflict with surrounding property owners, that the proposed use will not have adverse impacts on the environment, and that adequate public facilities to accommodate the development either exist or will be provided within a reasonable time to handle any direct or potential increases in service including roads, utilities, schools, emergency services, police protection and refuse handling.
- LU.7 The Town shall develop criteria for the siting of non-farm residential development to minimize the impacts on existing farmsteads and the visual, environmental, and significant natural features of the rural landscapes of the Town.

- LU.8 Using the Town's density policy, a landowner may choose to create smaller lots of 1-5 acres up to a maximum of 3 lots per contiguous property under one ownership in conjunction with the PRD program.
- LU.9 Using the Town's density policy, a landowner(s) may choose to create a rural subdivision utilizing the Town's density policy and in conjunction with the PRD program or through the rezone to a residential district.

## Implementation

In order for the *Comprehensive Plan* to be fully implemented, specific actions are required. This chapter is intended to outline the specific actions to be completed in a stated sequence as required under Wis. Stat. §66.1001.

### **Plan Review and Adoption**

The *Town of Sumpter Comprehensive Plan* has been adopted in a manner that supports its future use for more detailed decision-making. *Town of Sumpter Comprehensive Plan* contains all of the nine elements and meets the statutory requirements as set forth in Wis. Stat §66.1001. The Town of Sumpter has adopted Village Powers and established a Plan Commission. The Plan Commission has reviewed the proposed *Plan* and made a recommendation, by adopting a resolution by majority vote, to the Town Board for approval of the *Comprehensive Plan*. The Plan Commission also distributed copies of the *Plan* to affected and surrounding local governments.

The Town Board has held a formal Public Hearing, properly noticed at least 30 days in advance and the public has been given time to review and respond in writing to the proposed *Plan*. Following the Public Hearing, the Town has adopted the *Plan* by ordinance according to the procedures outlined in Wis. Stat. §66.1001.

The Town Board and the Plan Commission shall use the recommendations of this *Comprehensive Plan*, including the Development Guidelines, when making decisions concerning change of land use and development proposals, intergovernmental cooperative efforts and other programs and actions of the Town Board. The Plan Commission shall annually review all decisions made and compare those decisions to the recommendation of this plan, and provide appropriate reports to the Town Board.

### **Measures of Integration, Consistency and Completion of Elements**

With Wis. Stats. 66.1001 the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation, but instead local ordinances must be consistent with comprehensive plans. The following tables provide a detailed list of implementation recommendations for the next 10 years. Providing this timeframe indicates the sequence in which specific actions will be completed, as well as one unit of measuring actions as consistent with this plan. The tables each contain the following four columns of information.

**Recommended Action:** The first column is the action recommended to implement a policy of the Comprehensive Plan. The recommendations are for actions to be initiated by the Town, recognizing that many may not occur without cooperation from others. Initiation of the recommended action provides one way to measure progress towards achieving aspects of the comprehensive plan.

**Timeframe:** The second column indicates how long the recommended action needs for completion. Completion of the recommended action provides one way to measure progress towards achieving aspects of the comprehensive plan. Some of the actions are ongoing, others are short-term events.

**Policy:** The third column indicates which policy, or policies, of the comprehensive plan is/are being implemented. By indicating all the policies will be satisfied by the completion of the associated recommendation, one measure of integration and consistency between the elements of this Comprehensive Plan is provided. Completion of the associated recommended action also provides one way to measure progress towards achieving aspects of the comprehensive plan. It should be noted that each policy is only described once in the table.

**Category:** This column indicates which elements of the Comprehensive Plan are being addressed by the completion of the associated recommended action. This provides another measure of integration and consistency between the elements of this Comprehensive Plan. Completion of the associated recommended action also provides one way to measure progress towards achieving aspects of the comprehensive plan.

**Recommended Actions for Implementing the Comprehensive Plan**

**Housing Timetable:**

Policy	Timeframe	Action
H.1 Utilize clustering techniques for rural non-farm development of 3 residences or less in the Exclusive Agricultural zoning district.	Ongoing	
H.2 Restrict development on slopes greater than 12%.	Ongoing	
H.3 Limit non-farm development on lands with Class I, II or III soils.	Ongoing	
H.4 Maintain an inventory of homes on the historical register of the Honey Creek Swiss Rural Historic District and support the continued preservation and maintenance.	Ongoing	
H.5 Adopt policies that encourage and/or direct developers of subdivisions to identify and protect environmental and natural features of the property as well as surface and ground water.	Ongoing	
H.6 Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and limit the impact on the school district.	Ongoing	
H.7 Promote separation distance between a new non-farm residence and a neighbor's existing livestock confinement or manure storage facility is 100 feet.	Ongoing	



H.8 Promote a residential density for additional development in the Bluffview area that is currently served by utilities.	Ongoing	
H.9 Continue to utilize Town standards for detailed review and proper siting of new housing in Sumpter.	Ongoing	
H.10 Encourage new development which generates enough taxes to pay for services.	Ongoing	

**Economic Development Timetable:**

Policy	Timeframe	Action
ED.1 The Town shall support requests for conditional uses and rezones for the purpose of establishing home businesses that do not conflict with established land use policies.	Ongoing	The Town shall work with the Sauk County Development Corporation and Sauk County to apply at a Countywide level to the State of Wisconsin for Community Development Block Grant funds, and other state and federal economic development programs to provide revolving loan fund programs, small business loans, and tax credits for local businesses and historic rehabilitation.
ED.2 The Town of Sumpter shall work with the Wisconsin DOT and the Sauk County to establish safe pedestrian crossings on U.S.H 12 for access into the Sauk Prairie State Recreation Area (SPRA).	2024 - 2030	Encourage the WDOT to establish a pedestrian crossing between the Bluffview Community and SPRA for improved quality of life and generate interest in commercial development.
ED.3 Provide support to the Sauk Prairie Schools programs' that help prepare residents for employment including the school-to-work programs and Adult English Programs.	Ongoing	
ED.4 The Town of Sumpter shall work to provide resources to interested individuals looking to preserve areas historically significant.	Ongoing	The Town shall work with the Sauk County Development Corporation and Sauk County to apply at a Countywide level to the State of Wisconsin for Community Development Block Grant funds, and other state and federal economic development programs to provide revolving loan fund programs, small business loans, and tax credits for local businesses and historic rehabilitation.
ED.5 The Town shall actively support eco-tourism in part through land conservation and implementation of watershed best management practices.	Ongoing	Encourage the rehabilitation of the convent that encourages outdoor/environmental tourism of the area.

<p>ED.6 The Town will promote the expansion of wireless communication and broadband facilities to expand services to citizens while conserving the rural character of the Town.</p>	<p>2024 - 2030</p>	
<p>ED.7 The Town will encourage development of a Welcome Center for SPRA along U.S.H. 12 to establish a destination area for visitors and promote commercial development in the Bluffview Community.</p>	<p>2024 - 2034</p>	<p>Establish a pedestrian crossing with DOT to access SPRA and connection to any future welcome area.</p>
<p>ED.8 The Town will encourage the expansion and creation of private outdoor recreational opportunities that promote the rural agrarian nature of the Town and support the existing recreational opportunities to expand commercial businesses.</p>	<p>Ongoing</p>	<p>Encourage the rehabilitation of the convent that encourages outdoor/environmental tourism of the area.</p>

**Agriculture Timetable:**

Policy	Timeframe	Action
<p>A.1 Encourage the maintenance, growth and diversification of agricultural operations within the Town.</p>	<p>Ongoing</p>	
<p>A.2 Promote Wis Stats. 823.08, known as the Right to Farm Law.</p>	<p>Ongoing</p>	
<p>A.3 Encourage sustainable continued agricultural use of all agricultural land by allowing for appropriate home-based business opportunities, farm livelihoods, hobby farming, etc.</p>	<p>Ongoing</p>	
<p>A.4 Encourage buffering between agricultural land use and potentially conflicting land uses.</p>	<p>Ongoing</p>	
<p>A.5 Support the Wisconsin Farmland Preservation Plan.</p>	<p>Ongoing</p>	
<p>A.6 Farming is an important business in the township. To enhance the environment, working with regulatory agencies at the county, state and federal level, accepted agricultural management practices should be encouraged.</p>	<p>Ongoing</p>	<p>The town shall encourage farmers to work with Sauk County Land Conservation Service Area and other appropriate offices to develop farm conservation programs.</p>

**Natural & Cultural Resources Timetable:**

Policy	Timeframe	Action
NC.1 The Town shall work with Sauk County to set criteria that assesses the suitability of land for development. This criterion should consider resources including but not limited to floodplains, steep slopes, prime soils, forested lands, and other significant natural, cultural and historic resources.	2024 - 2026	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
NC.2 The Town shall restrict development on lands registered with the state as a natural, cultural or historical resource, utilizing programs which give landowners flexible options such as clustering, tax credit programs, transfer of development rights, deed restrictions, conservation easements and purchase of development rights.	Ongoing	
NC.3 The Town shall establish standards for resource conservation and habitat preservation for lands going through a change of use or facing development.	Ongoing	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
NC.4 The Town shall identify and utilize means to provide residents with technical and educational outreach opportunities in regard to land stewardship, forest, water and soil conservation, and habitat preservation efforts.	Ongoing	Establish resource center(s) for residents. Center shall maintain information for county, state, federal and private organization programs available to residents that support educational opportunities, historic preservation, resource and farmland conservation programs, and other appropriate materials
NC.5 The Town shall work with the County to develop appropriate ordinances to manage the size and location of signs and billboards along roadways.	2024 - 2026	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
NC.6 The Town shall enforce standards for new development, including homesteads, commercial development and communication towers, on hills and bluffs so as not to diminish, dominate nor negatively impact the scenic, natural and rural qualities.	Ongoing	
NC.7 The Town shall support conservation and preservation efforts by public and private organizations that prevent fragmentation of ecological communities	Ongoing	

including the forested tracts of the Baraboo Bluff Range by supporting programs which work with willing landowners.		
NC.8 The Town shall work with DNR and USDA in partnership with the development of the SPRA master plan, in order to promote conservation and recreational opportunities for the Town.	Ongoing	
NC.9 The Town shall work with DOT to promote safe crossings across Highway 12 to access SPRA and other public lands within the town.	2024 - 2030	Encourage the WDOT to establish a pedestrian crossing between the Bluffview Community and SPRA for improved quality of life and generate interest in commercial development.
NC.10 The Town shall protect identified wildlife habitats and corridors by encouraging such to be incorporated into development plans.	Ongoing	
NC.11 The Town shall establish and encourage buffer zones, including size and type that will minimize potentially conflicting adjacent land uses and protect the identified significant natural or cultural resources and registered historic resources.	Ongoing	
NC.12 Identify and protect major drainage corridors through watershed best management practices in order to aid in the management of stormwater run-off.	Ongoing	
NC.13 The Town shall continue to enforce ordinances to manage the development in the Baraboo Bluffs to minimize fragmentation. This should include, but not be limited to driveway lengths and design standards.	Ongoing	The Town will review and update Town ordinances to ensure consistency with this plan.
NC.14 The Town shall maintain a relationship with the Ho Chunk Nation in their efforts to care for the Pioneer Cemetery located on Ho Chunk lands, formerly BAAP.	Ongoing	Continue involvement in development of the Sauk Prairie Recreation Area and support the Ho-Chunk Sacred Earth Area.

### Transportation, Utilities & Community Facilities Timetable:

Policy	Timeframe	Action
TUF.1 Work with the Wisconsin Department of Transportation to review access limitations onto USH 12 near the Sauk Prairie Recreation Area to ensure the	Ongoing	Encourage the WDOT to establish a pedestrian crossing between the Bluffview Community and SPRA for improved quality of life and generate interest in

connectivity and safety of the regional transportation system.		commercial development.
TUF.2 Work with the Wisconsin Department of Transportation to remove trees that hinder visibility at the intersection of Kings Corner Rd and US Hwy 12 to ensure the safety of motorists.	2024	Request removal of trees at Kings Corner Rd and U.S.H. 12.
TUF.3 Encourage public sanitary sewer service accommodations for existing and future developments with higher density patterns.	Ongoing	Encourage a community well/septic system for any expansion of subdivisions.
TUF.4 The Town shall continue to maintain roads and road systems.	Ongoing	Continue involvement with LRIP. Explore opportunities to for shared road agreements such as Burma Road to keep open for recreational purposes.
TUF.5 The Town shall continue to enforce a driveway ordinance.	Ongoing	The Town will review and update Town ordinances to ensure consistency with this plan.
TUF.6 The Town shall work with the County to develop appropriate ordinances to manage the size and location of signs and billboards along roadways.	2024 - 2026	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
TUF. 7 Support of the Bluffview Sanitary District in efforts to maintain utilities to the Bluffview community for sanitary and well services.	Ongoing	
TUF. 8 Continue to upgrade and improve the Community Center for the residents of the Town of Sumpter, as per the long-range maintenance plan.	Ongoing	Explore opportunities for grant monies available to maintain and/or refurbish Community Center.

**Intergovernmental Cooperation Timetable:**

Policy	Timeframe	Action
IG.1 Explore cooperative opportunities for shared road policies and programs.	Ongoing	Share short and long range road project plans with neighboring townships, coordinate projects where applicable.
IG.2 Encourage many opportunities for open communication between agencies and the Town.	Ongoing	Keep a copy of the Comprehensive Plan accessible to the public and adjacent municipalities by posting on the Town website and sending on request.
IG.3 Continue actively being involved and provide input in County Government on a regular basis.	Ongoing	Provide written comment or send representative concerning applicable issues in front of the county or related agency meetings.
IG.4 Work cooperatively with school districts when applicable.	Ongoing	

IG.5 Promote the establishment of consistent regulations and/or standards along the USH12 corridor.	Ongoing	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
IG.6 Continue to work with Sauk County on land use policies that reflect current or future trends, for example, clustering, transfer of development rights and purchase of development rights.	Ongoing	Cooperate with the Land Resources and Environment Department on amending the Sauk County Zoning Ordinance.
IG.7 Work with the town of Prairie du Sac on watershed projects for Otter Creek.	Ongoing	Continue to support landowners that participated in the Otter Creek Watershed Management Plan and seek continued funding for future land use practices that support water quality.
IG.8 Continue discussions with the Wisconsin Department of Transportation (DOT) on access issues along the USH 12 corridor.	Ongoing	Encourage the WDOT to establish a pedestrian crossing between the Bluffview Community and SPRA for improved quality of life and generate interest in commercial development.

**Land Use Timetable:**

Policy	Timeframe	Action
LU.1 The density policy of the Town of Sumpter is one dwelling unit per 35 acres in areas zoned Exclusive Agricultural.	Ongoing	
LU.2 The number of potential building sites shall be based on the Town's rural density policy and is calculated using contiguous acreage amounts under one ownership.	Ongoing	
LU.3 The density policy of the Town does not apply to Lots of Record, which are lots legally created and recorded in the Sauk County Register of Deeds office that met the zoning requirements at the time they were created. This requires that lots created between 1979 and 1987 that were less than 10 contiguous acres would have been created by way of a Certified Survey Map. Parcels created after 1987 by a means other than a Certified Survey Map and well less than 35 acres are recognized as illegal nonconforming lots and therefore are unbuildable.	Ongoing	
LU.4 The density policy does not apply to lots of 1 to 5 acres created through a farm consolidation since 1987.	Ongoing	

LU.5 The Town shall utilize Town and County ordinance regulations to assist with the decision-making process on land use matters.	Ongoing	
LU.6 The Town shall consider and support rezones and CUP requests at the County level only when proof has been provided that the proposed use will not create a potential land use conflict with surrounding property owners, that the proposed use will not have adverse impacts on the environment, and that adequate public facilities to accommodate the development either exist or will be provided within a reasonable time to handle any direct or potential increases in service including roads, utilities, schools, emergency services, police protection and refuse handling.	Ongoing	
LU.7 The Town shall develop criteria for the siting of non-farm residential development to minimize the impacts on existing farmsteads and the visual, environmental, and significant natural features of the rural landscapes of the Town.	Ongoing	The Town will review and update Town ordinances to ensure consistency with this plan.
LU.8 Using the Town's density policy, a landowner may choose to create smaller lots of 1-5 acres up to a maximum of 3 lots per contiguous property under one ownership in conjunction with the PRD program.	Ongoing	
LU.9 Using the Town's density policy, a landowner(s) may choose to create a rural subdivision utilizing the Town's density policy and in conjunction with the PRD program or through the rezone to a residential district.	Ongoing	The shall review each proposal individually to evaluate placement based on the Planned Rural Development conservation areas, surrounding land use, relevant infrastructure, and pertinent rezone criteria.

### **Utilizing the Plan:**

As the Town begins implementing the plan, it should regularly review the goals and policies to ensure that land use decisions being made are following the vision of the Town. Below are criteria specifically for reviewing the change of land use districts and to avoid spot zoning of individual parcels.

#### **➤ Rezone Criteria:**

- a) The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan

- b) The proposed amendment is consistent with the Town's *Map 11-3: Future Land Use*.
- c) Factors have changed since the last comprehensive plan and map adoption that warrants the change.
- d) If rezoning land out of an agricultural district, the plan commission shall find all of the following:
  - i) The land is better for non-agricultural use.
  - ii) The rezone is consistent with the Comprehensive Plan.
  - iii) The rezone is consistent with the Farmland Preservation Plan

The rezone will not substantially impair or limit current or future agricultural use of surrounding parcels of land zoned for agriculture.

➤ **Spot Zoning Criteria:**

“Spot Zoning” means amending a zoning ordinance whereby a single lot or area is granted privileges which are not granted or extended to other land in the vicinity, in the same use district.

Spot zoning shall be considered undesirable and a hindrance to long-term planning efforts by causing land use conflicts. When making a decision on a rezone request, or land use change, each of the criteria below should be addressed. If the rezone meets the criteria below, it is considered spot zoning and therefore should be avoided.

- The rezone area is small compared to the surrounding zoning districts.
- The rezone district is inconsistent with the surrounding zoning districts.
- The rezone would be to the sole benefit of the applicant and does not serve as a public benefit.
- The rezone is inconsistent with the purpose and planned zoning district in the Comprehensive Plan.

### **Plan Amendments**

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as minor changes to the maps or text. As frequent amendments to accommodate specific development proposals should be avoided, the Plan should be reviewed for all potential amendments every three years. The plan should be reviewed as necessary where neighboring municipalities amend their comprehensive plan and when state or local ordinances are amended.

### **Amendment Procedure**

The state comprehensive planning law requires that the Town use the same basic process to amend or add to the Plan as it used to initially adopt the Plan. This does not mean that new vision sessions or forums need to be held. This does mean that the Plan Commission must hold



a Public Hearing, properly noticed at least 30 days in advance and the public has been given time to review and respond in writing to the proposed amendment(s) to the *Plan*. The Plan Commission then reviews the proposed amendments and makes a recommendation, by adopting a resolution by majority vote, to the Town Board for either approval or disapproval of the amendments to the *Comprehensive Plan*. The Town then proceeds to either adopt or deny the amendment(s) to the *Plan* by ordinance according to the procedures outlined in Wis. Stat. §66.1001. The Plan Commission must also distribute copies of the amendment(s) of the *Plan* to affected and surrounding local governments.

### **Plan Updates**

The State Comprehensive Planning Law requires that the Comprehensive Plan be updated at least once every ten years. An update is a substantial re-write of the Plan document and maps and must follow all procedures of plan adoption as outlined at the beginning of the implementation portion of this *Plan*.