

2016 Update to:

Planning Report

Town of Sumner 2025 Comprehensive Plan

**Town of Sumner
Jefferson County, Wisconsin
October 2002**

**Table 1-1
Population Trends
Town of Sumner
1970 – 2000; updated with 2010 Data**

Census Count					# Change					
1970	1980	1990	2000	2010*	1970-80	1980-90	1990-00	2000-10*	1970-00	1970-10*
954	973	822	904	832	19	-151	82	-72	-50	-122

Source: U.S. Bureau of the Census, 1970-2000

*Source: 2010 U.S. Census Count as provided by Wisconsin Department of Administration;

The Wisconsin Department of Administration also indicated the Demographic Services Center’s preliminary estimate of the January 1, 2014 population for the Town of Sumner in Jefferson County is 824. This represents a change of -8 persons (-0.96%) since the 2010 Census. Wisconsin’s total population is estimated at 5,733,000 which is a change of 46,014 persons and 0.81%

**Comparative Population Projections
Town of Sumner**

Add to Figure 1-4:

Note: In 2014, the projected 2019 population is 771.

**Table 2-1
Housing Supply
Town of Sumner
1990 – 2000; updated with 2010 data**

	1990	2000	2010	# Change 1990-00	% Change 1990-00	# Change 2000-10	% Change 2000-10
Total Units	541	555	507	14	2.6%	-48	8.7%
Occupied Units	324	370		46	14.2%		
Owner Occupied	270	319		49	18.1%		
Renter Occupied	54	51		-3	-5.6%		
Vacant Year Round Units	217	185		-32	-14.7%		
Seasonal Units	202	163		-39	-19.3%		

Source: U.S. Bureau of the Census, 1990-2000.

Note: The decrease in the Housing Supply from 2000-2010 is believed to be a result of flooding in 2007-08 in areas such as North Shore, Lamp Road and Willow Road.

**Map 3-1
EXISTING TRANSPORTATION FACILITIES
Town of Sumner**

See Copy of Map for the following:

- Updated Traffic Counts
- Corrected / Updated Names of Roads, Creeks, etc.
 - Lake Drive is now Glen Oaks Road
 - Kumps Creek (not previously labelled)
 - Olsen Bay should be Olson Bay

**Map 8-2
EXISTING ZONING
Town of Sumner**

The area zoned "Community C" (Shaded Red) – The following discrepancy is noted: the wetlands in the middle of the shaded area should possibly be excluded.

**Table 8-2
Equalized Valuation
Town of Sumner
1998 – 2001; updated with 2014**

Year	Residential	Commercial	Manufacturing	Agricultural	Swamp and Waste	Forest	Other	Total Real Estate
1998	45,357,100	879,800	0	4,066,800	2,111,300	564,400	7,297,900	60,277,300
1999	48,602,400	806,000	0	3,960,600	1,325,700	648,900	5,394,600	60,738,200
2000	54,607,100	806,000	0	2,405,300	1,607,600	780,500	5,903,500	66,110,000
2001	58,001,600	827,700	0	2,402,400	2,069,100	1,046,000	6,504,700	70,851,500
2014	99,660,000	1,215,000	0	1,939,400	2,264,300	1,421,800	3,234,300	109,734,800

Source: Wisconsin Department of Revenue, Statement of Changes in Equalized Values by Class and Item, 1998-2001

Source: Wisconsin Department of Revenue, 2014 Statement of Merged Equalized Values by Real Estate Classes

As indicated by Table 8-2, the total equalized value for real estate in the Town of Sumner increased by approximately 17.5% from 1998 to 2001 and then 54.9% from 2001 to 2014.

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Section 8.8 Preferred Land Use Classifications

Urban Service Area

At the end of the second paragraph (which starts with “In addition, promoting this area for residential development is consistent . . .”), add the following (from August 3, 2015 Planning Commission Meeting Minutes):

In 2015, the Planning Commission indicated an estimate of 25-50 homes could be developed over the next 20 years that are in the CKSD.

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Section 8.8 Preferred Land Use Classifications

Environmental Corridor

In the paragraph at the top of page 8-25, add the following wording shown in *italics*:

The Town of Sumner contains three large blocks of environmental corridors associated with Koshkonong Creek, a large wetland complex that is centrally located in the town, and the area around Mud Lake. *In addition, a forest corridor associated with potential future County park is identified as the Oakland Highlands (in Section 2, north of Highway 106; see page 8-32, Map 8-5).*

Page 8-27 & 8-28

MAP 8-5 YEAR 2025 PREFERRED LAND USE Town of Sumner

See Copy of Map 8-5 to review the following:

- The black outline for the west Commercial Hamlet includes a white section that appears too large as it is more wetlands (inappropriate for inclusion)
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Section 8.8 Preferred Land Use Classifications

Carcajou Point

In the third paragraph on page 8-31, update the paragraph to remove the last sentence and add the 2015 update as shown in *italics*:

The Carcajou Hunting Club has hunting and fishing rights, in the form of easements, on property just south of the area proposed for development as a Residential Hamlet. Given the location of this property in relation to existing and proposed residential development, it is recommended that the town work with the Carcajou Shooting Club and private landowners in the area to determine if the land at the end of the point between Carcajou Road and White Crow should be utilized as a passive recreation park with minimal improvements. ~~In addition, the town should also investigate the viability of a cluster sewer system to service existing and proposed residential development in this area.~~

2015 Update: the Southern most portion is now a park and future expansion to the North should be considered for park use.

Page 8-32

Section 8.8 Preferred Land Use Classifications

Neighborhood Parks

At the end of the first paragraph in the Neighborhood Parks subsection, add:

Subsequently, the County transferred ownership of the Busseyville Park to the Town of Sumner, the Town accepted the gift of land at the end of Carcajou Point (which is now called the Carcajou Preservation Park), and the Town opened to the public the East Lake Park, located at the end of the East Lake Road, which was deeded to the public in the original plat (in Section 16).

Section 8.9 Land Use and Lake Planning Considerations and Recommendations

WDNR Report – Lower Rock River Basin Water Quality Management Plan, 1998

Correct Allen Creek to *Ellen Creek* (as shown below) and add *Kumps Creek* According to this report, the Town of Sumner falls entirely within the Lower Koshkonong Creek Watershed. This watershed is significantly impacted by both urban and rural runoff. In addition, the Upper Koshkonong Creek Watershed contributes a significant portion of nutrient and sediment loads to this watershed. Surface water features within the Town of Sumner as reported in this plan include ~~Allen~~ *Ellen Creek*, *Koshkonong Creek*, *Kumps Creek*, and *Lake Koshkonong*.

Section 8.9 Land Use and Lake Planning Considerations and Recommendations

Rock-Koshkonong Lake District Survey Results

Add the following at the end of this sub-section:

The Town of Sumner should continue to review and support Lake Koshkonong restoration planning.
