

**SECTION 5:
Element 2: HOUSING**

A. BACKGROUND INFORMATION

Like most rural towns in Wood County and elsewhere, Sherry’s housing stock has traditionally consisted of single family dwellings. Most of those have been farm homes, although, in recent times, some non-farm residential homes have been constructed in the town.

B. HOUSING STOCK ASSESSMENT

The following is an attempt to inventory the existing housing stock in the Town of Sherry. While there are some dwelling units in need of repair or removal, these are few in number and the majority of available housing are adequate to maintain average living conditions for residents.

1. AGE CHARACTERISTICS

The age of the housing stock in the Town of Sherry is widely varied. Table 5-1 below provides a summary of age characteristics by age cohort.

TABLE 5-1				
AGE OF HOUSING STOCK				
AGE COHORT	NUMBER	% OF TOTAL	WOOD COUNTY	WISCONSIN
1990-2000	50	17.48%	13.78%	16.80%
1980-1989	41	14.34%	12.33%	10.80%
1970-1979	37	12.94%	18.61%	16.90%
1960-1969	17	5.94%	13.29%	11.90%
Pre-1960	141	49.30%	41.99	43.70%
TOTAL	286	100.00%	100.0%	100.%

Source: U.S. Census, * Data was combined in Census

Almost 50% of the housing stock in Sherry was constructed pre-1960, compared to 41.99% in Wood County and 43.70% in the State. The town had 17.48% construction between 1990 and 2000 which is higher than the County and State.

The numbers of single-family new house construction building permits are reflected in Table 5-2.

TABLE 5-2		
SINGLE-FAMILY NEW HOUSE CONSTRUCTION BUILDING PERMITS		
YEAR	NUMBER	AVERAGE COST
1996	2	\$ 60,000
1997	0	\$ -
1998	2	\$ 95,400
1999	5	\$ 93,000
2000	2	\$ 77,500
2001	4	\$ 128,800
2002	1	\$ 50,000
2003	3	\$ 84,000
2004	7	\$ 104,900
2005	4	\$ 147,500
2006	3	\$ 140,000
2007	3	\$ 140,000
2008	3	\$ 140,000
2009	2	\$ 140,000
2010	7	\$ 160,200
2011	3	\$ 184,667
Total	51	

In fact, since the 1980-1989 period Sherry has a higher percentage of newer homes than the County and State.

Source:<http://www.city-data.com/city/Sherry-Wisconsin.html> Pages 3 & 5

2. STRUCTURAL CHARACTERISTICS

The actual housing stock in Sherry is comprised mostly of single family residences with 6.1 rooms on average. In 2000 there were 10 vacant housing units which comprised 3.6%. In 1990 there were 6 vacant housing units or 2.38%. Table 5-3 below shows the composition of rooms per household according to the U.S. Census, 2000.

TABLE 5-3		
ROOMS PER HOUSEHOLD		
ROOMS	NUMBER	% OF TOTAL
1 Room	0	0.00%
2 Rooms	2	0.68%
3 Rooms	6	2.05%
4 Rooms	32	10.92%
5 Rooms	62	21.16%
6 Rooms	65	22.18%
7 Rooms	66	22.53%
8 Rooms	35	11.95%
9 or More	25	8.53%

3. SEASONAL HOUSING

Seasonal housing plays a minimal role in the demographics and economy of Wood County.

4. VALUE CHARACTERISTICS

Homes in the Town of Sherry may be valued as high as \$299,999, but this is uncommon. Most homes in the town are valued between \$50,000 and \$150,000 according to the 2000 census. This holds true for Wood County and the State of Wisconsin as well.

5. OCCUPANCY CHARACTERISTICS

The 2000 U.S. Census reports the Town of Sherry had 280 total housing units, 270 occupied housing units (or households) within its unincorporated boundary of which 245 were owner-occupied housing units and 25 renter-occupied housing units. There were 10 vacant units. Average family size was 3.36. Average household size in the occupied housing units was 3.0 persons. The average household size for Wood County was 2.34, and 2.50 for the State of Wisconsin.

6. PARCEL SALES

During 2010, the Town of Sherry had 21 total sales Table 5-4 below gives the sales range of each type of parcel sold during 2009 and 2010.

TABLE 5-4		
Type of Property & Sale Price	2009 SALES, TOWN OF SHERRY	2010 SALES, TOWN OF SHERRY
	Number of Sales	Number of Sales
Residential		
\$0 - \$50,000		
\$50,000 - \$100,000		
\$100,000-\$200,000	2	5
\$200,000 and above		
Commercial/Agricultural		
\$0 - \$200,000		
Vacant Land		
\$0 - \$30,000	5	6
\$30,000 - \$50,000	5	3
\$50,000 - \$80,000	4	2
\$80,000 - \$100,000	1	1
\$100,000 - \$200,000	2	4
\$200,000 and above	1	
Total	20	21

Source: Wood County Clerk

C. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Housing section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

a. The overall housing goal of the Town of Sherry is to allow for additional homes and other building development, while still promoting agriculture.

b. Encourage the maintenance or rehabilitation of existing housing stock.

2. OBJECTIVES

It is the objective of the Housing section to achieve our goal through local control by utilizing the coordination process at the town level.

a. The Town intends to coordinate with other housing authorities in development of future housing needs.

b. The Town will work with Wood County to coordinate development consistent with future land use as the need arises.

3. POLICIES

Any policies adopted by the Town or Town appointed committees must be consistent with the goals of this section and overall coordination plan.

a. It is the Town's intent to preserve the right to coordinate with zoning and housing authorities to promote housing development that meets the future needs of the community.