

### 3. Housing

The following is an analysis of the current housing situation in the Town based on 2000 Census statistics. This information is provided to assist in addressing future housing needs and growth.

#### Housing Units by Type and Year Built

Tables 3.1 and Table 3.2 provide information on existing housing structures in the Town of Medary, La Crosse County, State of Wisconsin and the U.S. As of the 2000 census over 80% of Medary's housing units were single family units. La Crosse County, the State of Wisconsin and the Nation had less single family units and reported 60%, 66% and 60.3 percent respectively. The 2<sup>nd</sup> largest housing group in Medary was mobile homes at 9.4%.



**Table 3.1 Town of Medary, Housing Units by Type, 2000**

Type	Town of Medary	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	492	82.3	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	7	1.2	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	29	4.8	4,178	9.6	190,889	8.2	4,995,350	4.3
3 or 4 units	5	0.8	1,966	4.5	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	2,210	5.1	106,680	4.6	5,414,988	4.7
10-19 units	2	0.3	1,847	4.2	75,456	3.3	4,636,717	4.0
20 or more units	7	1.2	3,130	7.2	143,497	6.2	10,008,058	8.6
Mobile Home	56	9.4	2,675	6.2	101,465	4.4	8,779,228	7.6
Other	0	0.0	12	0.0	2,703	0.1	262,610	0.2
<b>Total</b>	<b>598</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000



**Table 3.2 Town of Medary, Year Structure Built, 2000**

Year Built	Town of Medary	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to 03/2000	19	3.2	1074	2.5	50735	2.2	2,755,075	2.4
1995-1998	37	6.2	3417	7.9	170219	7.3	8,478,975	7.3
1990-1994	41	6.9	3198	7.4	168838	7.3	8,467,008	7.3
1980-1989	90	15.1	5568	12.8	249789	10.8	18,326,847	15.8
1970-1979	191	31.9	8013	18.4	391349	16.9	21,438,863	18.5
1960-1969	74	12.4	4847	11.1	276188	11.9	15,911,903	13.7
1940-1959	97	16.2	8318	19.1	470862	20.3	23,145,917	20.0
1939 or Earlier	49	8.2	9044	20.8	543164	23.4	17,380,053	15.0
<b>Structures</b>	<b>598</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

Over 30% of Medary's housing stock has been constructed since 1980 as compared to the County, State, and Nation which reported 30.5%, 27.6%, and 32.8% during this same time period.

**Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government, 2000**

Governmental Unit	2000 Median Housing Value
T. Barre	124,300
T. Campbell	94,600
T. Hamilton	123,800
<b>T. Medary</b>	<b>128,500</b>
T. Onalaska	111,100
T. Shelby	129,500
C. La Crosse	85,100
C. Onalaska	114,400
<b>La Crosse Co</b>	<b>96,900</b>
<b>State</b>	<b>112,200</b>
<b>U.S.</b>	<b>119,600</b>

Source: Bureau of Census, 2000

### Median Housing Value

The median value of a home in the Town of Medary was \$128,500 in 2000, compared to La Crosse County at \$96,900 (See Table 3.3). This value was the second highest in the County; only the Town of Shelby recorded a higher value at \$129,500. The Town of Medary's median value exceeds the County, State and Nation.

### Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Medary, adjacent towns, La Crosse County, the State and Nation. In the Town of Medary 89.2% of houses are owner occupied housing units compared to 65.1% in La Crosse County, 89.8% State, and 66.2% in the Nation. As of the 2000 Census, the Town of Medary has an 8.1% vacancy rate for available housing. The available housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

Table 3.4 Housing Unit Occupancy Rates, 2000

Governmental Unit	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
T. Barre	347	83.6	16.4
T. Campbell	1,754	77.1	22.9
T. Hamilton	697	87.8	12.2
<b>T. Medary</b>	<b>530</b>	<b>89.2</b>	<b>10.8</b>
T. Onalaska	1,777	91.6	8.4
T. Shelby	1,771	92.9	7.1
C. La Crosse	21,110	50.9	49.1
C. Onalaska	5,893	68.1	31.9
<b>La Crosse Co</b>	<b>41,599</b>	<b>65.1</b>	<b>34.9</b>
<b>State</b>	<b>2,084,544</b>	<b>89.8</b>	<b>10.2</b>
<b>U.S.</b>	<b>105,480,101</b>	<b>66.2</b>	<b>33.8</b>

Source: Bureau of Census, 2000

Table 3.5 Housing Unit Vacancy Rates, 2000

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Barre	1.7	1.7
T. Campbell	0.4	4.1
T. Hamilton	0.3	4.5
<b>T. Medary</b>	<b>0.6</b>	<b>8.1</b>
T. Onalaska	0.4	4.5
T. Shelby	0.8	4.6
C. La Crosse	1.0	5.1
C. Onalaska	0.9	3.7
<b>La Crosse Co</b>	<b>1.0</b>	<b>4.9</b>
<b>State</b>	<b>1.2</b>	<b>5.6</b>
<b>U.S.</b>	<b>1.7</b>	<b>6.8</b>

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household between 1980 and 1989, 25.9 percent. Between 1990 and March 2000, 48.1% of residents moved into their present household.

Table 3.6 Town of Medary, Year Householder Moved In

Year Moved In	Percent
1999 to March 2000	9.2
1995 to 1998	20.9
1990 to 1994	18.0
1980 to 1989	25.9
1970 to 1979	16.5
1969 or Earlier	9.5

Source: U.S. Bureau of Census, 2000

### Affordability of Housing

Table 3.7 illustrates the affordability of housing in the Town, surrounding municipalities, La Crosse County, State of Wisconsin and the Nation. Over 17% of Town of Medary residents spent more than 30% of their incomes on their housing units. This was a higher percentage than the County and lower than the State and Nation. Almost half of Medary's residents spend less than 15 percent on their housing units.

Table 3.7 Percent of Income Spent on Owner Occupied Units, 2000

Governmental Unit	Total Owner Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Barre	157	47.8	37.6	14.6	0.0
T. Campbell	1,313	45.1	41.5	13.4	0.0
T. Hamilton	471	35.0	46.9	18.0	0.0
<b>T. Medary</b>	<b>396</b>	<b>46.2</b>	<b>35.5</b>	<b>17.7</b>	<b>0.5</b>
T. Onalaska	1,291	30.8	53.1	15.1	1.0
T. Shelby	1,415	48.3	40.3	10.7	0.6
C. La Crosse	9,198	38.6	42.8	18	0.6
C. Onalaska	3,348	33.3	52.3	13.8	0.6
<b>La Crosse County</b>	<b>21,881</b>	<b>37.5</b>	<b>45.2</b>	<b>16.8</b>	<b>0.5</b>
<b>State of Wisconsin</b>	<b>1,122,467</b>	<b>36.8</b>	<b>45</b>	<b>17.8</b>	<b>0.4</b>
<b>United States</b>	<b>55,212,108</b>	<b>36.5</b>	<b>40.8</b>	<b>21.8</b>	<b>0.8</b>

Source: Bureau of Census, 2000

Table 3.8 portrays renter occupied units and percent of income spent on such units in the Town of Medary, surrounding municipalities, La Crosse County, State of Wisconsin, and the Nation. Most Medary residents spend less than 30% on their renter occupied units. Only 9 percent of Medary residents spend more than 30% on their renter occupied unit as compared to the County (33.6%), State (32.3%) and Nation (36.8%).

Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Barre	48	29.2	37.6	14.6	18.8
T. Campbell	411	31.4	38.7	26	3.9
T. Hamilton	36	41.7	58.3	0	0.0
<b>T. Medary</b>	<b>53</b>	<b>43.4</b>	<b>41.5</b>	<b>9.4</b>	<b>5.7</b>
T. Onalaska	139	7.2	75.5	2.9	14.4
T. Shelby	89	18	49.4	23.6	9.0
C. La Crosse	10,380	19.2	41.8	36.2	2.8
C. Onalaska	1,877	27.4	39.8	31.6	1.2
<b>La Crosse County</b>	<b>14,358</b>	<b>21.1</b>	<b>42.2</b>	<b>33.6</b>	<b>3.2</b>
<b>State of Wisconsin</b>	<b>641,672</b>	<b>21.1</b>	<b>41.5</b>	<b>32.3</b>	<b>5.2</b>
<b>United States</b>	<b>35,199,502</b>	<b>18.1</b>	<b>37.5</b>	<b>36.8</b>	<b>7.5</b>

Source: Bureau of Census, 2000

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