

Housing Study and Needs Assessment

Sauk County Development Corporation
October 2018

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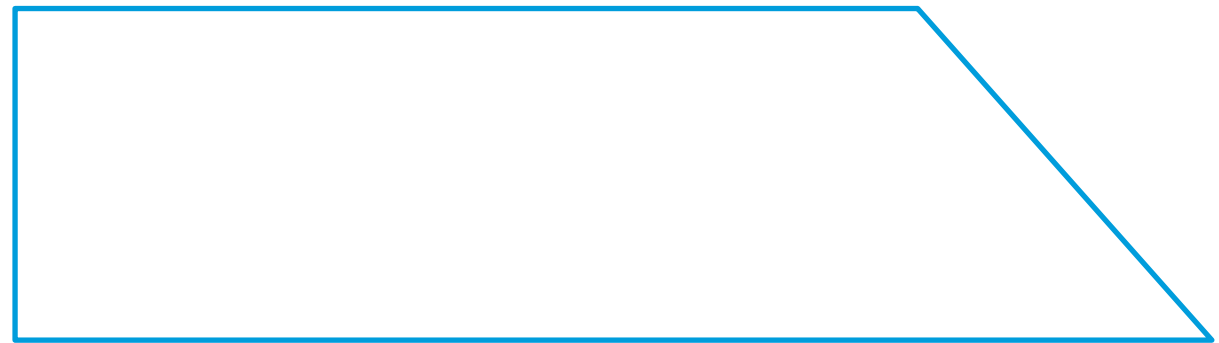
Finally, special thanks to the people of Sauk County who make it a great place to live, work, and play.

Plan Sponsors:



CONTENTS

Page 1	Chapter 1: Executive Summary
Page 4	Chapter 2: Sauk County Needs Assessment
Page 30	Chapter 3: Baraboo Needs Assessment & Strategies
Page 60	Chapter 4: Prairie du Sac Needs Assessment & Strategies
Page 83	Chapter 5: Reedsburg Needs Assessment & Strategies
Page 111	Chapter 6: Sauk City Needs Assessment & Strategies
Page 135	Chapter 7: Spring Green Needs Assessment & Strategies
Page 157	Chapter 8: West Baraboo Needs Assessment & Strategies
Page 178	Appendix A: State of the Housing
Page 220	Appendix B: County Survey Results
Page 254	Appendix C: Partner Community Survey Results



Chapter 1 – Executive Summary

Executive Summary

Beginning in March 2018, the Sauk County Development Corporation, in partnership with Alliant Energy, the County of Sauk, City of Baraboo, City of Reedsburg, Village of Prairie du Sac, Village of Sauk City, Village of Spring Green, and Village of West Baraboo contracted with Vierbicher to complete a housing study and needs assessment for the county and six partner communities to guide immediate and future housing actions. The study assessed the existing housing supply, identified issues and gaps related to housing, established a demographic profile of the communities, projected current and future demand for housing using available data, and identified potential financing opportunities to achieve the partner communities' housing goals.

The project was divided into four different phases: Engagement, Assessment, Strategy, and Implementation. The engagement phase consisted of four meetings of the project review committee, deployment of a County-wide online survey, a series of stakeholder focus groups, and a public open house. The purpose of this phase was to solicit input from the public and gather qualitative data about the area's housing market.

Survey results showed that 84% of respondents own a single family home on one lot, and 40% of owner-occupied homes have three bedrooms or more. Twenty-two percent (22%) of respondents have an estimated gross annual household income between \$50,000 and \$74,999. Respondents noted that the largest barriers preventing them from investing in their current home include: cost, lack of funds, lack of qualified contractors, and high property taxes. Overall, renters were satisfied with the quality of their leasing process, landlord communication, security deposit experience, and timeliness of repair response. Renters ranked lack of a down payment and existing debt as the first and second highest barriers to purchasing a home.

Two stakeholder meetings were held for each partner community, for a total of twelve meetings. A few of the common themes discovered from these meetings include:

- Homes under \$175,000 are sold within one week.
- Homes over \$175,000 are sold within two weeks.
- Growing demand for senior living.
- Millennials preferring no maintenance and "move-in ready"
- Lack of contractors for small renovations – usually a 4 to 6 month waiting list.
- Rentals are full
- 4-5 month waiting list for rentals
- Short-term rentals are needed for transition - 6-month transition
- Average rent for:
 - 2 bedroom 2 bath = \$1,100 - \$1,200
 - 3 bedroom 2 bath = \$1,400

A more detailed summary of survey results for Sauk County can be found in Appendix B, and more detailed summaries of survey results for partner communities can be found in Appendix C. A more detailed summary of stakeholder interview results for each partner community can be found under the Needs Assessment and Strategies chapter for the corresponding partner community.

The next step in the planning process was the Assessment phase. The Assessment phase involved a review of existing documents and programs, a comparison to the larger geographic region, and analyses of the housing market, housing stock, sales market, rental market, infrastructure and growth. The project team evaluated data showing building permits, building code compliance citations, school enrollment figures, U.S. Census data, Department of Administration demographic projections, and various other sources of information. A detailed analysis of all these findings can be found in the State of the Housing Report (Appendix A) included later in this document.

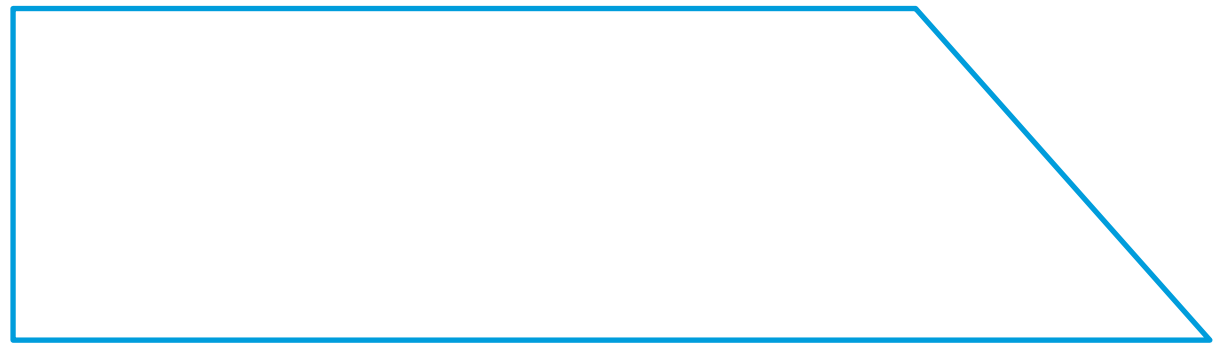
The next step of the planning process involved using the insights gained from the engagement and assessment phases to develop a list of specific needs for each partner community, along with the

strategies needed to address those needs. The project team prepared a summary of future market demands for 5, 10, and 15 year increments that identified the number and type of units, along with the generational impacts that influence housing preferences. The strategies included in the Plan were drafted to:

- Streamline the development process
- Support development of housing types that are not in sufficient supply
- Encourage development of housing options that support the preferences of desired demographics
- Identify specific long-term strategies to match housing demand with appropriate supply
- Identify target performance measurements, benchmarks, and milestones for strategic housing initiatives
- Outline a plan for future housing study updates

The results of the Strategy phase can be found in the Needs Assessment and Strategies chapters for each of the corresponding partner communities.

The final phase of the project was Implementation. As part of this step, the project team prepared the final document for the Plan including a set of strategies and initiatives to address housing issues and identified opportunities. The strategies were grouped by goals and objectives and included into an implementation matrix for each partner community. The matrix identified the parties responsible for carrying out the plan, the timing for how long each strategy will require to implement, and the potential funding required for each action (if necessary). The matrix also included a list of existing efforts and local housing economic development partner programs. The Implementation Matrices for each partner community are the final element of the document prior to the appendices.



Chapter 2 - Sauk County Needs Assessment and Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the county from a county-wide survey, stakeholder interviews and county demographic and housing data. The county-wide survey includes key highlights from summary results found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the partnership communities in order to gain a diverse collection of local input.

The Needs Assessments are derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Agency data was collected for the County and each partnership community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for each community. Needs for the County were then assessed from this data and presented below.

Survey Results Summary

The majority of participants are from the Towns located in Sauk County, followed by the City of Baraboo (19%), and then the City of Reedsburg (15%). Twenty-nine percent of the participants have been at their current residence for only 1-2 years. A total of 24% of the participants have been in their current residence for 20+ years. According to the survey, the age of household members are mainly between the ages of 45-64 at 27% followed by under 18 years old (24%)

The majority of participants own a single-family home on one lot (84%). Forty percent of the homes have three bedrooms or more. Almost 70% of participants are married or living with a partner. Twenty-two percent of the participants estimated gross annual household income is \$50,000 - \$74,999. More than 21% of participants spend more than 30% of their annual gross income on rent/housing costs. For the household member no. 1, 25% of participants work in the professional, research, management field, While 9% are retired. Forty-six percent of participants have been with the same employer for over 10 years. Twenty-three percent of have only been with their employer for 1-3 years. Over 40% of participants travel more than 10 miles for work, while 40% travel less than 3 miles.

Fifty-seven percent of the household member no. 2 work full time. Twenty-one percent of the household members' no. 2 work in the professional, research, and management fields. Thirty-eight percent of household member no. 2 participants have been with the same employer for over 10 years. Twenty-three percent of respondents have only been with their employer for 1-3 years.

More household member no. 2 travel further to work than household members' no. 1. A total of 49% state they travel more than 10 miles to work, while 32% travel less than 3 miles. A majority of employers are located in the City of Baraboo (30%) followed by 23 % working outside of the county. Almost 80% drive their personal vehicle to work.

Appendix B provides the full open-ended questions and the responses. Participants noted that the barriers preventing them from investing in their current home include:

- Cost
- Lack of funds
- Lack of qualified contractors
- High property taxes

Of the survey participants that indicated they are a renter, 43% have two members living in the household and 53% of those renters have only one person paying rent to the landlord. Only 9% of renters have moved five or more times in the last five years, while 34% have not moved at all.

Overall, renters were satisfied with the landlord experience when it comes to quality of leasing process, landlord communication, security deposit experience, and repair response experience. A total of 38% of renters spend more than \$1,000 on housing expenses. Renters ranked lack of down payment as the highest ranking barrier to purchasing a home, followed by existing debt. Participants ranked cost and dwelling type as the top two barriers to determining current or future housing.

Appendix B provides detailed graphs showing the features that are most important when selecting a home or apartment. However, only 34% stated they are not willing to spend any additional funds to obtain the housing unit they prefer, while 36% are willing to spend less than \$300 and 23% are willing to spend \$300 - \$599. Additionally, there are graphs, based on the survey participant's perspective, indicating the housing needs in the community such as affordable homes for first-time buyers and multi-family rental. One of the final questions asked if the survey participant personally knows someone in the region who is struggling with housing costs, and may be in danger of becoming or is currently homeless. A total of 40% of survey participants indicated yes on this question, while 5% indicated their household is struggling with housing costs.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Sauk City and Prairie du Sac meetings were combined. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. Below is the number of participants for each community.

- Baraboo, City of - 6
- Sauk Prairie - 5
- Reedsburg, City of - 9
- Spring Green, Village of - 8
- West Baraboo, Village of - 1

Appendix D provides the full results of the Stakeholder meetings. The following is a summary of the common themes/answers from each meeting.

- Homes under \$175,000 are sold within one week.
- Homes over \$175,000 are sold within two weeks.
- Growing demand for senior living.
- Seniors and farmers want to move to city/village because they are downsizing and because they do not want the maintenance or mowing.
- Millennials also do not want maintenance or to mow.
- Millennials are looking for a home that is move-in ready. Do not want or do not have time to put in sweat-equity.
- Need 3-bedroom homes/rentals. However, there is a deficiency in 3 and 4 bedroom rentals (developers cannot make a profit on these types of units).
- The 2008 recession put fear into developers. So a lot of developers moved onto other careers/jobs. The few developers that stayed are now finding it hard to find skilled workers though.

- Not enough contractors for small renovations. There are 4-6 month waiting lists for small renovations.
- Small renovation contractors are usually found through word of mouth and not in yellow pages.
- Buying homes is delayed 10 yrs after college graduation due to high student loans and home need to be move-in ready, without extra renovation costs.
- Sellers are receiving asking price or more
- Rentals are full
 - 4-5 month waiting list for rentals
 - Short-term rentals are needed for transition - 6-month transition
- Average rent for:
 - 2 bedroom 2 bath = \$1,100 - \$1,200
 - 3 bedroom 2 bath = \$1,400

These common themes/answers reflect opinions and observations that were similar amongst the partnership communities. These provide valuable insight into actual housing market conditions which cannot always be captured by Census and other data. For example, a common theme amongst stakeholders was that rentals are full. In some cases, there was an observed 4-5 month observed waiting list. The Census data shows rental vacancy rates range from 4.5% in the County to 7.4% in Spring Green to 0% in Sauk City, with most rental rates being in the 3% to 5% range. However, these rental vacancies could include undesirable units which are not appealing to stakeholders and local residents. They could also include rentals which are not properly advertised and very difficult to find, thus not seeming available to local stakeholders. In addition, Census data was collected in 2016 as a sample of the population, not a full count of the housing stock. This slightly older data did not reflect recent increased demand for housing, which, combined with sampling errors, most likely contributed to the difference between observed vacancy rates and the Census vacancy rates.

In addition, the Rental Market Analysis, Figure A66 in Appendix A, shows spot checks of local community vacancy rates, using rental search sites, to range from zero to 9.5% for different housing types, with a significant number of vacancy rates in the 5% to 6% range.

However, looking closely at the Rental Market Analysis, no multi-family units with three (3) or four (4) bedrooms were found. Only studios, one (1) and two (2) bedroom multi-family vacancies could be found. Thus, stakeholder input is indeed reflective of the Rental Market Analysis when specific types of units are looked at.

Another important common answer amongst the stakeholders was that observable rents ranged from \$1,100 to \$1,200 for a two (2) bedroom units and \$1,400 for a three (3) bedroom units, on average. Census data shows, for the Partnership Communities, that rents ranged from \$738 per month for Sauk County to \$674 in Sauk City to \$972 in Prairie du Sac. Census data shows average rents by the community, not by specific housing type or size. In addition, Census rents include very-low, low and moderate income rental units which are not available to many stakeholders and serve to bring the average rental rate down while not reflecting the actual market-rate rents seen in the communities. Also, Census data that includes studios and one (1) bedrooms would bring down rent averages and differ from the rents for the larger units preferred by the stakeholders. Looking at the Figure A66 in the Rental Market Analysis, rents are higher for most communities than Census rents, yet are reflective of a combination of smaller and larger units, as well as older units which may not be desirable and not reflective of those units which are currently leased and are in high demand. Thus, these rents will appear lower than those observed by community stakeholders.

County Needs Assessment Summary

Population

Trends from US Census data and projections from the Wisconsin Department of Administration show several demographic patterns emerging in Sauk County. Sauk County is growing, yet has a slightly older population than the State and most of the partner communities. Sauk County also has a higher old-age dependency ratio, meaning there are higher percentages of those over 65 years per household. This indicates the need for Sauk County to orient its housing stock to accommodate more of an older population. Sauk County also has a high child dependency ratio, although lower than most partnership communities. The current ratio of children per household combined with the aging population indicates the need for a range of housing options. Below is a summary of observations taken from the population data;

- The County population is growing at a faster rate than the State, 2.9% since 2011, most of the partnership communities are growing faster as well.
- The County population is slightly older than the State, with a median age of 41 years old, and is older than some partnership communities, younger than others.
- The County had a higher percentage increase in median age since 2011 than the State as well, yet not as large an increase as many of the partnership communities.
- The County also has a higher old-age dependency ratio than the State and higher than most communities as well.
- The County has a higher child dependency ratio than the State, yet is at the bottom of the range compared to the partnership communities.
- The County had a higher percentage increase in old age dependency since 2011 than the State, yet similar to the partnership communities.

Households

Analysis of household statistics for Sauk County reinforces the conclusions drawn from population demographics. Sauk County has a higher average household size than the State and a similar average size when compared to the six partnership communities. Household sizes are increased from 2011 to 2016. There was an increase in households with older persons present as well as an increase in households with those 65 years and older living alone. There is a high number of K-12 schoolchildren and a high percentage of the population enrolled in college. Although the number of households has decreased since 2011, this data shows households are consolidating, with more children and more older persons living at home. This indicates a need for housing which can accommodate children and possibly those returning from college. The data also indicates a need for housing which can accommodate older persons within the household and those living on their own as well. This could include the need for one-story houses, greater handicap accessibility features, and a range of senior living options in the next five-year time frame. The need to accommodate older persons will become greater in the 10 and 15-year timeframes. Below is a summary of observations taken from the household data;

- The County experienced a decrease in households since 2011, -.8%, while the State experienced an increase in households over that same time span.
- The County has a slightly higher household size than the State, 2.47, but a similar household size when compared to other communities.
- The County experienced a 3.8% increase in household size since 2011, much higher than the rate of increase for the State, yet at a similar rate of increase as the partnership communities.
- The County had an increase in the number of households with people aged 60 years or higher since 2011. This is somewhat higher than the State, yet similar to most of the partnership communities.
- The County had an increase in the number of households with people aged 65 years or higher living alone since 2011, which is somewhat higher than the rate of increase for the State. The

partnership communities had varied rates of change regarding households with those 65 and older.

- The County has a higher percentage of school children enrolled in K-12, 74.6%, than the State.
- The County has a higher percentage of residents attending college than most partnership communities, yet a significantly lower percentage than the State.

Economic Characteristics

Economic data shows Sauk County to have slightly lower incomes, yet a lower percentage of the population living in poverty, when compared to the State. The unemployment rate is lower, yet there are also lower percentages of the workforce working in the higher paying finance/insurance and professional/scientific industries. Even though these industries are showing growth, the data still indicates a strong need for affordable workforce housing. A range of housing options will be needed, including affordable housing for those with low to moderate incomes and those living on retirement income. However, there will be significant demand for housing to accommodate people earning near or above the median household income and working in the retail, healthcare/educational and service industries specifically. Below is a summary of observations taken from the economic characteristics data;

- The County has a slightly lower median household income, \$53,610, compared to the State, yet similar to the partnership communities.
- The County had a slightly lower increase in household income since 2011 than the State.
- The County has a slightly lower percentage of those living in poverty, 7.7%, compared to the State, yet similar to the partnership communities.
- The County unemployment rate is lower than for the State, yet higher than for most communities.
- The County has higher percentages of workers in Retail (could be due to the relationship to Wisconsin Dells), Arts/Entertainment, Agriculture and Construction industries than the State.
- The County has lower percentages of workers in the Manufacturing, Finance/Insurance, and Professional/Scientific industries than the State.
- The County experienced high growth rates in Retail, Finance/Insurance, Professional/Scientific, and Educational/Health Care industries.
- The County had lower growth rates in the Agricultural, Construction, Service and Transportation industries.

Housing Characteristics

Assuming the data from the 2016 Census data remain similar to current characteristics; Sauk County has maintained a fairly similar overall number of housing units in recent years. Census rental vacancy rates have decreased since 2011, yet stakeholder interviews and the Rental Analysis show rental vacancy rates to be lower than the Census rates for the County and the partnership communities, as desirable and larger rental units appear difficult to find. The population data also showed a higher percentage of those moving in the past year (2016) than partnership communities. In addition, all partnership communities show lower overall vacancy rates. This could mean County residents are moving from the County to the Partnership communities, or have been annexed to communities within the County which offer housing or employment choices which better suit resident needs. This could also mean Sauk County needs to provide a greater number of housing and employment options to allow residents greater choice when deciding where to move. Vacancy rates for owner-occupied housing units versus renter-occupied units show increases in vacancy for owner homes and decreases in vacancy for rentals. This shows an immediate need for the provision of more renter-occupied homes for County residents. This also shows a need to provide more affordable owner-occupied units in order to try and reverse the trend of people switching from owner to renter units. Below is a summary of observations taken from the housing characteristics data;

- The County has lower percentages of multi-family homes than most partnership communities, yet higher percentages of 3, 4 and 5 bedroom units. The County has a mix of newer and older homes, but the overall housing stock is not as old as the housing stock for the State or partnership communities.
- The number of County housing units has stayed nearly the same and while overall vacancy rates increased rental vacancy rates decreased. The County has a slightly higher percentage of owner-occupied units than the State; however, the County experienced a larger decrease since 2011 than the State. Partnership communities mostly had decreases in the number of owner-occupied units as well.
- The County has a slightly lower percentage of renter-occupied housing compared to the State. However, the County did have a higher percentage increase since 2011. Most partnership communities had an increase in renter-occupied units since 2011.
- The owner-occupied vacancy rate is slightly lower for the County than for State, yet similar to most of the partnership communities. Also, the County and most partnership communities experienced higher increases in owner-occupied vacancies than the State since 2011.
- County, State and partnership communities all have predominantly single unit detached housing. The County, however, does have a lower percentage of multi-family housing in most categories than the State and most partner communities.
- The County has a slightly higher homeowner household size when compared to State, yet an identical renter household size. The County has a similar owner household size when compared to partner communities, yet a larger renter household size.

Financial Characteristics

Housing values for Sauk County are slightly higher than the State average and showed some growth in value since 2011, according to the US Census. The median income for owner-occupied households is slightly lower than for Wisconsin and the County has seen similar income growth from 2011. The Census also shows owner monthly average housing costs to have decreased from \$1,082 to \$1,006 since 2011 and are similar to costs for Wisconsin homeowners. This is most likely reflective of the older population paying off mortgages or downsizing and decreasing the average costs. For those looking to buy now, the increase in home values will most likely be reflected in higher monthly costs than shown in the Census. In addition, County homeowners have a slightly higher percentage of those paying more than 30% of their income than in the other communities. This shows home values are still a significant cost for homeowners, yet rising incomes show there is not a drastic need for lower-valued and lower-priced owner-occupied homes in the County. Affordable workforce housing is shown to be the greater need. However, looking at median renter incomes, there is a lower increase in income from 2011, when compared to the State. This could be due to the increase in the percentages of those in the lower-paying retail, healthcare/educational and service industries. While renter monthly costs are not growing as fast as the State, and renters spending more than 30% of their income on rent is not as high as the State, there is still a need for affordable workforce rentals. Renter incomes are stable and there is a need to supply renters with reasonably priced rental units at market-rate and lower price levels, especially for those just entering the market and could transition to buyers after an initial period at their job. Given the need to supply more bedrooms and larger rental units though, keeping rental costs similar to current levels could represent a challenge. Below is a summary of observations taken from the financial characteristics data;

- The County has a slightly higher median home value, \$169,500, than the State and experienced an increase in value since 2011.
- County home values are middle of the range, compared to partnership communities. Most partnership communities had increased since 2011.

- County median household income for owner-occupied households, \$65,657, is slightly less than the State, yet similar to the partnership communities.
- County owner household income had a similar increase since 2011 as the State. Partnership communities had mixed changes in income.
- County owner-household monthly housing costs are similar to the State and similar to costs for partnership communities.
- County owner household monthly housing costs decreased at a similar rate as the State since 2011. All of the partnership communities had decreases in housing costs since 2011 as well. However, the decrease in owner housing costs is not reflective of rising values and average costs are likely being lowered by older residents paying off mortgages or downsizing.
- The County has the same percentage of those paying 30 percent or more of income, 22.8%, on owner housing costs as the State. The County percentage is higher than for most of the partnership communities.
- The County has a very similar median renter household income as the State. However, the increase in renter income since 2011, 5.6%, was lower than for the State. County renter income is middle of the range when compared to the partnership communities. Partnership communities' renter income growth/decrease since 2011 was very mixed.
- County median renter monthly costs are similar to the State, although the County experienced a significantly lower percentage increase in renter costs than the State since 2011.
- The County has similar renter income compared as the partnership communities and positive renter income growth since 2011. The partnership communities had mostly negative renter income growth since 2011.
- The percentage of renters in the County spending more than 30% of their income, 42%, on rent is slightly lower than the State, yet similar to the partnership communities.

County Housing Need

Higher percentages of those over 65 years per household indicate the need for Sauk County to accommodate an older population. This includes accommodations for those currently within the household and those living on their own as well. This could include the need for one-story houses, greater handicap accessibility features, and a range of senior living options in the next five-year time frame. The need to accommodate older persons will become even greater in the 10 and 15-year timeframes.

- Households are consolidating, with more children and older persons living at home, indicating a need for housing which can accommodate children, those returning from college and larger families in general. This would include the need for more owner and rental units with three (3) and four (4) bedrooms.
 - Housing options will be needed for those with low to moderate incomes and those living on retirement income. However, there will be significant demand for housing to accommodate people earning near or above the median household income and working in the retail, healthcare/educational and service industries specifically.
 - There is a need to provide a greater number of housing options to allow residents a greater choice when deciding to move. Vacancy rates for owner-occupied housing units versus renter-occupied units show an immediate need for the provision of more renter-occupied homes for County residents as rental demand is increasing.
 - There is also a need to provide more affordable owner-occupied units in the medium term in order to try and reverse the trend of people switching from owner to renter units.
 - There is not a drastic need for very-low and low-income owner-occupied homes in the County. Affordable workforce housing for those near the median income is shown to be the greater need.
 - There is a need for affordable workforce rentals as well. Renter incomes are stable and there is a need to supply renters with reasonably priced rental units at market-rate as well as below-market-rate levels.
- There is also a need to supply market-rate and below-market-rate rentals to those just entering the market and those at an initial period at a new job.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the county to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the county include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found below. A number of assumptions about these preferences have been included in the population and housing projections and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Definition of Generations

For this review, Vierbicher segmented the population into general generation categories. Vierbicher understands that generation labels are simply a lens in which people observe a loosely defined segment of the population; however, research over the past few decades indicates there are statistically significant commonalities in housing preferences for individuals within defined generations. The remainder of this report observes and anticipates the housing market impact of the four different generation segments defined below;

War-Baby/Silent Generation (combined in this report)
Baby-Boomer
Generation X
Generation Y (commonly referred to as Millennials)

WAR-BABIES/SILENT GENERATION

War Babies represent the segment of the population between the ages 70 to 84 and the Silent Generation represent the 85 and older population. This age cohort is more apt to live in rural areas, small towns, or existing homes in well-developed urban neighborhoods. If members of this generation are to move, they will most likely move to a convenient and accessible neighborhood or building.

BABY-BOOMERS

Baby-Boomers represent the segment of the population between ages 50 to 68. This generation maintains the largest share and purchasing power in the housing market and, as reported earlier, account for over 50 percent of household wealth in the country. This population segment most likely still live in the homes they raised families. The homes are most likely in located in suburbs, within smaller cities and towns, or within well developed urban neighborhoods. In previous generations, empty nesters began downsizing by buying smaller homes or renting apartments shortly after their children moved out. Baby-Boomers, however, are not downsizing as fast as previous generations, which continues to contribute to the shortage of available homes in the local housing market. Limits in the local supply contribute to the delay in Generation Xers and Millennials moving up in the housing market. Many housing market experts predict this trend will eventually shift and free up larger homes in the housing market. The shift could also adversely impact the availability in apartment rentals, senior housing communities, and assisted living facilities.

GENERATION X(ERS)

Generation Xers represent the segment of the population between ages 35 to 49 and are predominantly owners of single family homes in

smaller cities and town, urban fringe neighborhoods, or in suburban communities. Generation Xers represent the segment of the population most likely raising a family in the traditional "American Dream" neighborhood. If they are to move over the next five to ten years, it will most likely be to a home with larger living space and more of the desired neighborhood amenities.

MILLENNIALS

As noted earlier in this report, attracting and retaining young families is vital to the future of the Sauk County. Therefore, Vierbicher spent proportionally more time studying their future market impact. Millennials represent the segment of the population between ages of 19 to 35 and account for approximately 78.6 million Americans and 26.3 million households.

The media often portrays Millennials as expensive coffee drinking downtown urbanites wanting to live in high rise urban centers; however, a study by the Urban Land Institute (ULI) in 2015 illustrate a much different picture. Several of the results are detailed below.

Members of Generation Y (or Millennials) are a combination of optimism and realism, virtually all expect to own a home eventually, yet they are not particularly positive about housing as an investment. The features they covet are the extra space, privacy, and predictability of monthly cost that come with homeownership. Almost nine (9) of ten (10) Gen Yers expect to match or exceed their parents' economic situation over their lifetimes; yet 21 percent still live with their parents or other older relatives. The majority will rent before owning, so those Millennials represent a promising future demand for America's landlords.

Traditionally, year in and year out, about one-quarter of America's rental stock consisted of single-family homes. As a result of the 2008 housing finance debacle, however, many foreclosed homes and distressed mortgages were acquired by investors. As such, Census

Bureau estimates suggest that houses and mobile homes now represent 39 percent of today's rental stock.

Among units occupied by the respondents, two-thirds are in two- to three-story garden apartment or small walkup buildings (defined as containing two to six units or in buildings with two to three stories). Condominiums account for only a small percent of rentals. Mid-rise (four to eight stories) elevator buildings and high-rise buildings accounted for only a small percent of rentals as well. Hence, few respondents live in amenity-rich apartment communities or luxury units targeting the "multifamily elite."

Fully 70 percent of Gen Yers expect to be homeowners by 2020, despite the fact that only 26 percent own today. Only 4 percent believe they will still be living with their parents in 2020. Even among those who do not expect to own in five years, 92 percent believe they will eventually purchase homes.

For three-quarters of current owners, their current residence is their first ownership experience. Over one-fifth of owners bought a newly built home. The entire set of respondents was asked how important it would be to live in a brand new home, apartment, or condominium in the next five years. Only 22 percent consider new construction to be very important—presumably many of the same people who already acquired a new house. Another 36 percent say it is somewhat important, and the remaining 42 percent say that "brand new" is unimportant.

When asked about their motivations for buying a home, survey respondents replied;

- Owning a home is a good long-term investment
- Owning a home offers stability and certainty
- I/we wanted more space and more privacy
- Housing prices were low/depressed during/after the recession, so I/we wanted to take advantage of the

- opportunity to build equity
- I got married or moved in with a partner

A consistent finding in the Gen-Y studies is that only 12–14 percent live in America's downtowns. More "downtowners" have roommates, which is probably a result of higher rents in downtown buildings. Another marked difference is that one-quarter of the downtown residents do not own cars. Many Gen Yers live in central cities—but not necessarily downtown. Because Millennials value walkability and mixed-use neighborhoods, they gravitate toward denser settings than exist in outlying suburbs. However, when asked where they would envision themselves living five years out, "suburban setting" takes precedence, followed by "small town/rural setting"; and "urban setting" in third place. No matter the geography, though, "walkability" is among the top five features for almost one-fourth of Gen Yers. That response argues for relatively dense communities, wherever they are situated.

In considering a future residential community, cost of housing is the most important factor—ranked among the five critical features by 85 percent of Generation Y and considered number one by 42 percent. Neighborhood safety is among the top five criteria for 73 percent of Generation Y, and proximity to work is of similar importance. One can infer that commuting time is decidedly a Gen-Y concern. Community character, including ambience and visual appeal, is a strong fourth in the top five rankings. Finally, "proximity to shopping, dining, and entertainment" ranks sixth overall. However, as the economy improves and as they move through various phases of their lives, their housing preferences are likely to shift as much as it did for previous generations.

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 2.4%, and renter-occupied units, at 4.5%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the County population to increase by 1,810 persons by 2023, by 1,729 more persons by 2028 and by 1,422 more persons by 2033. By 2023, the County will have housing demand for 815 additional households who will need, at a minimum, 245 apartments, 233 attached multi-family units and 337 single family homes. By 2028, the County will have housing demand for 731 additional households who will need 222 apartments, 235 attached multi-family units and 274 single family homes. By 2033, the County will have housing demand for 632 additional households who will need 200 apartments, 210 attached multi-family units, and 222 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	1,810	1,729	1,422
Additional Households	815	731	632
Additional Apartments	245	222	200
Additional Condos/Townhomes/Duplexes	233	235	210
Additional SF Homes	337	274	222

* Source: Vierbicher

Single- Family Housing

Many of the partnership communities have a need for single-family housing, yet some lack the available property required to develop larger residential subdivisions. The County has extensive vacant property suitable for larger residential subdivisions which could satisfy partnership community needs and allow the communities to concentrate efforts on multi-family owner-occupied housing and apartments, where necessary. Some of the partnership communities will be able to develop smaller residential subdivisions though. In addition, some of the partnership communities have platted subdivisions with vacant lots which have not been built-upon yet. The County is less likely to be able to provide extensive on-site and off-site improvements as an incentive to developers and should limit incentives to grant/loan programs. Therefore, the partnership communities are seen as being more able to provide physical site improvements for select development on targeted properties than the County.

Rising costs for land, construction materials, and labor make single-family homes expensive to build and result in housing prices which are not affordable for County or community residents. Site improvement incentives alone may not be enough to reduce housing costs. Building multi-family attached owner-occupied housing, such as duplexes, triplexes, townhomes and condominiums, helps bring the

cost per housing unit down to more affordable price points. Therefore, any incentives for residential subdivisions should be directed towards mixed-type developments which have both single-family and attached owner-occupied housing available within the same development.

Goal: Encourage more single-family owner-occupied subdivision construction

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer single-family subdivision construction

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties

Objective: Encourage developer-driven single-family subdivision construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction

Sauk County also has a significant percentage, 48.3%, of houses built on or before 1979. The County also has a significant percentage if houses built on or before 1939, 20.6%. Therefore, home rehabilitation can be seen as a critical goal towards improving and providing housing stock.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Objective: Make home rehabilitation funding for code compliance available to homeowners

Strategy: Establish a code compliance grant/revolving loan fund for home owners

In addition to providing incentives to developers to build housing, County and community home-owners and renters need to be educated about the assistance programs available to homebuyers. Marketing and assistance should be provided to ensure up-to-date local, State and Federal assistance programs are sent to potential homebuyers to encourage use of available programs and to encourage residents to consider home purchase even if they are not sure they can afford to buy.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Townhome/Duplex/Condo

In addition to providing incentives to mixed-housing type developments which include both single-family and multi-family attached housing, the County could concentrate on encouraging multi-family developments which provide affordable workforce housing. Multi-family communities could include townhomes and condominiums as well as other uses in a denser development to allow for more affordable pricing. Priority should be given to providing incentives for three (3) bedroom units to a meet the need for the growing household sizes some partnership communities are experiencing.

Such development could be supplemented by commercial development to add a mix of uses and to further subsidize development costs. In addition, multi-family communities which include senior housing could be given a priority to ensure seniors can age in place within a development that provides a range of housing choices. Incentives should be limited to site preparation assistance, where a mix of housing types is proposed, as well as site improvement incentives. Land purchase, assembly and donation is best left to the partnership communities for market-rate or workforce owner-occupied multi-family development. Direct provision of site improvements for potential sites is also more appropriate for

partnership communities which can focus on targeted sites which could be eligible for multiple sources of funding and incentives.

Goal: Encourage more owner-occupied attached housing construction

Objective: Encourage developer-driven attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders

Apartments

There is significant need for apartments within the partnership communities and within the County for both workforce and low-income rentals. However, as apartments are higher density housing, they are more appropriately located with the denser population centers that are the partnership communities than within the County.

Senior Living

There is some need for senior housing; however, emphasis should be placed on rehabilitation of existing senior family homes to ensure they can remain in their current residence. Senior rental housing could be developed as part of a larger mixed-use development in County commercial centers; however, much of the new senior housing construction should be concentrated in the partnership communities.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.

Affordable Housing

All partnership communities, and the County, have a need for workforce housing. Many of the strategies listed above address this need. However, the need for low-income or very low-income housing varies amongst the partnership communities. The County and the partnership communities will need to provide considerable assistance to buyers, renters, landlords, builders and developers to ensure lower income housing is built and existing housing is rehabilitated by and for lower income residents.

The County should continue to concentrate on incentivizing low-income rental housing projects as stand-alone housing developments or as part of a mixed-income project.

Goal: Encourage more affordable rental multi-family construction or supply for lower income renters

Objective: Increase supply of available land for new affordable rental multi-family developments

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for low-income rental development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable rental multi-family developments by developers

Strategy: Make housing program funds available to developers or landlords to build lower income rental housing

As with market-rate and workforce housing, the County and partnership community home-owners and renters need to be educated about the assistance programs available to low-income homebuyers. Marketing and assistance should be provided to ensure up-to-date local, State and Federal assistance programs are sent to potential low-income homebuyers to encourage use of available programs and to encourage residents to consider home purchase who would not be able to buy without assistance. In addition, low income homebuyers generally need homebuyer and other financial counseling. The County should ensure any available counseling offered by banks and non-profits, as well as governmental agencies, are marketed and made available to County residents. In addition, consolidated counseling programs should be promoted within each partnership community to ensure these programs are available to them even if they do not have the ability to sponsor these programs on their own.

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Low income owner-occupied home and rental home rehabilitation should be concentrated on homes with seniors present, but could also be made available for those looking to purchase and rehabilitate. Many homebuyers are looking for historic homes, yet the cost of rehabilitation has proven to be prohibitive. In order to encourage more utilization of existing housing stock, especially by low income homebuyers or investors, the County should provide assistance in conjunction with State and Federal purchase and rehabilitation funding programs. The County should also provide assistance to existing landlords who are renting to low-income renters.

Goal: Encourage owner-occupied rehabilitation for lower income homeowners

Objective: Encourage owner-occupied housing acquisition and rehabilitation by potential lower income homebuyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income buyers

Strategy: Make housing program funds directly or indirectly available to potential lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds directly or indirectly available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

All of the partnership communities have housing needs and strategies which could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). Sauk County and the partnership communities do not currently qualify as Participating Jurisdictions which can receive annual allocations of HOME funds. However, by forming a HOME consortium, with interested partnership jurisdictions, and with the support of other potential partners, Sauk County could qualify for annual HOME funds with the combined need from all consortium members. However, in the meantime, the County and the participating jurisdictions can apply for HOME funds on a project by project basis. In addition, Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be

used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Waukesha County and learn about the advantages, application procedures and administration aspect of forming a HUD HOME Consortium

Strategy: Contact the Department of Administration to learn about the need requirements and application procedures for forming a HUD HOME Consortium

Strategy: Contact surrounding counties, including Dane, Iowa, Richland and Grant, as well as the partnership communities to measure interest and gain cooperation in forming a HUD HOME Consortium

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Objective: Access US Economic Development Administration (EDA) funding programs

Strategy: Evaluate potential to participate in the Comprehensive Economic Development Strategy (CEDS) process with Southwestern Wisconsin Regional Planning Commission

Strategy: Have Sauk County and participating jurisdiction housing development projects and programs listed on CEDS

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify a READI Certified Community Development Organization (CDO) through which the County can access housing rehabilitation funds

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Goal: Address flooding issues in unincorporated area through flood mitigation strategies

Objective: Pursue flood mitigation efforts to assist with flood damaged properties in the unincorporated area

Strategy: Identify flood damaged properties

Strategy: Pursue State and Federal emergency assistance funding for flood mitigation

Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory

Strategy: Construct flood mitigation improvements to protect properties from future flooding

Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes

Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding

The County should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the County should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Sauk County Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Single- Family Housing			* Annual Cost	
Goal: Encourage more single-family owner-occupied subdivision construction				
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer single-family subdivision construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		County/ State Agencies	\$500,000	Ongoing
Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties		County/ State Agencies	\$500,000	Ongoing
<u>Objective: Encourage developer-driven single-family subdivision construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites		County	\$25,000	< 2 yrs
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction		County	\$40,000-80,000*	3-5 yrs
Goal: Encourage single-family owner-occupied rehabilitation				
<u>Objective: Make home rehabilitation funding available to homeowners</u>	1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements		County/ CHDO/ Housing Authority	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements		County/ CHDO/ Housing Authority	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		County/ CHDO/ Housing Authority	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Make home rehabilitation funding for code compliance available to homeowners</u>	1 2 3			
Strategy: Establish a code compliance grant/revolving loan fund for home owners		County/CHDO	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership				
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local assistance programs list to owners looking to sell their existing home and purchase another		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing

Sauk County Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
Townhome/Duplex/Condo					
Goal: Encourage more owner-occupied attached housing construction					
<u>Objective: Encourage developer-driven attached housing construction through site preparation assistance</u>		1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites			County	\$25,000*	< 2 yrs
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction			County	\$40,000-80,000*	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction</u>		1 2 3			
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access			County	\$400,000	Ongoing
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties			County	\$400,000	Ongoing
<u>Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives</u>		1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders			County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Senior Living					
Goal: Encourage single-family owner-occupied rehabilitation for seniors					
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>		1 2 3			
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes			County/ CHDO/ Housing Authority	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes			County/ CHDO/ Housing Authority	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>		1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.			County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Affordable Housing					
Goal: Encourage more affordable rental multi-family construction or supply for lower income renters					
<u>Objective: Increase supply of available land for new affordable rental multi-family developments</u>		1 2 3			
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for low-income rental development			County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing

Sauk County Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
<u>Objective: Encourage purchase or refinance of rental properties by landlords</u>	1 2 3			
Strategy: Make housing program funds available to landlords to purchase or refinance rental housing		County/ Housing Agencies/ Housing Partners	TBD	Ongoing
<u>Objective: Encourage construction of new affordable rental multi-family developments by developers</u>	1 2 3			
Strategy: Make housing program funds available to developers or landlords to build lower income rental housing		County/ Housing Agencies/ Housing Partners	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
<u>Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing		County/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing		County/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage more homeownership by utilizing housing program educational initiatives</u>	1 2 3			
Strategy: Establish homebuyer counseling program with housing program funds		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Consolidate existing counseling programs		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Goal: Encourage owner-occupied rehabilitation for lower income homeowners				
<u>Objective: Encourage owner-occupied housing acquisition and rehabilitation by potential lower income homebuyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income buyers		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Make housing program funds available to potential lower income homebuyers to purchase and rehabilitate owner-occupied housing		County/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing

<u>Sauk County Housing Goals, Objectives and Strategies</u>	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Make housing program funds directly or indirectly available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers		County/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Goal: Encourage rental rehabilitation for lower income renters				
<u>Objective: Make lower income rental rehabilitation funding available to landlords</u>	1 2 3			
Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing		County/ CHDO/ Housing Authority	TBD	Ongoing
Strategy: Perform local market survey to determine median rents for use with government housing program funds		County	\$20,000	< 2 yrs
<u>Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords</u>	1 2 3			
Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing		County/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Other Housing Initiatives and Administrative Tools</u>				
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
<u>Objective: Access HUD HOME funding programs</u>	1 2 3			
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects		County/ Housing Agencies/ Housing Partners	Staff Time	Ongoing
Strategy: Contact Waukesha County and learn about the advantages, application procedures and administration aspect of forming a HUD HOME Consortium		County/Waukesha County	Staff Time	< 2 yrs
Strategy: Contact the Department of Administration to learn about the need requirements and application procedures for forming a HUD HOME Consortium		County	Staff Time	< 2 yrs
Strategy: Contact surrounding counties, including Dane, Iowa, Richland and Grant, as well as the partnership communities to measure interest and gain cooperation in forming a HUD HOME Consortium		County/Dane, Iowa, Richland and Grant Counties	Staff Time	3-5 yrs
<u>Objective: Access CDBG funding programs</u>	1 2 3			
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs		County	TBD	< 2 yrs
<u>Objective: Access US Economic Development Administration (EDA) funding programs</u>	1 2 3			
Strategy: Evaluate potential to participate in the Comprehensive Economic Development Strategy (CEDS) process with Southwestern Wisconsin Regional Planning Commission		County/SWRPC	Staff Time	<2 yrs
Strategy: Have Sauk County and participating jurisdiction housing development projects and programs listed on CEDS		County/SWRPC	Staff Time	3-5 yrs

Sauk County Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs</u>	1 2 3			
<i>Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects</i>		County	Staff Time	< 2 yrs
<u>Objective: Identify and access other State, Federal and Non-Profit funding programs</u>	1 2 3			
<i>Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs</i>		County	Staff Time	< 2 yrs
<i>Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects</i>		County	Staff Time	3-5 yrs
<i>Strategy: Identify a READI Certified Community Development Organization (CDO) through which the County can access housing rehabilitation funds</i>		County	Staff Time	< 2 yrs
<i>Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs</i>		County	Staff Time	3-5 yrs
Goal: Address flooding issues in unincorporated area through flood mitigation strategies				
<u>Objective: Pursue flood mitigation efforts to assist with flood damaged properties in the unincorporated area</u>	1 2 3			
<i>Strategy: Identify flood damaged properties</i>		County	Staff Time	< 2 yrs
<i>Strategy: Pursue State and Federal emergency assistance funding for flood mitigation</i>		County	Staff Time	< 2 yrs
<i>Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory</i>		County/ State Agencies	TBD	<2 yrs
<i>Strategy: Construct flood mitigation improvements to protect properties from future flooding</i>		County/ State Agencies	TBD	3-5 yrs
<i>Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes</i>		County	Staff Time	< 2 yrs
<i>Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding</i>		County	Staff Time	< 2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
<u>Objective: Proactively work with developers and investors to build identified housing projects on target properties</u>	1 2 3			
<i>Strategy: Prepare site proposal packets for target sites, including any PSA and/or Environmental Reports, and distribute to developers and other potential project partners</i>		County	\$20,000	3-5 yrs



Chapter 3 - Baraboo Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of all of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented below.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community, although this meeting was combined with the Sauk City meeting and some of the Sauk City comments have been included.

City of Baraboo Highlights

- Lake Delton/Dells housing shortage impacts the area as well. 600 J-1 visa students are living in Baraboo and will be bused to the Dells for work until housing opens in the Dells. (Hiawatha housing in the Dells is full).
- Madison is putting pressure on the housing also because of the new 4-lane allowing commuters to drive to Baraboo quicker than the east side of Madison if they work on the west side of Madison.
- The City is seeing an influx of Hispanic population.
- One bedroom costs between \$550 - \$885
- Waiting list for apartments.
- Most apartments are one or two bedroom units.
- Property managers/landlords are receiving 7-10 qualified applicants for each rental. This allows the landlords to be more selective in renters. Any ding on a potential renter's credit automatically disqualifies them.
- The permitting process in Baraboo is streamlined and can be done within three months. This is a quicker turnaround time than most communities. The City staff ensures that all paperwork is complete before heading to the Plan Commission.

- The Madison building/construction market is hurting Baraboo construction. It is hard to attract builders to Baraboo to build homes because of the large number of projects in Madison.
- The school district is experiencing a turnover of 30-40 teachers per year because they cannot find homes.

Needs Assessment

Baraboo

Demographics

The City has low population growth, 1%, high median age, 39, and a lower male to female ratio relative to the rest of Sauk County. This indicates a slow growing and slightly older population comprised mostly of females. As average life spans for females are higher, this trend can expect to continue. Baraboo also has low levels of child dependency as well as low levels of old age dependency which are also declining. This indicates the need for housing of middle-aged households with fewer children and for older residents.

Households

Baraboo has a low average household size, 2.27, and low growth in household size since 2011, 0.95%) when compared to the rest of the County. Attributes are also low for change in households with those 60 years and older present and those over 65 and living alone. This indicates a need for housing for smaller households with some younger and school-aged children present, but less need for senior housing in the near term.

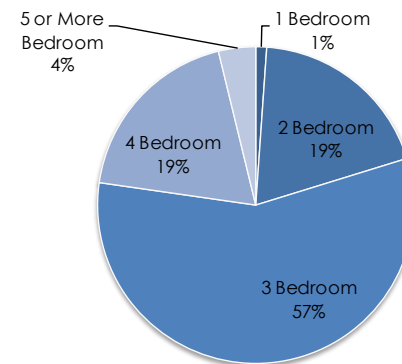
Economic Characteristics

The City has low median household income, \$42,311, a decrease in median household income, -10.2%, since 2011, and high unemployment when compared to the rest of the County. However, Baraboo does not have a high poverty rate. This indicates Baraboo has a need for affordable low to moderate income housing but not very low income subsidized housing. Economic Characteristics data also shows that population growth, child dependency, old age dependency and average household size are not very high for this community. Therefore, affordable housing should be provided for smaller households with fewer children or older residents.

Housing

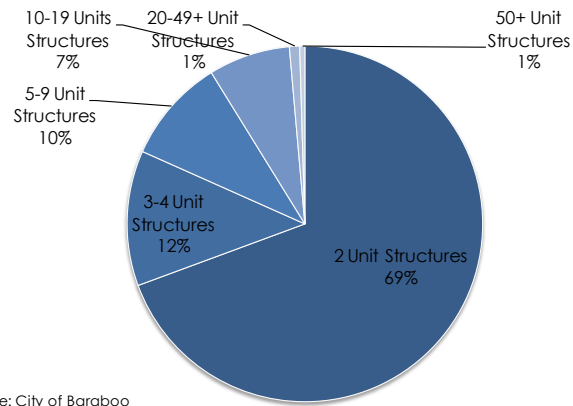
Figure N-1 shows the City has a high percentage of single family structures with three (3) bedrooms, 57%, and low percentages of two (2) bedroom units, 19%, and four (4) bedroom units, 19%. Figure N-2 shows the City also has a very high percentage of two (unit) rental structures, duplexes, at 69% of the total. Conversely, there are low percentages of 3-4 unit structures, 12%, and 5-9 unit structures, 10%, showing a possible need for these types of structures. However, the City does have two apartment complexes with more than 50 units. Multi-family condominium structures are 5.8% of total housing units.

Figure N-1: Bedrooms per Single-Family Unit (owner and renter combined)



Source: City of Baraboo

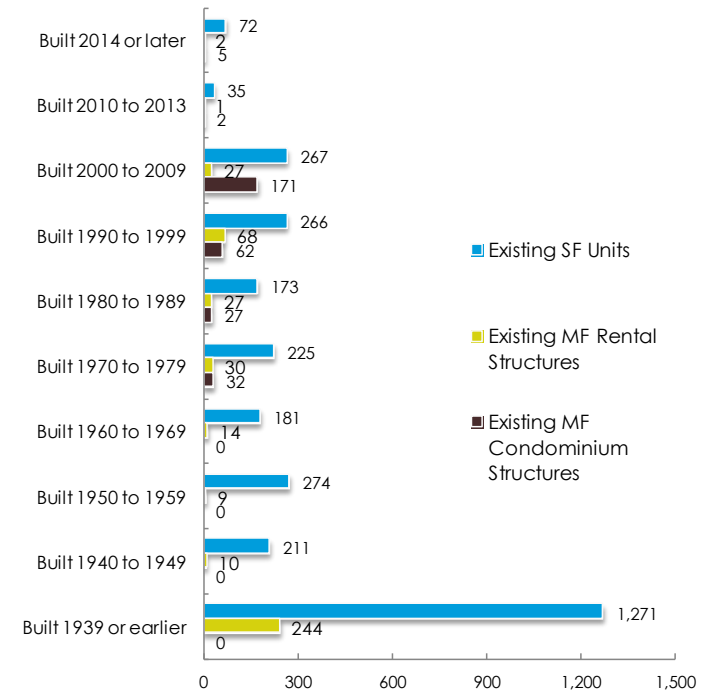
Figure N-2: Units per Rental Structure



Source: City of Baraboo

Figure N-3 shows Baraboo to have a very old housing stock, with the majority of single-family homes built before 1939. Most of the multifamily structures were built recently, from 2000 to 2009; with few new units built during the past decade. The City should ensure single family homeowners have the funds needed to rehabilitate their structures and the amount of multifamily stock keeps up with demand.

Figure N-3: Year Structure Built



Source: City of Baraboo

Figure N-4 shows construction trends for single-family, including 12 units built in 2017, mostly consisting of three (3), and four (4) bedrooms, and a peak of 37 units built in 2016, also mostly consisting of the same sizes. Construction of single-family homes dropped off in 2017 though, indicating a possible need for more construction going forward.

Figure N-4: Single-Family Construction

	Total Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom	Total Assessed Value
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	12	0	1	6	3	2	\$2,557,400
2016	37	0	2	16	14	5	\$8,164,400
2015	14	0	2	1	10	1	\$3,674,900
2014	10	0	0	6	4	0	\$2,420,900
2013	24	0	1	17	4	2	\$4,820,900
2012	4	0	0	0	4	0	\$898,500
2011	3	0	1	2	0	0	\$681,800
2010	4	0	1	3	0	0	\$663,300
2009	7	0	0	6	1	0	\$1,689,400
2008	30	0	0	22	6	2	\$6,150,300
2007	17	0	2	10	3	2	\$3,770,600
2006	15	0	2	10	3	0	\$3,431,800
2005	24	0	1	17	3	3	\$5,392,300

Source: City of Baraboo

Figure N-5 shows that there has been no recent, within the past three (3) years, multi-family rental construction, although there were five (5) built in 2014.

Figure N-5: Multi-Family Rental Construction

	Total Units	1-2 Unit Structures	3-4 Unit Structures	5-9 Unit Structures	10-49 Units Structures	50+ Unit Structures	Total Assessed Value
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	0	0	0	0	0	0	\$0
2016	0	0	0	0	0	0	\$0
2015	0	0	0	0	0	0	\$0
2014	5	1	0	0	4	0	\$3,863,700
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	0	0	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2009	1	1	0	0	0	0	\$236,600
2008	3	0	1	0	0	2	\$10,526,800
2007	0	0	0	0	0	0	\$0
2006	3	1	0	0	2	0	\$1,840,100
2005	8	0	0	0	8	0	\$6,000,000

Source: City of Baraboo

Figure N-6 shows that there has been some recent, within the past three (3) years, multi-family rental construction, which is a re-emerging trend for Baraboo since 2008.

Figure N-6: Condominium construction

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	2	2	0	0	0	0	\$242,000
2016	3	3	0	0	0	0	\$834,600
2015	2	2	0	0	0	0	\$44,100
2014	2	2	0	0	0	0	\$328,000
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	0	0	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2009	0	0	0	0	0	0	\$0
2008	0	0	0	0	0	0	\$0
2007	14	14	0	0	0	0	\$2,086,600
2006	23	23	0	0	0	0	\$3,641,000
2005	19	19	0	0	0	0	\$2,804,800

Source: City of Baraboo

The City has experienced growth in renter-occupied units, 16.4%, and high growth in owner vacancies, 50%, since 2011. The City also has a high percentage of older housing stock. In addition, Baraboo has a low percentage of owner-occupied homes, 56.1%, which is declining, and a decline in renter-occupied vacancy rates. This indicates an immediate need for rental units as demand for owner-occupied homes is shrinking and vacancies are rising. However, looking at the Financial Characteristics data, median homeowner income is low and the percentage of homeowners paying more than 30% of their income on housing is high. This indicates that newer residents cannot afford to own homes as past residents had been able to, which further indicates a need for affordable owner-occupied homes as well. An increase in affordable homes for sale would help to reduce the high demand for rentals.

Financial Characteristics

Twenty-five percent (25%) of owners have housing costs at 30% or more of income. Baraboo also had lower median home values, median homeowner income, and median renter income. As stated above, this shows a need for affordable rental units in the near term as well as a need for affordable owner units in the near to medium-term to make up for the currently low stock of both.

Baraboo Housing Needs Summary

- There is a need for affordable low to moderate income housing that is below-market-rate but not for very-low-income subsidized housing.
- There is a need to encourage construction of more two (2) and four (4) bedroom single-family units, as the City currently has a high percentage of three (3) bedroom units.
- Affordable housing should be provided for smaller households with fewer children or fewer older residents than for other partnership communities.
- There is an immediate need for rental units as demand for owner-occupied homes is shrinking and vacancies are rising. This need is for all types of rental units, including apartments. Three (3) bedroom apartments in particular are difficult to find.
- There is a need for smaller affordable owner-occupied homes in the near to medium-term in order to reduce the high demand for rentals. The need could be met through construction/developer assistance as well as homebuyer assistance.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the community include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well. Also, note that the described below strategies should be implemented as budgets allows and not all strategies should be expected to be implemented at the same time.

Baraboo

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the

minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 2.1%, and renter-occupied units, which range from 2% to 6.4%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 392 persons by 2023, by 367 more persons by 2028 and by 290 more persons by 2033. By 2023, Baraboo will have housing demand for 169 additional households who will need, at a minimum, 62 apartments, 49 attached multi-family units and 59 single family homes. By 2028, Baraboo will have housing demand for 154 additional households who will need 54 apartments, 49 attached multi-family units and 51 single family homes. By 2033, the City will have housing demand for 126 additional households who will need 36 apartments, 41 attached multi-family units, and 48 additional single family homes.

Figure S1: Projections

	2023	2028	2032
Additional Persons	392	367	290
Additional Households	169	154	126
Additional Apartments	62	54	36
Additional Condos/Townhomes/Duplexes	49	49	41
Additional SF Homes	59	51	48

* Source Vierbicher

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lots size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows Baraboo has four (4) residential zoning districts, only one (1) of which allows for multi-family development. The maximum number of single-family units which could be built on vacant property

is 872 units. The maximum number of multi-family units which could be constructed is only 29 units. There is an overlap of single-family and multi-family potential within the R-4 district, so both maximums would not be able to be built, as a choice would have to be made to build on or the other, or a mix of both, in the R-4 district.

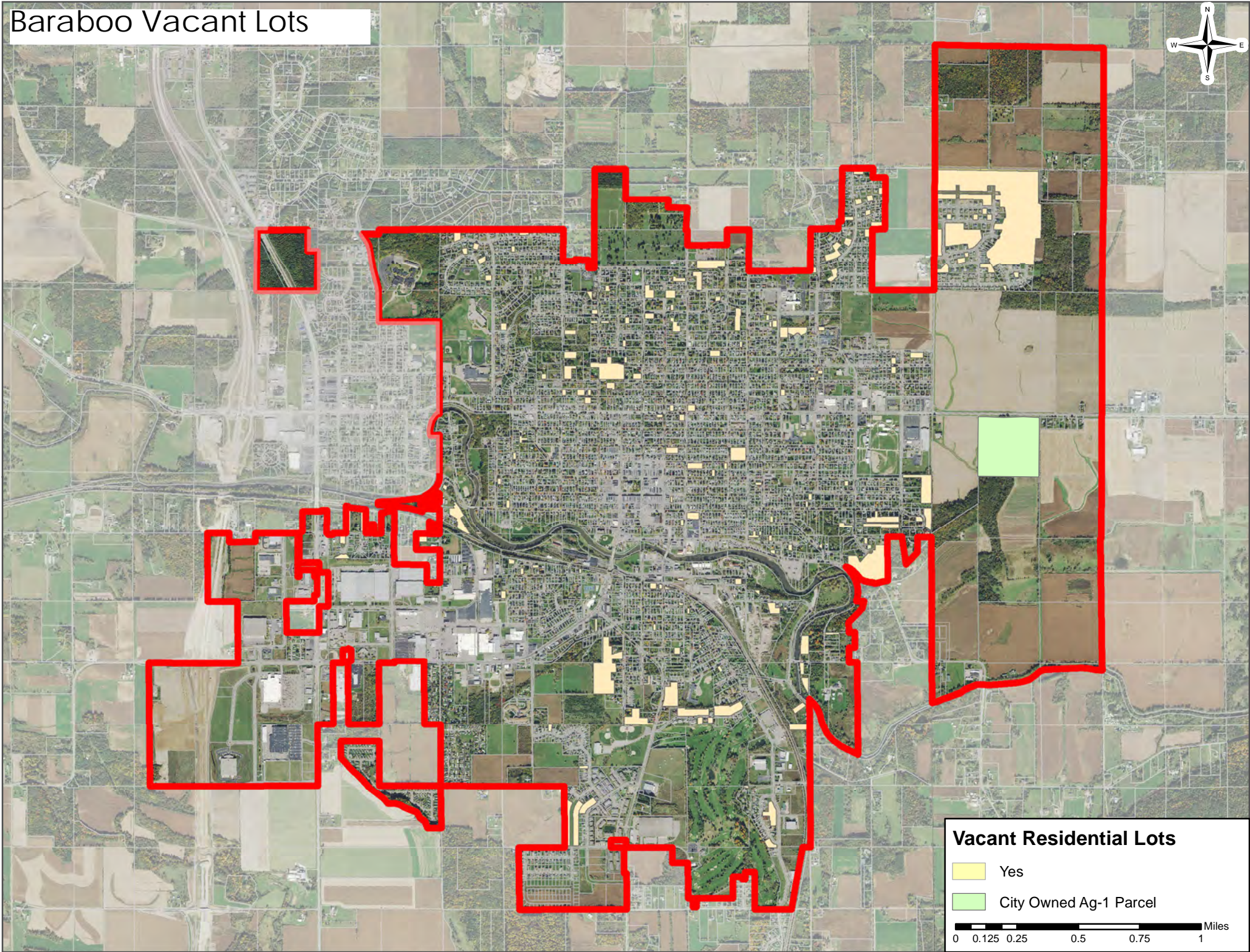
Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot	Potential	Minimum MF Lot	Potential
			Area per Unit	SF Units	Area per Unit	MF Units
R-1	9.28	404,423	12,500	32		
R1-A	157.46	6,859,154	8,500	807		
R-3	25.10	1,093,414	3,500	312		
R-4	2.25	97,941	8,500	12	2,500	39
Total Acres	194.10					
Total Potential SF						
Units * 75%				872		
Total Potential MF						
Units * 75%						29

* Source: Local GIS & Zoning Data

The Baraboo Vacant Lots map shows some vacant residentially-zoned lots located within newer existing subdivisions. There are also a considerable number of vacant lots within the older residential districts. A couple of larger vacant lots can be found with potential for larger residential developments. Most of the larger tracts are zoned Agricultural and could be rezoned for residential development; however some are located close to industrial and commercial districts and would be more suitable to multi-family units or apartments than single-family subdivisions. There is a City-owned AG-1 parcel that would be a good candidate for Apartment or multi-family Townhome/Condominium development.

Baraboo Vacant Lots



Single- Family Housing

Baraboo has a need for both workforce and low-income single-family housing. Household sizes are not particularly large and do not have high numbers of children or senior present in the household.

Therefore, additional smaller housing units are needed. There is available land for residential subdivisions; however larger vacant parcels would have to be rezoned. Also, any single-family residential subdivision should be mixed with multi-family housing as well, in order to provide affordable options. Baraboo will have to give considerable assistance to developers to build new subdivisions which are affordable to the local workforce and lower income buyers. Local assistance will need to be combined with State and Federal assistance as well. Focusing on smaller houses and creating mixed-income and mixed housing-type community will help with affordability.

Goal: Encourage more single-family owner-occupied subdivision construction

Objective: Encourage single-family subdivision construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction

Objective: Provide off-site and on-site improvements to encourage single-family subdivision construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for installing minor road transportation access throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer single-family subdivision construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

There is also an opportunity to provide infill development to provide additional single-family housing in existing neighborhoods, which represent an opportunity for the City to assist with land, purchase and other costs to facilitate construction on these lots. However, duplex construction as well as low-income-assisted infill development would be more likely to produce affordable housing on infill lots, where possible. Older duplexes in poor condition could be converted to single-family houses, which would be valued at a higher price and could justify the renovation; however Baraboo doesn't need larger houses. The City will need to provide financial assistance to builders to keep infill development affordable and will need to combine this assistance with State and Federal program funds as well.

Goal: Encourage more single-family owner-occupied infill construction

Objective: Increase supply of available land for single-family infill housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.

There is a high percentage of older housing, when compared to other participating community, in Baraboo. The City had a high percentage of housing built before 1940. Therefore, there is tremendous need for single-family rehabilitation as a city-wide priority. City assistance and incentives should be considered for assistance to homeowners with home purchases and with rehabilitation.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Finally, there is also a need for financial assistance for potential workforce homebuyers who may need help with downpayments or purchase of a home which may need repairs.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)

Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors

Townhome/Duplex/Condo

Baraboo has a need for duplexes, triplexes, townhomes and other attached housing in order to provide affordable housing options for potential buyers and to provide for additional rental opportunities should those properties eventually be rented-out. There is opportunity

for multi-family attached developments on larger vacant lots as a stand-alone multi-family complex or as part of a mixed-income or mixed-housing type development. Baraboo will need to offer incentives or programs to assist with land development and encourage affordable multifamily units for the workforce and for lower income families are built. Priority should be given to smaller two (2) bedroom units to house smaller households and seniors. There is also opportunity for infill multi-family houses, especially duplexes, on smaller vacant lots; however with the high number of duplexes already available, this is less of a priority. City assistance with infill duplexes should focus on regulatory and other incentives, as opposed to financial assistance.

Goal: Encourage more owner-occupied attached housing construction

Objective: Encourage developer-driven attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction

Objective: Provide off-site and on-site improvements to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Goal: Encourage more multi-family owner-occupied infill duplex construction

Objective: Increase supply of available land for infill duplex housing

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill duplex development

Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders

Apartments

The City has a need for apartments, especially to house the local workforce, smaller families and seniors living on their own. However, sites for large apartment complexes are difficult to find within the City limits and some assistance with rezoning, zoning district amendments, and site purchase/assembly will be needed. In addition, should a commercial building become vacant or municipal property become available, the City should pursue any opportunity to acquire these sites and assist with demolition and/or site preparation to build apartments. Baraboo should offer incentives to developers willing to offer apartments are part of a mixed-use development and/or mixed-income development to ensure both market-rate and affordable

apartments are built. Incentives should be given to apartment complexes which offer a supply of three (3) bedroom apartments.

Goal: Encourage more apartment construction

Objective: Increase supply of available land for apartments

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments

Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development

Objective: Encourage apartment construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment

and/or remediation costs associated with apartment construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction

Objective: Provide off-site and on-site improvements to encourage apartment housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage apartment construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers

Senior Living

The City also has some need to house seniors who are living on their own and may need assistance renovating their existing home. Baraboo should implement programs or make funding available to assist with accessibility and other rehabilitation projects for newer and older senior-occupied homes. Seniors may also be looking to transition from their existing single-family owner-occupied home to a rental senior property as well. Although larger sites are difficult to find in Baraboo, there may be parcels suitable for smaller senior facilities, including current commercial or other properties which could become vacant and should be pursued to construct senior housing. City incentives should be offered to encourage senior housing construction, include demolition and site preparation assistance.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners

Goal: Encourage more multi-family construction for seniors

Objective: Encourage developer/builder senior housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction

Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers

Affordable Housing

There is a need for affordable workforce housing and moderate-income housing for smaller families as well as affordable senior housing, yet not necessarily very-low income housing as an immediate priority. Many residents may qualify for low-income State and Federal housing assistance, especially some seniors. Lower income owners should be encouraged to use existing rehabilitation State and Federal assistance. Lower income buyers should be encouraged to use existing State and Federal down payment assistance. In addition, landlords and investors may be able to take advantage of State and Federal programs if building multi-family developments or apartments for lower income buyers and renters. Development of mixed-income and mixed-housing type communities would serve a wider range of residents.

Goal: Encourage more affordable multi-family owner-occupied construction

Objective: Encourage construction of new owner-occupied multi-family attached housing by developers for lower income buyers

Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable multi-family housing by developers

Strategy: Make housing program funds available to developers or landlords to build lower income multi-family housing

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Make home rehabilitation funding available to lower income homeowners

Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

The City does not currently have a Historic Preservation ordinance, or Historic Preservation Committee, nor is the City a Certified Local Government. Becoming a Certified Local Government would allow access to grant funding for historic housing rehabilitation and other historic housing projects. Ordinances enable the municipality to form committees tasked with tracking and working with homeowners to preserve historic sites and structures within the jurisdiction.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Become a Certified Local Government (CLG)

Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community

Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification

The City of Baraboo has four (4) base commercial zoning districts not including manufacturing: Neighborhood Residential/Office (NRO), Central Business District (B-1), Central Neighborhood District (B-2), and Highway Oriented Business District (B-3). NRO Districts allow single and two-family dwellings as permitted uses, but do not allow any other multifamily residential uses. Multifamily residential uses are prohibited from B-1, B-2, and B-3 Districts.

Goal: Provide greater zoning flexibility in order to allow for more multi-family and apartment development within existing zoning districts

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition,

Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Strategy: Work with West Baraboo to contact Community Housing Development Organizations (CHDOs)/other HUD program administration non-profit organizations and form partnerships to pursue HUD agency funding and assistance

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Strategy: Work with West Baraboo to contact Certified Community Development Organizations (CDOs) and form partnerships to pursue CDBG READI funding and assistance

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate the effect of current impact fees and the potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Work with West Baraboo to contact Veteran's Administration/FHLBank/Senior Care program administration non-profit organizations and form partnerships to pursue government agency and other funding and assistance

Goal: Address flooding issues through flood mitigation strategies

Objective: Pursue flood mitigation efforts to assist with flood damaged properties

Strategy: Identify flood damaged properties

Strategy: Pursue State and Federal emergency assistance funding for flood mitigation

Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory

Strategy: Construct flood mitigation improvements to protect properties from future flooding

Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes

Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding

Baraboo should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning

amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Create process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Identify and build a network potential developers who would be interested in working on projects in the City.

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Single- Family Housing			* Annual Cost	
Goal: Encourage more single-family owner-occupied subdivision construction				
<u>Objective: Encourage single-family subdivision construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites		City	\$25,000*	< 2yrs
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction		City	\$40,000-80,000*	3-5 yrs
<u>Objective: Provide off-site and on-site improvements to encourage single-family subdivision construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for installing minor road transportation access throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer single-family subdivision construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Goal: Encourage more single-family owner-occupied infill construction				
<u>Objective: Increase supply of available land for single-family infill housing</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		City/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development		City	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development		City/ Housing Partners	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development		City	Staff Time	Ongoing

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.</i>		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation				
<u>Objective: Make home rehabilitation funding available to homeowners</u>	1 2 3			
<i>Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish a code compliance grant/revolving loan fund for home owners</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership				
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another</i>		City	Staff Time	Ongoing
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase</i>		City	Staff Time	Ongoing
<u>Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)</u>	1 2 3			
<i>Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors</i>		City/Housing Agencies	\$25,000* + \$75,000 initial year investment	Ongoing
Townhome/Duplex/Condo				
Goal: Encourage more owner-occupied attached housing construction				
<u>Objective: Encourage developer-driven attached housing construction through site preparation assistance</u>	1 2 3			
<i>Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites</i>		City	\$25,000*	Ongoing
<i>Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction</i>		City	\$40,000-80,000*	Ongoing
<i>Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction</i>		City	\$40,000* + initial year investment	3-5 yrs

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Provide off-site and on-site improvements to encourage developer-driven attached housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Goal: Encourage more multi-family owner-occupied infill duplex construction				
<u>Objective: Increase supply of available land for infill duplex housing</u>	1 2 3			
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill duplex development		City	Staff Time	Ongoing
<u>Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Apartments				
Goal: Encourage more apartment construction				
<u>Objective: Increase supply of available land for apartments</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources			Staff Time	<2 yrs
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments		City	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development		City	Staff Time	<2 yrs
Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers		City	Staff Time	<2 yrs
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development		City	Staff Time	<2 yrs

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage apartment construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites		City	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction		City	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction		City	\$40,000* + initial year investment	Ongoing
<u>Objective: Provide off-site and on-site improvements to encourage apartment housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage apartment construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		City/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties		City/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties		City/ State Agency	\$300,000	3-5 yrs
<u>Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

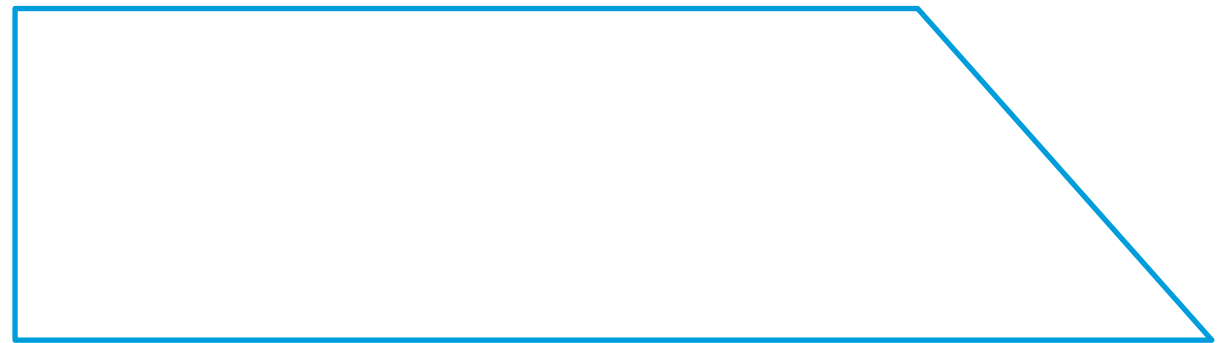
Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Senior Living				
Goal: Encourage single-family owner-occupied rehabilitation for seniors				
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>	1 2 3			
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage more multi-family construction for seniors				
<u>Objective: Encourage developer/builder senior housing construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites		City	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction		City	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction		City	\$40,000* + initial year investment	Ongoing
<u>Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Affordable Housing</u>				
Goal: Encourage more affordable multi-family owner-occupied construction				
<u>Objective: Encourage construction of new owner-occupied multi-family attached housing by developers for lower income buyers</u>	1 2 3			
<i>Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing</i>		City/ Housing Agencies/ Housing Partners	TBD	Ongoing
<i>Strategy: Perform local market survey to determine median housing value for use with government housing program funds</i>		City	\$20,000	<2 yrs
Goal: Encourage more rental construction or supply for lower income renters				
<u>Objective: Encourage purchase or refinance of rental properties by landlords</u>	1 2 3			
<i>Strategy: Make housing program funds available to landlords to purchase or refinance rental housing</i>		City/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial	Ongoing
<u>Objective: Encourage construction of new affordable multi-family housing by developers</u>	1 2 3			
<i>Strategy: Make housing program funds available to developers or landlords to build lower income multi-family housing</i>		City/ Housing Agencies/ Housing Partners	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
<u>Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers</u>	1 2 3			
<i>Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers</i>		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
<i>Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing</i>		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
<i>Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers</i>		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
<i>Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing</i>		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage more homeownership by utilizing housing program educational initiatives</u>	1 2 3			
Strategy: Establish homebuyer counseling program with housing program funds		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage owner-occupied rehabilitation for lower income residents				
<u>Objective: Make home rehabilitation funding available to lower income homeowners</u>	1 2 3			
Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government housing program funds		City	\$20,000	<2 yrs
<u>Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers		City/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Goal: Encourage rental rehabilitation for lower income renters				
<u>Objective: Make lower income rental rehabilitation funding available to landlords</u>	1 2 3			
Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median rents for use with government housing program funds		City	\$20,000	<2 yrs
<u>Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords</u>	1 2 3			
Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Other Housing Initiatives and Administrative Tools				
Goal: Establish support entities to administer housing funding and assistance programs				
<u>Objective: Become a Certified Local Government (CLG)</u>	1 2 3			
Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community		City/State Agencies	Staff Time	<2 yrs
Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification		City/State Agencies	Staff Time	3-5 yrs
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
<u>Objective: Access HUD HOME funding programs</u>	1 2 3			
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects		City	Staff Time	Ongoing
Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium		City/County	Staff Time	3-5 yrs
Strategy: Work with West Baraboo to contact Community Housing Development Organizations (CHDOs)/other HUD program administration non-profit organizations and form partnerships to pursue HUD agency funding and assistance		City/West Baraboo	Staff Time	3-5 yrs
<u>Objective: Access CDBG funding programs</u>	1 2 3			
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs		City/State Agencies	TBD	<2 yrs
Strategy: Work with West Baraboo to contact Certified Community Development Organizations (CDOs) and form partnerships to pursue CDBG READI funding and assistance		City/West Baraboo	TBD	3-5 yrs
<u>Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs</u>	1 2 3			
Strategy: Evaluate the effect of current impact fees and the potential for additional impact fees to fund improvements needed to encourage additional housing construction		City	\$20,000	<2 yrs
Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects		City	\$20,000	<2 yrs
<u>Objective: Identify and access other State, Federal and Non-Profit funding programs</u>	1 2 3			
Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs		City/Housing Partners	Staff Time	<2 yrs
Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects		City/Housing Partners	Staff Time	<2 yrs
Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs		City/State Agencies	Staff Time	<2 yrs
Strategy: Work with West Baraboo to contact Veteran's Administration/FHLBank/Senior Care program administration non-profit organizations and form partnerships to pursue government agency and other funding and assistance		City/West Baraboo	Staff Time	<2 yrs

Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Address flooding issues through flood mitigation strategies				
<u>Objective: Pursue flood mitigation efforts to assist with flood damaged properties.</u>	1 2 3			
<i>Strategy: Identify flood damaged properties</i>		City/State Agencies	Staff Time	<2 yrs
<i>Strategy: Pursue State and Federal emergency assistance funding for flood mitigation</i>		City/State Agencies	Staff Time	<2 yrs
<i>Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory</i>		City	TBD	<2 yrs
<i>Strategy: Construct flood mitigation improvements to protect properties from future flooding</i>		City	TBD	<2 yrs
<i>Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes</i>		City/State Agencies	Staff Time	<2 yrs
<i>Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding</i>		City/State Agencies	Staff Time	<2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
<u>Objective: Proactively work with developers and investors to build identified housing projects on target properties.</u>	1 2 3			
<i>Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners</i>		City	\$20,000	3-5 yrs



Chapter 4 - Prairie du Sac Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of all of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented below.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community, although this meeting was combined with the Sauk City meeting and some of the Sauk City comments have been included.

Village of Prairie du Sac Highlights

- Forty percent of homes have outdated systems (electrical, plumbing, etc.)
- Any home listed under \$200,000 needs to be updated.
- Affordable homes are between \$200,000 and \$225,000.
- One of the only rural school districts (Sauk Prairie) in the State to grow.
- Home prices are better in Sauk than Madison, Middleton, and Waunakee.
- Baraboo prices are better than Sauk.
- Need \$40k per lot for a developer to develop.
- The old hospital has the potential for assisted living community.
- Barriers to building new homes
 - Cost of construction
 - Cost of fees
 - Cost of materials
 - Cost of labor
 - Cannot find people that want to work or can work
- Sauk Prairie does not have a mobile home park.
- Developers will not build less than 53 unit apartment building because they cannot afford onsite management for less than 53 units.

Needs Assessment

Prairie du Sac

Population

The Village has strong population growth, a 7.77% increase since 2011, along with a higher median age, 41, than many of the partnership communities. The Village also has an increase in the median age since 2011 as well, showing an aging population. The Village also has high levels of old age dependency, with older persons living with family, and this dependency rate is growing. This indicates a need for housing suited for a growing but aging population, which should accommodate seniors living with families or on their own.

Households

The Village has a high growth rate in the number of households since 2011, 5.8%, when compared to the partnership communities. The Village also has a high percentage of households with people 60 years and older present in the home, at 41.4%. The Village has high rates of those living alone and over 65, at 18%, a rate which has increased significantly since 2011. Also observed is a moderately high percentage of those enrolled in preschool, at 13.1% of all students, as well as a high percentage of students in K-12, at 78.9%, as opposed to those in college. These characteristics show Prairie du Sac to have a growing population that is older yet also has a significant number of younger children and school-aged children to house. The community has a high number of residents that already have their Bachelor's degree and are no longer enrolled in college as well. These characteristics indicate the need for housing that can accommodate larger households which have young children, school-age children, recent graduates from college, and older residents as well. The community also has a need for senior housing as indicated by the higher levels of those 65 years and older living alone and who may need housing options if they need to move from their current residence.

Economic Characteristics

Median household incomes are high at \$56,043 and the percentage of those in poverty is lower than for most partnership communities, at 4.3%. The unemployment rate is also low at 1.2%. This shows a need for workforce housing for young families and affordable senior housing for the high level of seniors, yet not necessarily subsidized or low-income housing as an immediate priority.

Housing

Figure N-1 shows construction trends for single-family housing for the Village. A total of 19 units were built in 2016, with a decrease to just nine (9) units in 2017 and seven (7) in 2018 (as of August).

Figure N-1 Single-family construction

	Total Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom	Total Assessed Value
2018	7	N/A	N/A	N/A	N/A	N/A	N/A
2017	9	N/A	N/A	N/A	N/A	N/A	N/A
2016	19	N/A	N/A	N/A	N/A	N/A	N/A
2015	11	N/A	N/A	N/A	N/A	N/A	N/A
2014	8	N/A	N/A	N/A	N/A	N/A	N/A
2013	18	N/A	N/A	N/A	N/A	N/A	N/A
2012	11	N/A	N/A	N/A	N/A	N/A	N/A
2011	6	N/A	N/A	N/A	N/A	N/A	N/A
2010	11	N/A	N/A	N/A	N/A	N/A	N/A
2009	10	N/A	N/A	N/A	N/A	N/A	N/A
2008	12	N/A	N/A	N/A	N/A	N/A	N/A
2007	14	N/A	N/A	N/A	N/A	N/A	N/A
2006	19	N/A	N/A	N/A	N/A	N/A	N/A
2005	41	N/A	N/A	N/A	N/A	N/A	N/A

Source: Village of Prairie du Sac

Figure N-2 shows some recent multi-family unit construction with four (4) smaller structures built in both 2015 and 2016, along with two (2) structures built in 2017. So, far there are no rental units built in 2018. This could indicate a slow-down and a need to spur additional rental construction.

Figure N-2 Multi-family rental construction

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	2	0	2	0	0	0	N/A
2016	4	0	4	0	0	0	N/A
2015	4	0	4	0	0	0	N/A
2014	0	0	0	0	0	0	\$0
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	0	0	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2009	0	0	0	0	0	0	\$0
2008	1	1	0	0	0	0	N/A
2007	0	0	0	0	0	0	\$0
2006	0	0	0	0	0	0	\$0
2005	3	3	0	0	0	0	N/A

Source: Village of Prairie du Sac

Figure N-3 shows there has been little condominium construction over the past decade in the Village. A few units were built before 2008, but there have been no condominiums built since.

Figure N-3 Multi-family condominium construction

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	0	0	0	0	0	0	\$0
2016	0	0	0	0	0	0	\$0
2015	0	0	0	0	0	0	\$0
2014	0	0	0	0	0	0	\$0
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	0	0	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2009	0	0	0	0	0	0	\$0
2008	0	0	0	0	0	0	\$0
2007	1	0	0	0	27	0	N/A
2006	1	0	3	0	0	0	N/A
2005	1	0	3	0	0	0	N/A

Source: Village of Prairie du Sac

The Village has seen some growth in the number of single-family units in recent years, yet a decrease in the percent of owner-occupied housing from 71.2% in 2011 to 67.4% in 2016. This indicates that construction of occupied-housing units has not kept up with demand. Also, Prairie du Sac has a high percentage of for-sale units that are vacant and low percentages of units that are seasonal or recreational use. This could be an indication of older homes needing maintenance and/or housing list prices that are too high for buyers to afford. In addition, renter-occupied vacancy percentages are not as low as other partnership communities. This shows a need both for more owner-occupied and rental housing in the near term.

Financial Characteristics

The Village shows a high median home value when compared to other partnership communities, and a high level of owner-occupied households paying more than 30% of income on housing as well. Median renter income is high, yet the percentage of renters paying more than 30% of their income on rent is also high. This shows that both owner and rental housing units are expensive, relative to other communities, and even though renter incomes are higher, renters are spending a higher percentage of their income on rent. This further indicates a need for affordable homes where families can spend less of their income on housing and have an option other than expensive rental units.

Prairie du Sac Housing Needs Summary

- There is a need for housing suited to a growing but aging population. Housing should include senior living as part of a larger household and seniors living on their own.
 - There is a need for housing that can accommodate larger households which have school-age children and recent graduates from college.
 - There is a need for affordable workforce housing and moderate-income housing for young families as well as affordable senior housing, yet not necessarily very-low or low-income housing as an immediate priority.
 - The increase in owner-occupied units coupled with a decrease in the percentage of owner versus renter-occupied units indicates a need for more owner-occupied housing to meet the demand that is outpacing the additional owner-occupied units coming on the market.
 - The high level of for-sale vacancies indicates that the housing units that are coming on the market are not selling. Prairie du Sac has the highest home values and prices when compared to the partnership communities and, thus, houses may not be selling due to high home prices that young families cannot afford. There is a need for affordable units below the current market-rate in the immediate term in order to decrease the demand for rentals.
- While renter incomes are high, renters are paying higher percentages of their income on rent, thus indicating a need for below-market-rate rentals with three (3) to four (4) bedrooms as well as senior units.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the community include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Prairie du Sac

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and

housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 3%, and renter-occupied units, which range from 5.5% to 6.3%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied housing, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 141 persons by 2023, by 148 more persons by 2028 and by 153 more persons by 2033. By 2023, Prairie du Sac will have housing demand for 55 additional households who will need, at a minimum, 16 apartments, 11 attached multi-family units and 29 single family homes. By 2028, Prairie du Sac will have housing demand for 60 additional households who will need 16 apartments, 14 attached multi-family units and 29 single family homes. By 2033, the Village will have housing demand for 63 additional households who will need 17 apartments, 15 attached multi-family units, and 31 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	141	148	153
Additional Households	55	60	63
Additional Apartments	16	16	17
Additional Condos/Townhomes/Duplexes	11	14	15
Additional SF Homes	29	29	31

* Source: Vierbicher

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lot size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for a multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows Prairie du Sac has five (5) residential zoning districts, two (2) of which allow for multi-family development. The maximum number of single-family units which could be built on vacant property is 54 units. However, there are no vacant lots within R-2 or RM, which

allow for multi-family units. Therefore, no multi-family construction is possible without rezoning.

Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot Area per Unit	Potential SF Units	Minimum MF Lot Area per Unit	Potential MF Units
R-R	0.00	0	21,780	0		
R-1-A	12.99	566,023	9,000	63		
R-1-B	1.51	65,834	7,200	9		
R-2	0.00	0	7,200	0	5,000	0
RM	0.00	0	7,200	0	3,000	0
Total Acres	14.51					
Total Potential SF Units * 75%				54		
Total Potential MF Units * 75%						0

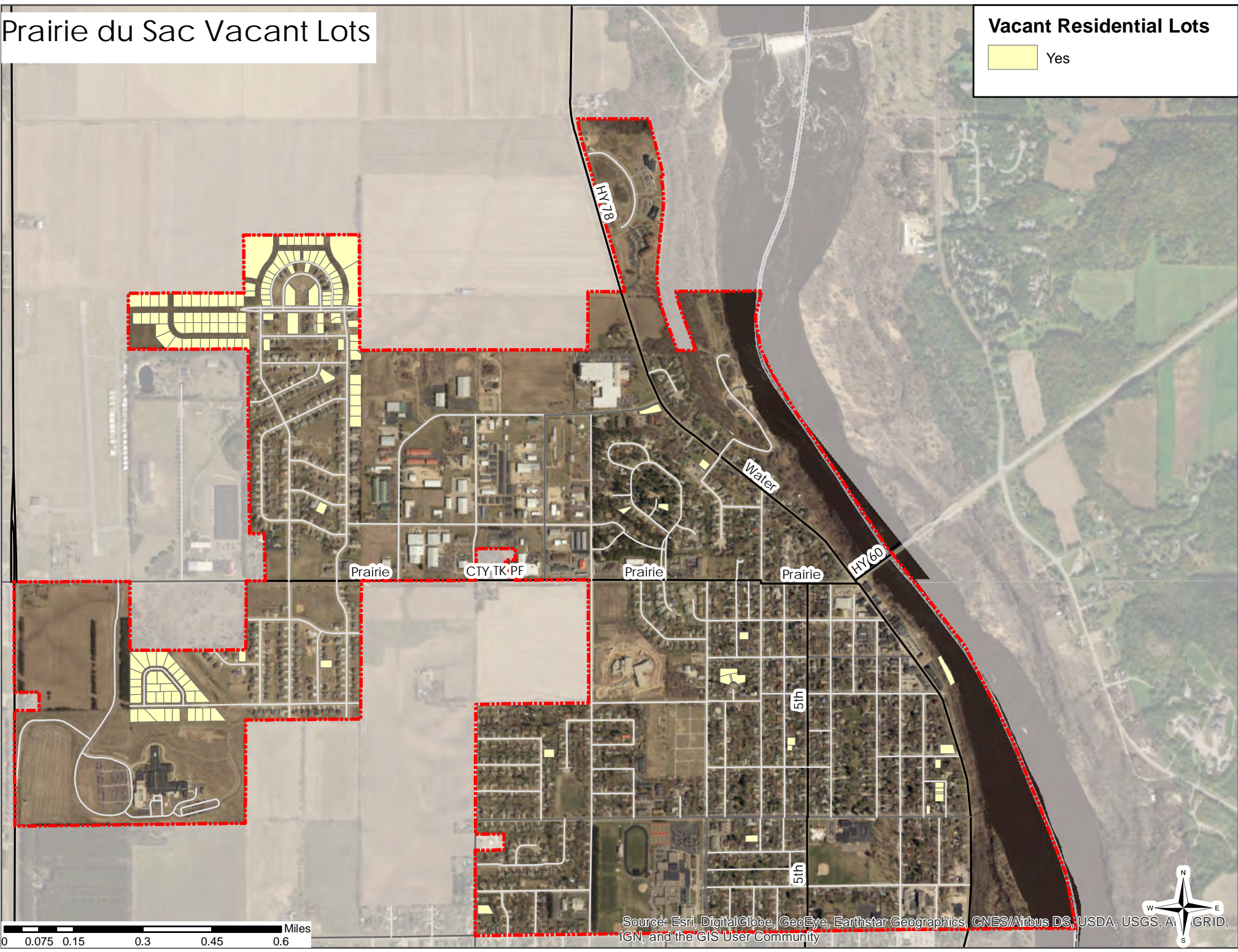
* Source: Local GIS & Zoning Data

The Prairie du Sac Vacant Lots map shows a number of vacant residentially-zoned lots located within newer existing subdivisions. There are few vacant lots within the older residential districts. A couple of larger vacant lots can be found with potential for larger residential development; however, many of the larger vacant lots are not zoned residential and would to be rezoned in order to provide available land for housing development. Larger vacant tracts suitable for development or senior or multi-family housing are zoned industrial or institutional. These parcels would have to be rezoned and carefully screened from neighboring uses if they were to host residential development.

Prairie du Sac Vacant Lots

Vacant Residential Lots

Yes



Single- Family Housing

Prairie du Sac has a need for single-family housing to accommodate larger households that include school-age children, recent graduates from college and seniors. There are no larger parcels available for development of a new residential subdivision, so the Village needs to focus on infill development on existing vacant lots. Housing needs to be affordable to the local workforce and government/non-profit programs should be created or existing programs utilized, where possible, to make workforce housing available.

Goal: Encourage more single-family owner-occupied infill construction

Objective: Increase supply of available land for single-family infill housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.

The Village has a mixture of older housing stock, built before 1940, as well as newer stock, built since 2000. Therefore, there is a need to assist with rehabilitation of those older homes which may need work, especially since there is limited land available to build new houses. Current homeowners may have need for renovations or weatherization or other improvements which they cannot afford. Local or State government/non-profit programs should be created or existing programs utilized, where possible, to make rehabilitations more affordable in order to maintain the existing housing stock.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Objective: Make home rehabilitation funding for code compliance available to homeowners

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Finally, there is also a need for financial assistance for potential workforce homebuyers who may need help with downpayments or purchase of a home which may need repairs.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)

Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors

Townhome/Duplex/Condo

Prairie du Sac lacks the larger parcels needed to build apartment complexes, so multi-family attached housing needs will most likely be met through multi-family infill development. Duplexes and triplexes could be built on vacant parcels available throughout the Village to

provide workforce owner-occupied and rental housing. Quadplexes were also mentioned during the stakeholder interviews as a possible option as well. Local or State government/non-profit programs should be created or existing programs utilized, where possible, to make infill multi-family attached housing available to the workforce.

Goal: Encourage more duplex, triplex and other attached multi-family owner-occupied construction

Objective: Increase supply of available land for infill attached housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for attached infill housing

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached infill housing

Strategy: Create a list of vacant land current available for development/purchase. Work with realtors to market properties for attached infill housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders

Apartments

The Village has a need for apartments, especially to house the local workforce, larger families and seniors. However, sites for large apartment complexes are difficult to find within the Village limits. Multi-family needs are more likely to be filled through for-rent single-family houses, duplexes and townhomes. However, should a school site or municipal property become available, the Village should pursue any opportunity to acquire these sites and assist with demolition and/or site preparation to build apartments. Prairie du Sac should be prepared to offer incentives to ensure apartments can be offered below market-rate and affordable to the workforce. Incentives could also be used to ensure some portion of any new apartment complex include three (3) bedroom units.

Goal: Encourage more apartment construction

Objective: Increase supply of available land for apartments

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments

Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development

Objective: Encourage apartment construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction

Senior Living

The Village also has some need to house seniors who are living on their own and may need assistance renovating their existing home. Prairie du Sac should implement programs or make funding available to assist with accessibility and other rehabilitation projects for newer and older senior-occupied homes. Seniors may also be looking to transition from their existing single-family owner-occupied home to a rental senior property as well. Although larger sites are difficult to find in Prairie du Sac, there may be parcels suitable for smaller senior facilities, including current commercial or other properties which

could become vacant and should be pursued to construct senior housing. Village incentives should be offered to encourage senior housing construction, include demolition and site preparation assistance.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners.

Goal: Encourage more multi-family construction for seniors

Objective: Increase supply of available land for senior housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development

Objective: Encourage developer/builder senior housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment

and/or remediation costs associated with senior housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction

Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers.

Affordable Housing

There is a need for affordable workforce housing and moderate-income housing for young families as well as affordable senior housing, yet not necessarily very-low or low-income housing as an immediate priority. Many residents may not qualify for low-income State and Federal housing assistance; however, some seniors and other members of the community may be able to take advantage of assistance programs. Lower income owners should be encouraged to use existing rehabilitation State and Federal assistance. Lower income buyers should be encouraged to use existing State and Federal down payment assistance. In addition, landlords and investors may be able to take advantage of State and Federal programs if building infill development for lower income buyers and renters.

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable rental infill multi-family housing by developers

Strategy: Make housing program funds available to developers or landlords to build lower income rental infill housing

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Make home rehabilitation funding available to lower income homeowners

Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

The Village does not currently have a Community Development Authority (CDA), Housing Authority (HA), or Redevelopment Authority (RDA). Establishing such an entity would allow the Village greater ability to attract and distribute funding to housing projects. The scope and authority of these bodies is defined under Chapter 66 of the Wisconsin Statutes. Also, the Village has a Historic Preservation ordinance; however, the Village is not a Certified Local Government. Becoming a Certified Local Government would allow access to grant funding for historic housing rehabilitation and other historic housing projects.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Establish and fund an RDA, HA, or CDA

Strategy: Establish contact with the CDA in the City of Baraboo and/or the CDA in the City of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities

Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects

Objective: Become a Certified Local Government (CLG)

Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community

Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification

The Village has five base commercial zoning districts: Neighborhood Business (B-N), Central Business (B-C), Highway Business (B-H), Rural Business (B-R), and Office and Research (O-R). Two family residential development is listed as a permitted use in B-N and B-C Districts, but prohibited in all other commercial districts. Multifamily residential development of between three and eight units is listed as a permitted use in B-N and B-C Districts, but prohibited in all other commercial districts.

Goal: Provide greater zoning flexibility in order to allow for more multi-family and apartment development within existing zoning districts

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Draft a list of properties in the B-C District adjacent to the Wisconsin River that could support multifamily structures larger than duplexes and amend the B-C District to allow for suitable multi-family development

Strategy: Study the B-N, B-H, B-R and O-R districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition, Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate the potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Prairie du Sac should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Prairie du Sac Housing Goals, Objectives and Strategies				Priority	Responsibility	Funding	Timeframe
Single- Family Housing							
Goal: Encourage more single-family owner-occupied infill construction							
<u>Objective: Increase supply of available land for single-family infill housing.</u>				1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources					Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development					Village	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development					Village	\$75,000	Ongoing
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development					Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development					Village	Staff Time	Ongoing
<u>Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives</u>				1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.					Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation							
<u>Objective: Make home rehabilitation funding available to homeowners</u>				1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements					Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements					Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes					Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Make home rehabilitation funding for code compliance available to homeowners</u>				1 2 3			
Strategy: Establish a code compliance grant/revolving loan fund for home owners					Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership							
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>				1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another					Village	Staff Time	Ongoing
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase					Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
<u>Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)</u>				1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors					Village/ CHDO/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing

Prairie du Sac Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Townhome/Duplex/Condo				
Goal: Encourage more duplex, triplex and other attached multi-family owner-occupied construction				
<u>Objective: Increase supply of available land for infill attached housing</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for attached infill housing		Village	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached infill housing		Village	\$75,000	Ongoing
Strategy: Create a list of vacant land current available for development/purchase. Work with realtors to market properties for attached infill housing		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development		Village	Staff Time	Ongoing
<u>Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Apartments				
Goal: Encourage more apartment construction				
<u>Objective: Increase supply of available land for apartments</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments		Village	\$75,000	Ongoing
Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development		Village	Staff Time	Ongoing
Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development		Village	Staff Time	Ongoing
<u>Objective: Encourage apartment construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with Penvironmental assessment and/or remediation costs associated with apartment construction		Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction		Village	\$40,000* + initial year investment	Ongoing

Prairie du Sac Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Senior Living				
Goal: Encourage single-family owner-occupied rehabilitation for seniors				
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>	1 2 3			
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners.		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage more multi-family construction for seniors				
<u>Objective: Increase supply of available land for senior housing</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development		Village	\$60,000* + \$90,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing		Village	\$75,000	Ongoing
Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development		Village	Staff Time	Ongoing
<u>Objective: Encourage developer/builder senior housing construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction		Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction		Village	\$40,000* + initial year investment	Ongoing
<u>Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers.		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Prairie du Sac Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Affordable Housing				
Goal: Encourage more rental construction or supply for lower income renters				
Objective: Encourage purchase or refinance of rental properties by landlords	1 2 3			
Strategy: Make housing program funds available to landlords to purchase or refinance rental housing		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Objective: Encourage construction of new affordable rental infill multi-family housing by developers	1 2 3			
Strategy: Make housing program funds available to developers or landlords to build lower income rental housing		Village/ Housing Agencies	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers	1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Objective: Encourage more homeownership by utilizing housing program educational initiatives	1 2 3			
Strategy: Establish homebuyer counseling program with housing program funds		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage owner-occupied rehabilitation for lower income residents				
Objective: Make home rehabilitation funding available to lower income homeowners	1 2 3			
Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government available housing program funds		Village	\$20,000	<2 yrs

Prairie du Sac Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Goal: Encourage rental rehabilitation for lower income renters				
Objective: Make lower income rental rehabilitation funding available to landlords	1 2 3			
Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median rents for use with government housing program funds		Village	\$20,000	<2 yrs
Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords	1 2 3			
Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs
Other Housing Initiatives and Administrative Tools				
Goal: Establish support entities to administer housing funding and assistance programs				
Objective: Establish and fund an RDA, HA, or CDA	1 2 3			
Strategy: Establish contact with the CDA in the Village of Baraboo and/or the CDA in the Village of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities		Village/Baraboo/ Reedsburg	Staff Time	<2 yrs
Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects		Village/Housing Partners	\$20,000	Ongoing
Objective: Become a Certified Local Government (CLG)	1 2 3			
Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk Village to gain insights on successful historic preservation initiatives in this community		Village/State Agencies	Staff Time	<2 yrs
Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification		Village/State Agencies	Staff Time	3-5 yrs

Prairie du Sac Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Provide greater zoning flexibility in order to allow for more multi-family and apartment development within existing zoning districts				
<u>Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts</u>	1 2 3			
<i>Strategy: Draft a list of properties in the B-C District adjacent to the Wisconsin River that could support multifamily structures larger than duplexes and amend the B-C District to allow for suitable multi-family development</i>		Village	Staff Time	<2 yrs
<i>Strategy: Study the B-N, B-H, B-R and O-R districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate</i>		Village	Staff Time	<2 yrs
<i>Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses</i>		Village	Staff Time	<2 yrs
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
<u>Objective: Access HUD HOME funding programs</u>	1 2 3			
<i>Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects</i>		Village/State Agencies	Staff Time	<2 yrs
<i>Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium</i>		Village/County	Staff Time	3-5 yrs
<u>Objective: Access CDBG funding programs</u>	1 2 3			
<i>Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs</i>		Village/State Agencies	TBD	<2 yrs
<u>Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs</u>	1 2 3			
<i>Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction</i>		Village	\$20,000	<2 yrs
<i>Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects</i>		Village	\$20,000	<2 yrs
<u>Objective: Identify and access other State, Federal and Non-Profit funding programs</u>	1 2 3			
<i>Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs</i>		Village/Housing Partners	Staff Time	<2 yrs
<i>Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects</i>		Village/Housing Partners	Staff Time	<2 yrs
<i>Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs</i>		Village/State Agencies	Staff Time	<2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
<u>Objective: Proactively work with developers and investors to build identified housing projects on target properties</u>	1 2 3			
<i>Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners</i>		Village	\$20,000	3-5 yrs



Chapter 5 - Reedsburg Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B - County Survey Summary) and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and areas of expertise within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented as follows.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered throughout the County, with two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others.

Stakeholders consisted representatives from financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community.

City of Reedsburg Highlights

- The property taxes are "higher" in Reedsburg. Additionally, the permits and additional development fees add \$5,000 to \$8,000 to the development costs.
- Second home buyers are likely to look at property taxes.
- Property taxes are perceived to be as high as communities in Madison (Sauk County rates average 1.8%, while Dane County rates average 2% for a \$250k home)
- There is a need for quadplexes.
- Recent years, it was normal to see 130 homes on the market. Only 30 homes are on the market right now and that is average for the past few months.
- WCCU credit union offers credit counseling for members.
- Only three (3) out of 13 loans are for those 30 years old or younger.

Stakeholder Meetings Summary

Reedsburg

Population

The median age in the City is lower than for the other partnership communities, 36, and has had a slower rate of growth in the median age since 2011 as well. In addition, rates of child dependency are high. This shows a younger population that is aging slowly and has a need to house younger families with younger children present.

Households

Household data shows a slight decline in a number of households since 2011, -1.5%, yet an increase in household size and a lower number of households having those 60 years and older present. The community also has low rates of those enrolled in K-12 and a high number of residents who moved within the County in 2016. This indicates an immediate need for housing options for larger families that have younger children not yet enrolled in school.

Economic Characteristics

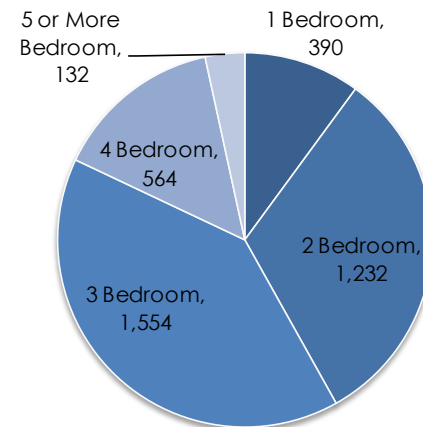
The City has a high percentage of its population below poverty, 12.9%, yet high median household income growth. This indicates that Reedsburg does have a need to provide housing for those in poverty, yet rising incomes could offset this issue to a certain extent in future years. Looking at other categories, Reedsburg has a lower median age, lower median age change, and a high child dependency score. This indicates a need for housing for younger households with young children present. Affordable housing and low-income subsidized housing should be an option for these younger families, particularly for those in poverty. Given Reedsburg's high percentage growth in the Financing and Insurance industries, 60.9% since 2011, as well as high growth in the Professional Service, Scientific, and Management industries as well, 74.3% since 2011, there is also a

substantial need for additional workforce housing which are affordable to new and existing workers in these and other industries.

Housing

Figure N-1 shows Reedsburg to have a fairly even distribution of unit-types by number of bedroom. Given the larger families, the need for three (3) bedrooms and four (4) bedrooms is likely to grow though.

Figure N-1 Bedrooms per single-family structure



Source: City of Reedsburg

Figure N-2 shows a significant number of single-family and duplex units have been built in the last three (3) years, although these numbers are slightly lower than pre-2008 levels. This indicates an opportunity for additional single-family and duplex construction, as there appears to be developer and buyer interest and the ability to absorb these units.

Figure N-2 Single-family and duplex construction

	Total Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom	Total Assessed Value
2018	28	N/A	N/A	N/A	N/A	N/A	N/A
2017	28	N/A	N/A	N/A	N/A	N/A	N/A
2016	18	N/A	N/A	N/A	N/A	N/A	N/A
2015	7	N/A	N/A	N/A	N/A	N/A	N/A
2014	1	N/A	N/A	N/A	N/A	N/A	N/A
2013	10	N/A	N/A	N/A	N/A	N/A	N/A
2012	7	N/A	N/A	N/A	N/A	N/A	N/A
2011	15	N/A	N/A	N/A	N/A	N/A	N/A
2010	14	N/A	N/A	N/A	N/A	N/A	N/A
2008	36	N/A	N/A	N/A	N/A	N/A	N/A
2007	32	N/A	N/A	N/A	N/A	N/A	N/A
2006	54	N/A	N/A	N/A	N/A	N/A	N/A
2005	44	N/A	N/A	N/A	N/A	N/A	N/A

Source: City of Reedsburg

Figure N-3 shows a number of years since 2011 where no new rental units were constructed. However, 2017 saw 72 new units and 2018 saw 40 recently built or permitted additional units, including the Viking Drive Estates apartment complex. This also shows opportunity for continued construction, with the market currently able to supply multi-family units and there being enough demand for those units at current pricing.

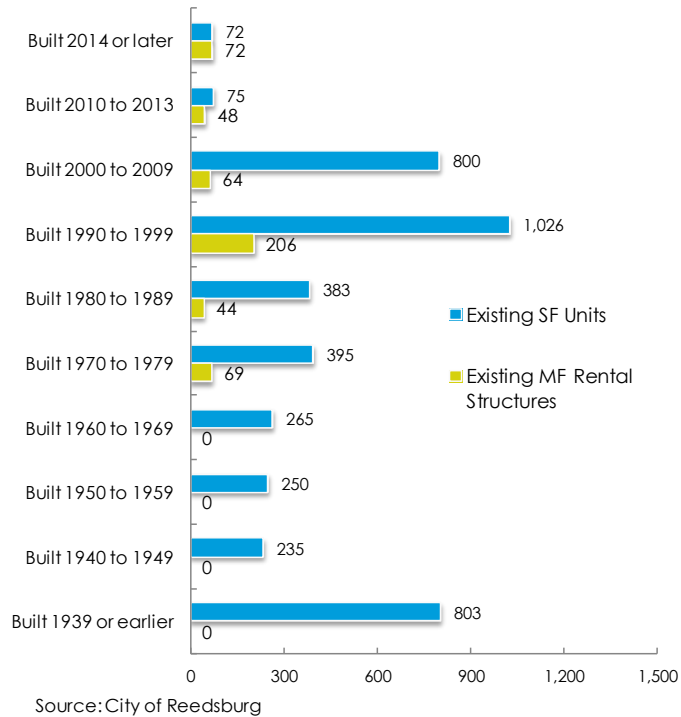
Figure N-3 Multi-family rental construction

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	40	1	0	1	1	0	N/A
2017	72	N/A	N/A	N/A	N/A	N/A	\$4,800,000
2016	0	0	0	0	0	0	\$0
2015	0	0	0	0	0	0	\$0
2014	0	0	0	0	0	0	\$0
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	48	N/A	N/A	N/A	N/A	N/A	\$4,400,000
2010	0	0	0	0	0	0	\$0
2008	0	0	0	0	0	0	\$0
2007	0	0	0	0	0	0	\$0
2006	0	0	0	0	0	0	\$0
2005	0	0	0	0	0	0	\$0

Source: City of Reedsburg

Figure N-4 shows Reedsburg's housing stock is either substantially new or very old. A considerable number of structures were built before 1940 and a substantial number were built between 1990 and 2009. This shows some need for rehabilitation of pre-war structures.

Figure N-4 Year structure built



The City has high growth in renter-occupied housing and a decline in owner-occupied housing in recent years. This could be caused by a number of factors, including more young families not being able to afford to buy a home, fewer affordable homes being built, owner-occupied homes being converted to rental units and more rental than owner units being built. Looking at Financial Characteristics data, Reedsburg has lower median home values, when compared to the other partnership communities, and a lower percentage of homeowners paying more than 30% of their income on housing costs. However, Reedsburg also has lower median household incomes for renter households and a higher percentage of renters paying more than 30% of their income on rent. Therefore, Reedsburg has a need to provide affordable and subsidized rental housing so residents can pay less of their income on rent and be able to save and eventually buy a home.

Financial Characteristics

Data from Appendix A shows low median annual household income for renters, at \$22,994, as compared to \$31,974 for the County . In addition, the percentage of renters paying greater than 30% of their income on rent are higher than all other partnership communities at 49.2%. This indicates that renters are in need of affordable rental housing options, including low-income and subsidized apartments.

Reedsburg Housing Needs Summary

- The median age in the City is low and rates of child dependency are high, indicating a need to house a younger population that is aging slowly and who are comprised of younger families with younger children present.
- An increase in household size, a lower number of households having those 60 years and older present and low rates of those enrolled in K-12 further indicates an immediate need for housing options for larger families that have younger children not yet enrolled in school.
- The City has a high percentage of its population with incomes below the poverty level, indicating a need for housing for very-low and low-income subsidized residents, including younger families with children.
- Rental housing market is growing while the owner-housing market is falling. This, along with lower housing prices, as compared to the other partnership communities, and lower median incomes indicates a need for very-low to low-income owner-occupied housing to offset the need for rentals. Very-low and low-income owner-occupied units would have to heavily subsidized and potential buyers would need substantial assistance as well.
- High growth in Finance and Professional industries indicates a need for affordable workforce housing as well.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the previous Needs Assessment section. The goals, objectives and strategies for the community include the projected number of housing units needed, which are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Reedsburg

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and

housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 2.2%, and renter-occupied units, which range from 2.4% to 5.8%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 271 persons by 2023, by 288 more persons by 2028 and by 264 more persons by 2033. By 2023, Reedsburg will have housing demand for 115 additional households who will need, at a minimum, 37 apartments, 24 attached multi-family units and 54 single family homes. By 2028, Reedsburg will have housing demand for 114 additional households who will need 32 apartments, 26 attached multi-family units and 55 single family homes. By 2033, the City will have housing demand for 104 additional households who will need 28 apartments, 27 attached multi-family units, and 50 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	271	288	264
Additional Households	115	114	104
Additional Apartments	37	32	28
Additional Condos/Townhomes/Duplexes	24	26	27
Additional SF Homes	54	55	50

* Source: Vierbicher

The Department of Administration provides population projections for the years 2020, 2025, and 2030. Utilizing annual population growth between these years, additional population projections can be estimated to total an additional 850 persons by 2023, an additional 818 persons between 2023 to 2028, and an additional 702 persons between 2028 and 2033. These can be considered a high estimate of future population growth. As population projects by age are not available from the DOA, estimated housing demand cannot be projected using this data.

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lot size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows Reedsburg has three (3) residential zoning districts, one (1) of which allows for multi-family development. The maximum number of single-family units which could be built on vacant property is 1,038 units, if all property was available. The maximum number of multi-family units which could be constructed is 913 units. There is an overlap of single-family and multi-family potential within the R-3 district, so both maximums would not be able to be built, as a choice would have to be made to build on or the other, or a mix of both, in the R-3 district.

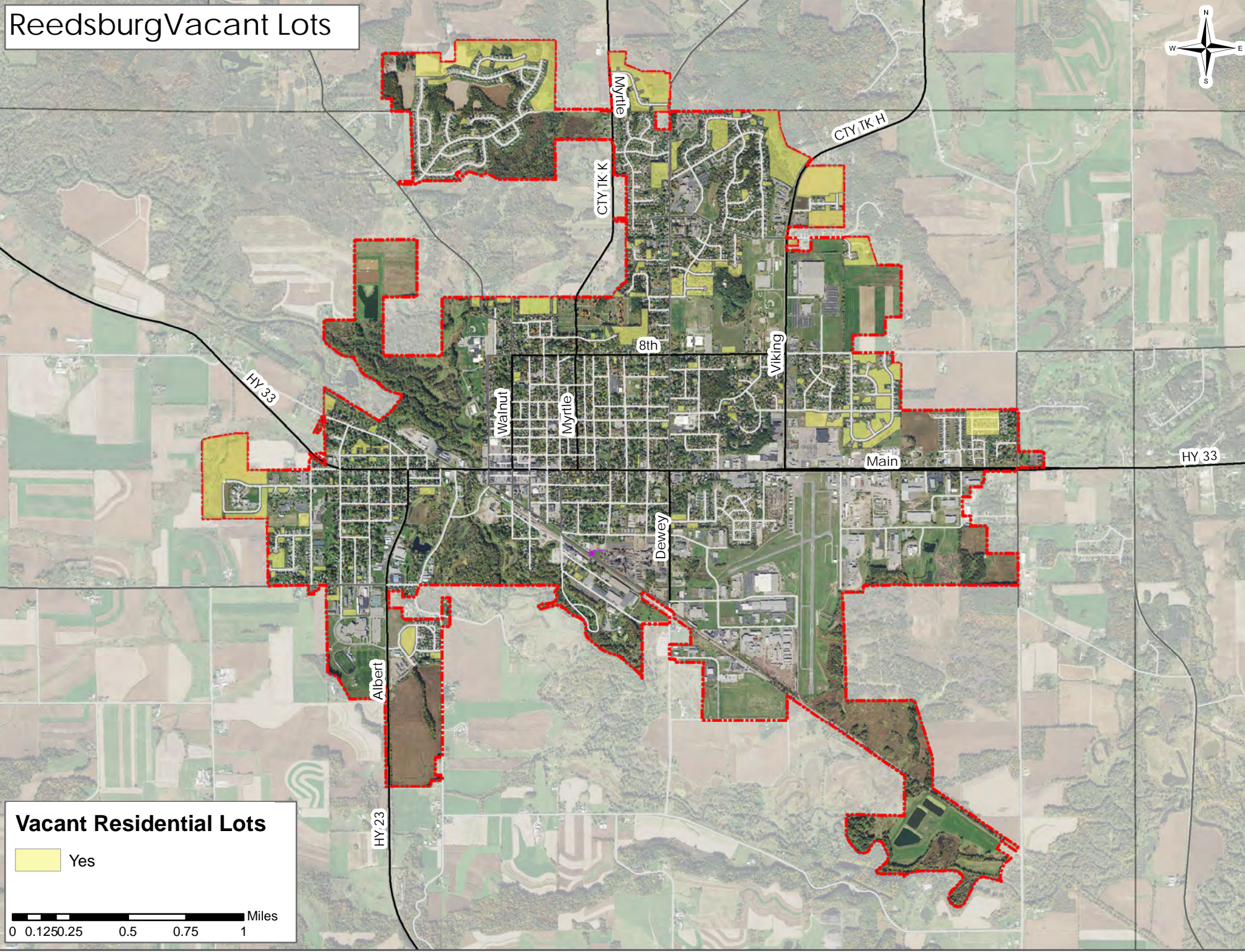
Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot Area per Unit	Potential SF Units	Minimum MF Lot Area per Unit	Potential MF Units
R-1	11.83	515,097	6,000	86		
R-2	244.33	10,643,058	9,600	1,109		
R-3	41.90	1,825,242	9,600	190	1,500	1,217
Total Acres	298.06					
Total Potential SF						
Units * 75%				1,038		
Total Potential MF						
Units * 75%						913


* Source: Local GIS & Zoning Data

The Reedsburg Vacant Lots map shows a number of vacant residentially-zoned lots located within newer existing subdivisions. There are also a few vacant lots within the older residential districts. A couple of larger vacant lots can be found with potential for larger residential development; however, many of the larger vacant lots are not zoned residential and would have to be rezoned in order to provide available land for housing development. Larger tracts suitable for residential subdivision or mixed-type housing communities are zoned agricultural and would be ideal candidates for larger housing projects. In order to satisfy the demand for single-family homes in 2023 and 2023, 109 units, existing vacant lots in already platted subdivisions could be built upon without rezoning or subdividing. There are currently 135 existing single-family lots which could satisfy this demand. Infill lots or additional subdivisions would be required to satisfy the remaining of the 2033 single-family demand.

Reedsburg Vacant Lots



Vacant Residential Lots

 Yes

Miles

00.1250.250.50.751

Single- Family Housing

Reedsburg has a need for both workforce and low-income single-family housing. Since 2011, there has been an increase in household size, mostly comprised of families with younger children. There is available land for residential subdivisions, although any a number of single-family residential subdivisions are already platted and have a supply of ready-to-build lots. Builders should be given City assistance and incentives to build infill housing in existing subdivisions and on existing lots within the older districts. Infill housing in older districts should be allowed to include zero-lot line and other smaller profile housing types. Amending existing zoning districts to eliminate setbacks on one side of residential lots would help to encourage zero-lot line construction.

Goal: Encourage more single-family owner-occupied infill construction

Objective: Increase supply of available land for single-family infill housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development

Strategy: Acquire lots which have become vacant due to a raze or repair program

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.

Regarding existing housing, Reedsburg has a mixture of houses built before 1940 as well as a significant number of homes built since 2000. So, there is some need for single-family rehabilitation. City assistance and incentives should be considered for assistance to homeowners for both rehabilitation of their current home as well as for new purchases needing rehabilitation. In addition, any rehabilitation program should also focus on duplex to single-family rehabilitation, especially for duplexes which are in poor shape and which a higher-priced single-family home could justify the conversion work.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Objective: Make home rehabilitation funding for code compliance available to homeowners

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Establish code enforcement policies and procedures to encourage housing construction and/or rehabilitation

Strategy: Develop raze or repair policies and procedures to require dilapidated properties to be repaired or demolished if repair not feasible

Strategy: Create policy and procedures which coordinate municipal code enforcement with County health department

Finally, there is also a need for financial assistance for potential workforce homebuyers who may need help with downpayments or purchase of a home which may need repairs. There is also an opportunity to encourage investors to rehabilitate and resell housing in poor condition.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)

Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors

Townhome/Duplex/Condo

Reedsburg has a need for duplexes, triplexes, townhomes and other attached housing in order to provide affordable housing options for potential buyers and to provide for additional rental opportunities should those properties eventually be rented-out. There is opportunity for multi-family attached developments on larger vacant lots as a stand-alone multi-family complex or as part of a mixed-income or mixed-housing type development. Reedsburg will need to offer incentives or programs to assist with land development and encourage affordable multifamily units for the workforce and for lower income families are built. Priority should be given to three (3) bedroom units to house larger families. There is also opportunity for infill multi-family houses, especially duplexes, on smaller vacant lots. The City should assist with infill development, but focus on regulatory and other incentives, as opposed to financial assistance.

Goal: Encourage more owner-occupied attached housing construction

Objective: Encourage developer-driven attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for attached housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Objective: Provide off-site and on-site improvements or create grant/loan program to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Goal: Encourage more duplex, triplex and other attached multi-family infill construction

Objective: Increase supply of available land for infill attached housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for attached infill housing

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached infill housing

Strategy: Create a list of vacant land current available for development/purchase. Work with realtors to market properties for attached infill housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development

Objective: Encourage multi-family attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders

Goal: Encourage multi-family attached housing rehabilitation

Objective: Make home rehabilitation funding available to homeowners and/or landlords

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior attached housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior attached housing improvements

Strategy: Establish a weatherization grant/revolving loan program for attached homes

Objective: Make home rehabilitation funding for code compliance available to attached housing owners/landlords

Strategy: Establish a code compliance grant/revolving loan fund for attached housing owners/landlords

Objective: Establish code enforcement policies and procedures to encourage housing construction and/or rehabilitation

Strategy: Develop raze or repair policies and procedures to require dilapidated properties to be repaired or demolished if repair not feasible

Strategy: Create policy and procedures which coordinate municipal code enforcement with County health department

Apartments

Reedsburg has a need for more apartments to house larger families with younger children. This need includes apartments affordable to lower income families, including land assembly and site preparation assistance. City assistance will be needed to encourage development of affordable apartments. Emphasis and assistance should be placed on three (3) bedroom apartments and could be included as part of a mixed-income or mixed-type development.

Goal: Encourage more apartment construction

Objective: Increase supply of available land for apartments

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase larger vacant/redevelopable lots suitable for apartment development as part of a land purchase program

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments as part of a land banking program

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development

Objective: Encourage apartment construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers

Senior Living

There is some need for senior housing, which should include construction of smaller senior housing types as well as rehabilitation of

existing senior family homes to ensure they can remain in their current residence. Senior rental housing should also be developed as part of a larger mixed-income or mixed-housing type development or as part of individual stand-alone senior living rental housing.

Goal: Encourage more multi-family construction for seniors

Objective: Increase supply of available land for senior housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development

Objective: Encourage developer/builder senior housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction

Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.

Affordable Housing

Reedsburg has considerable need to house lower income residents, especially families with children. The City will need to provide considerable assistance to buyers, renters, landlords, builders and developers to ensure lower income housing is built and existing housing in rehabilitated by and for lower income residents. The City will need to fully utilize State and Federal programs as well. Finally, any new larger development, including residential subdivisions, multi-family developments, apartment complexes, and mixed housing-type developments should include affordable housing a component of the project.

Goal: Encourage more affordable single-family and multi-family owner-occupied construction

Objective: Encourage construction of new owner-occupied single-family homes by developers for lower income buyers

Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied single-family housing

Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable rental multi-family developments by developers

Strategy: Make housing program funds available to developers or landlords to build lower income rental housing

Objective: Encourage construction of new affordable rental infill multi-family housing by builders

Strategy: Make housing program funds available to developers or landlords to build lower income rental infill housing

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with available housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Make home rehabilitation funding available to lower income homeowners

Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing

Strategy: Perform local market survey to determine median housing value for use with government available housing program funds

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate

owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

The City operates a Community Development Authority (CDA). Wisconsin Statutes §66.1335(1) state the purpose of a CDA is to carry out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. The Statute also authorizes the CDA to act as the agent for the City in planning and carrying out community development programs and activities approved by the mayor and Common Council. The City should expand the functions of this body and utilize it to diagnose, oversee, and administer solutions to housing issues in the City.

Goal: Expand CDA program creation and administration

Objective: Take advantage of CDA resources to fund housing needs identified in this Plan

Strategy: Create a new construction lease-to-own program for low income residents using CDA funds

Strategy: Create a partnership between the CDA and a community development financial institution to revitalize neighborhoods by purchasing and rehabilitating foreclosed properties in order to provide affordable housing for low income families

The City also has a Historic Preservation Commission tasked with identifying, evaluating, educating, and advocating preservation of properties and cultural resources within the City. The Commission serves as a resource for homeowners to determine the historical significance of their property and to maintain the historical character through rehabilitation and renovation efforts. While the Commission cannot lawfully restrict renovations or maintenance to privately owned sites or structures, it is a valuable resource for citizens who wish to preserve the charm and history of their property.

Goal: Encourage the Historic Preservation Commission to help with expansion of multifamily housing stock and rehabilitation of old structures

Objective: Encourage the Historic Preservation Commission to identify non-residential historic structures that could be repurposed for residential use

Strategy: Consider forming a land bank that purchases buildings of historic significance in order to renovate and sell to residential developers

Strategy: Consider working methods of working with property owners to rehabilitate historic structures before they become uninhabitable

Strategy: Consider an inventory list of non-residential properties that could potentially support infill residential development

Even though the City has a Historic Preservation Commission, the City's application to become a Certified Local Government was not approved. Becoming a Certified Local Government would allow access to grant funding for historic housing rehabilitation and other historic housing projects.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Re-apply to become a Certified Local Government (CLG)

Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community

Strategy: Work with the State Historic Preservation Office to fill in any gaps to the City's application that prevented approval the first time the City applied

The City of Reedsburg has three base commercial zoning districts: Central Business (B1), General Business (B2), and Local Business (B3). The City allows one and two-family dwellings as permitted uses in B3 Districts, but does not allow two-family dwellings in B1 or B2 Districts. Multifamily dwellings are listed as conditional uses in B1 and B3

Districts. In addition, the City has smaller infill housing lots which may benefit from limited setback standards to allow for zero-lot line homes.

Goal: Create more flexibility within the Zoning Code for smaller single-family housing types or multi-family residential development

Objective: Allow for smaller single-family home types, such as zero-lot-line homes, on smaller residential lots

Strategy: Amend the zoning code to eliminate one of the side setbacks and allow for zero-lot line homes to be built on narrow lots in certain zoning districts

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Streamline the review process for conditional use permits for multifamily developments in applicable commercial Districts

Strategy: Study commercial districts for the potential to allow as-of-right for multifamily development and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In

particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition, Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Partner with local economic development organizations to support housing construction projects

Strategy: Work with the Reedsburg Industrial & Commercial Development Commission (RICDC) to promote workforce housing

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate the effect of current impact fees and the potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate the of current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Strategy: Utilize existing Tax Increment Districts, such as TID #9, to promote workforce housing

Strategy: Utilize the affordable housing TIF extension program to create affordable housing and improve the condition of the housing stock

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for

identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Goal: Address flooding issues through flood mitigation strategies

Objective: Pursue flood mitigation efforts to assist with flood damaged properties

Strategy: Identify flood damaged properties

Strategy: Pursue State and Federal emergency assistance funding for flood mitigation

Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory

Strategy: Construct flood mitigation improvements to protect properties from future flooding

Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes

Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding

Reedsburg should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Single- Family Housing				
Goal: Encourage more single-family owner-occupied infill construction				
Objective: Increase supply of available land for single-family infill housing.	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		City/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development		City	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Acquire lots which have become vacant due to a raze or repair program		City	\$25,000*	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development		City	\$75,000	Ongoing
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development		City	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development		City	Staff Time	Ongoing
Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation				
Objective: Make home rehabilitation funding available to homeowners	1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Objective: Make home rehabilitation funding for code compliance available to homeowners	1 2 3			
Strategy: Establish a code compliance grant/revolving loan fund for home owners		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Objective: Establish code enforcement policies and procedures to encourage housing construction and/or rehabilitation	1 2 3			
Strategy: Develop raze or repair policies and procedures to require dilapidated properties to be repaired or demolished if repair not feasible		City	Staff Time	Ongoing
Strategy: Create policy and procedures which coordinate municipal code enforcement with County health department		City/County	Staff Time	Ongoing

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Encourage more homeownership				
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local assistance programs list to owners looking to sell their existing home and purchase another</i>		City	Staff Time	Ongoing
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase</i>		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
<u>Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)</u>	1 2 3			
<i>Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors</i>		City/ CHDO/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Townhome/Duplex/Condo				
Goal: Encourage more owner-occupied attached housing construction				
<u>Objective: Encourage developer-driven attached housing construction through site preparation assistance</u>	1 2 3			
<i>Strategy: Prepare a preliminary site analysis (PSA) for attached housing sites</i>		City	\$25,000*	Ongoing
<i>Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction</i>		City	\$40,000-80,000*	Ongoing
<u>Objective: Provide off-site and on-site improvements or create grant/loan program to encourage developer-driven attached housing construction</u>	1 2 3			
<i>Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure</i>		City/ State Agency	\$400,000	3-5 yrs
<i>Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access</i>		City/ State Agency	\$400,000	3-5 yrs
<i>Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties</i>		City/ State Agency	\$300,000	3-5 yrs
<i>Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure</i>		City/ State Agency	\$400,000	3-5 yrs
<i>Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access</i>		City/ State Agency	\$400,000	3-5 yrs
<i>Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties</i>		City/ State Agency	\$300,000	3-5 yrs
<i>Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties</i>		City/ State Agency	\$300,000	3-5 yrs

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Encourage more duplex, triplex and other attached multi-family infill construction				
<u>Objective: Increase supply of available land for infill attached housing</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		City/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for attached infill housing		City	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached infill housing		City	\$75,000	Ongoing
Strategy: Create a list of vacant land current available for development/purchase. Work with realtors to market properties for attached infill housing		City	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development		City	Staff Time	Ongoing
<u>Objective: Encourage multi-family attached housing construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites		City	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction		City	\$40,000-80,000*	Ongoing
<u>Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage multi-family attached housing rehabilitation				
<u>Objective: Make home rehabilitation funding available to homeowners and/or landlords</u>	1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior attached housing improvements		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior attached housing improvements		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for attached homes		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a flood mitigation grant/loan program to repair or demolish or replace attached homes using available local, State and Federal funding		City/State Agencies	TBD	<2 yrs
<u>Objective: Make home rehabilitation funding for code compliance available to attached housing owners/landlords</u>	1 2 3			
Strategy: Establish a code compliance grant/revolving loan fund for attached housing owners/landlords		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Establish code enforcement policies and procedures to encourage housing construction and/or rehabilitation</u>	1 2 3			
Strategy: Develop raze or repair policies and procedures to require dilapidated properties to be repaired or demolished if repair not feasible		City	Staff Time	Ongoing
Strategy: Create policy and procedures which coordinate municipal code enforcement with County health department		City/County	Staff Time	Ongoing

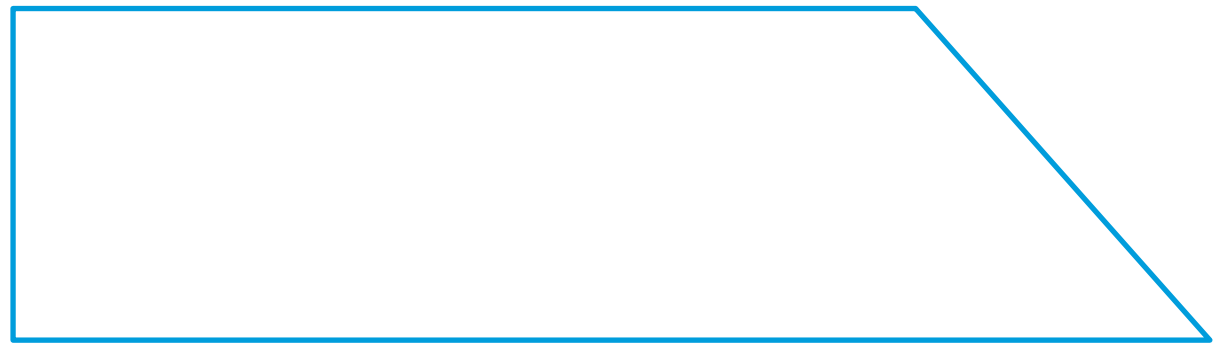
Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Apartments				
Goal: Encourage more apartment construction				
<u>Objective: Increase supply of available land for apartments</u>	1 2 3			
<i>Strategy: Create purchase fund from local funding sources and/or other agency/entity sources</i>		City/ Housing Agencies	Staff Time	Ongoing
<i>Strategy: Purchase larger vacant/redevelopable lots suitable for apartment development as part of a land purchase program</i>		City	\$60,000* + \$90,000 initial year investment	Ongoing
<i>Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartments as part of a land banking program</i>		City	\$75,000	Ongoing
<i>Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers</i>		City	Staff Time	Ongoing
<i>Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development</i>		City	Staff Time	Ongoing
<u>Objective: Encourage apartment construction through site preparation assistance</u>	1 2 3			
<i>Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites</i>		City	\$25,000*	Ongoing
<i>Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction</i>		City	\$40,000-80,000*	Ongoing
<u>Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers</i>		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Senior Living				
Goal: Encourage more multi-family construction for seniors				
<u>Objective: Increase supply of available land for senior housing</u>	1 2 3			
<i>Strategy: Create purchase fund from local funding sources and/or other agency/entity sources</i>		City/ Housing Agencies	Staff Time	Ongoing
<i>Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development</i>		City	\$60,000* + \$90,000 initial year investment	Ongoing
<i>Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing</i>		City	\$75,000	Ongoing
<i>Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing</i>		City	Staff Time	Ongoing
<i>Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development</i>		City	Staff Time	Ongoing
<u>Objective: Encourage developer/builder senior housing construction through site preparation assistance</u>	1 2 3			
<i>Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites</i>		City	\$25,000*	Ongoing
<i>Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction</i>		City	\$40,000-80,000*	Ongoing
<i>Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction</i>		City	\$40,000* + initial year investment	Ongoing

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Encourage homeowner, renter, landlord and developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers.</i>		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation for seniors				
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>	1 2 3			
<i>Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Establish a code compliance grant/revolving loan fund for home owners</i>		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.</i>		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Affordable Housing				
Goal: Encourage more affordable single-family and multi-family owner-occupied construction				
<u>Objective: Encourage construction of new owner-occupied single-family homes by developers for lower income buyers</u>	1 2 3			
<i>Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied single-family housing</i>		City/ Housing Agencies	TBD	Ongoing
<i>Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing</i>		City/ Housing Agencies	TBD	Ongoing
Goal: Encourage more rental construction or supply for lower income renters				
<u>Objective: Encourage purchase or refinance of rental properties by landlords</u>	1 2 3			
<i>Strategy: Make housing program funds available to landlords to purchase or refinance rental housing</i>		City/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage construction of new affordable rental multi-family developments by developers</u>	1 2 3			
<i>Strategy: Make housing program funds available to developers or landlords to build lower income rental housing</i>		City/ Housing Agencies	TBD	Ongoing

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Objective: Encourage construction of new affordable rental infill multi-family housing by builders	1 2 3			
Strategy: Make housing program funds available to developers or landlords to build lower income rental infill housing		City/ Housing Agencies	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers	1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Objective: Encourage more homeownership by utilizing housing program educational initiatives	1 2 3			
Strategy: Establish homebuyer counseling program with available housing program funds		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage owner-occupied rehabilitation for lower income residents				
Objective: Make home rehabilitation funding available to lower income homeowners	1 2 3			
Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government available housing program funds		City	\$20,000	<2 yrs
Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers		City/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers		City/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Encourage rental rehabilitation for lower income renters				
Objective: Make lower income rental rehabilitation funding available to landlords	1 2 3			
Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing		City/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median rents for use with government housing program funds		City	\$20,000	<2 yrs
Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords	1 2 3			
Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords		City/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing		City/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs
Other Housing Initiatives and Administrative Tools				
Goal: Expand CDA program creation and administration				
Objective: Take advantage of CDA resources to fund housing needs identified in this Plan	1 2 3			
Strategy: Create a new construction lease-to-own program for low income residents using CDA funds		City	TBD	3-5 yrs
Strategy: Create a partnership between the CDA and a community development financial institution to revitalize neighborhoods by purchasing and rehabilitating foreclosed properties in order to provide affordable housing for low income families		City/Housing Partners	TBD	Ongoing
Goal: Encourage the Historic Preservation Commission to help with expansion of multifamily housing stock and rehabilitation of old structures				
Objective: Encourage the Historic Preservation Commission to Identify non-residential historic structures that could be repurposed for residential use	1 2 3			
Strategy: Consider forming a land bank that purchases buildings of historic significance in order to renovate and sell to residential developers		City/State Agencies	TBD	3-5 yrs
Strategy: Consider working methods of working with property owners to rehabilitate historic structures before they become uninhabitable		City/State Agencies	TBD	Ongoing
Strategy: Consider an inventory list of non-residential properties that could potentially support infill residential development		City/State Agencies	TBD	<2 yrs
Goal: Establish support entities to administer housing funding and assistance programs				
Objective: Re-apply to become a Certified Local Government	1 2 3			
Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community		City/State Agencies	Staff Time	<2 yrs
Strategy: Work with the State Historic Preservation Office to fill in any gaps to the City's application that prevented approval the first time the City applied		City/State Agencies	Staff Time	3-5 yrs
Goal: Create more flexibility within the Zoning Code for smaller single-family housing types or multi-family residential development				
Objective: Allow for smaller single-family home types, such as zero-lot-line homes, on smaller residential lots	1 2 3			
Strategy: Amend the zoning code to eliminate one of the side setbacks and allow for zero-lot line homes to be built on narrow lots in certain zoning districts		City	Staff Time	<2 yrs

Reedsburg Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts	1 2 3			
Strategy: Streamline the review process for conditional use permits for multifamily developments in applicable commercial Districts		City	Staff Time	<2 yrs
Strategy: Study commercial districts for the potential to allow as-of-right for multifamily development and amend the Zoning Code for the relevant districts as appropriate		City	Staff Time	<2 yrs
Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses		City	Staff Time	<2 yrs
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
Objective: Partner with local economic development organizations to support housing construction projects	1 2 3			
Strategy: Work with the Reedsburg Industrial & Commercial Development Commission (RICDC) to promote workforce housing		City/RICDC	Staff Time	Ongoing
Objective: Access HUD HOME funding programs	1 2 3			
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects		City/State Agencies	Staff Time	<2 yrs
Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium		City/County	Staff Time	3-5 yrs
Objective: Access CDBG funding programs	1 2 3			
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs		City/State Agencies	TBD	<2 yrs
Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs	1 2 3			
Strategy: Evaluate the effect of current impact fees and the potential for additional impact fees to fund improvements needed to encourage additional housing construction		City	\$20,000	<2 yrs
Strategy: Utilize the affordable housing TIF extension program to create affordable housing and improve the condition of the housing stock		City	Staff Time	TBD
Strategy: Utilize existing Tax Increment Districts, such as TID #9, to promote workforce housing		City	\$20,000	<2 yrs
Strategy: Utilize the affordable housing TIF extension to assist with funding identified housing construction projects		City	\$20,000	<2 yrs
Objective: Identify and access other State, Federal and Non-Profit funding programs	1 2 3			
Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs		City/Housing Partners	Staff Time	<2 yrs
Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects		City/Housing Partners	Staff Time	<2 yrs
Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs		City/State Agencies	Staff Time	<2 yrs
Goal: Address flooding issues through flood mitigation strategies				
Objective: Pursue flood mitigation efforts to assist with flood damaged properties	1 2 3			
Strategy: Identify flood damaged properties		City/State Agencies	Staff Time	<2 yrs
Strategy: Pursue State and Federal emergency assistance funding for flood mitigation		City/State Agencies	Staff Time	<2 yrs
Strategy: Purchase identified flood damaged properties, demolish damaged housing, add vacated land to open space inventory		City	TBD	<2 yrs
Strategy: Construct flood mitigation improvements to protect properties from future flooding		City	TBD	<2 yrs
Strategy: Assist developers and homeowners in accessing flood mitigation funds to build replacement housing for demolished homes		City/State Agencies	Staff Time	<2 yrs
Strategy: Assist developers and homeowners in accessing flood mitigation funds to flood-proof housing at risk of flooding		City/State Agencies	Staff Time	<2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
Objective: Proactively work with developers and investors to build identified housing projects on target properties	1 2 3			
Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners		City	\$20,000	3-5 yrs



Chapter 6 - Sauk City Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of all of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented below.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community. However, this meeting also included invitees from Prairie du Sac, so some of these comments apply to that community as well.

Village of Sauk City Highlights

- Forty percent of homes have outdated systems (electrical, plumbing, etc.) – Not verified
- Any home listed under \$200,000 needs to be updated. – Not verified
- Affordable homes are between \$200,000 and \$225,000.
- One of the only rural school districts (Sauk Prairie) in the State to grow.
- Home prices are better in Sauk than Madison, Middleton, and Waunakee.
- Baraboo prices are better than Sauk.
- Need \$40k per lot for a developer to develop.
- The old hospital has the potential for assisted living community.
- Barriers to building new homes
 - Cost of construction
 - Cost of fees
 - Cost of materials
 - Cost of labor
 - Cannot find people that want to work or can work
- Sauk Prairie does not have a mobile home park.
- Developers will not build less than 53 unit apartment building because they cannot afford onsite management for less than 53 units.

Needs Assessment

Sauk City

Population

Looking at population characteristics, Sauk City has had relatively level population growth of 2.15%, since 2011 and a median age of 40 years. In addition, child dependency and old age dependency rates are low. This indicates a need for housing for families with school-aged children, yet with fewer younger children or older persons as part of the household.

Households

The community had a decrease in the number of households from 2011 to 2016, -14.7%, yet an increase in the size of households from 2.09 in 2011 to 2.5 in 2016. This shows households are consolidating and growing in size. Household data also shows a low number of those over 65 years of age and living alone. The percent of children enrolled in K-12 is high, 83.4%, while the percentage of those enrolled in college is low. This indicates an immediate need for housing options for families, yet no immediate need for senior housing. There is also a need to house school-aged children.

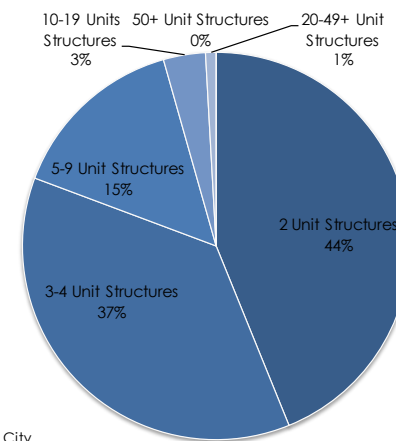
Economic Characteristics

Growth in annual household median income of 18.3% since 2011 to the current median of \$54,757 shows Sauk City to have strong and growing incomes, when compared to the other partnership communities. In addition, Sauk City has a low poverty rate of only 4.3%. The strong, growing incomes and lower poverty rate show there is less immediate need for subsidized or low-income housing and more of a need for workforce housing.

Housing

Sauk City has fairly even distribution of single-family versus multi-family, with 65% percent of existing residential units being single-family. The partnership communities range from 42.1% single-family to 72.6%, and Sauk County has 67.4% of its housing stock as single-family detached units. Looking at multi-family structures, Figure N-1 shows the majority of multi-family units in Sauk City are duplexes. This could indicate an opportunity to convert duplexes to single-family houses, especially older duplexes which need maintenance. Conversions to single-family could also provide for larger housing units needed to house families with growing children.

Figure N-1 Units per multi-family structure



Source: Village of Sauk City

Figure N-2 shows a recent uptick in single-family construction. However, the number of units is not sufficient to keep up with demand, showing a need for additional single-family construction.

Figure N-2 Single-family construction

	Total Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom	Total Assessed Value
2018	9	N/A	N/A	N/A	N/A	N/A	\$18,314,400
2017	6	N/A	N/A	N/A	N/A	N/A	N/A
2016	5	N/A	N/A	N/A	N/A	N/A	N/A
2015	4	N/A	N/A	N/A	N/A	N/A	N/A
2014	2	N/A	N/A	N/A	N/A	N/A	N/A
2013	2	N/A	N/A	N/A	N/A	N/A	N/A
2012	3	N/A	N/A	N/A	N/A	N/A	N/A
2011	4	N/A	N/A	N/A	N/A	N/A	N/A
2010	3	N/A	N/A	N/A	N/A	N/A	N/A
2009	9	N/A	N/A	N/A	N/A	N/A	N/A
2008	9	N/A	N/A	N/A	N/A	N/A	N/A
2007	4	N/A	N/A	N/A	N/A	N/A	N/A
2006	4	N/A	N/A	N/A	N/A	N/A	N/A
2005	15	N/A	N/A	N/A	N/A	N/A	N/A

Source: Village of Sauk City

Figure N-3 shows no multi-family rental construction in recent years and all of the rentals built since 2005 were duplexes. Most of the recent construction, 22 structures, was built in 2005. This shows more multi-family rental structures with more than two (2) units need to be built to accommodate the growing need for housing. There have been no condominium structures built within the past decade, showing a need for multi-family owner-occupied structures to housing the local workforce.

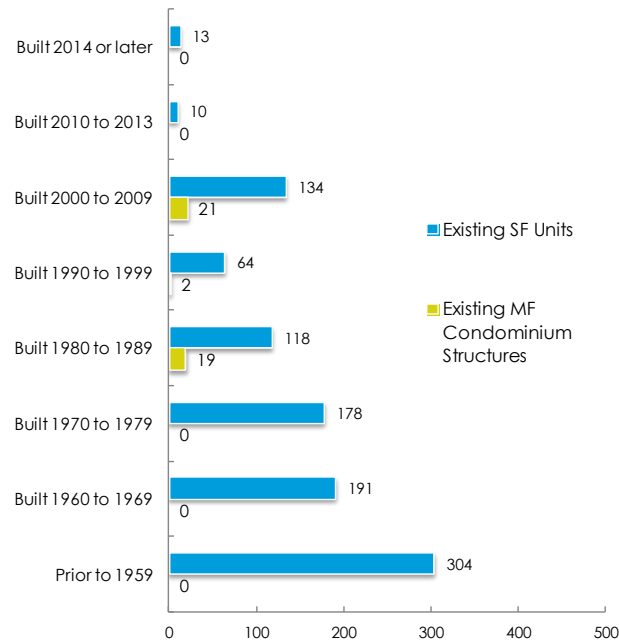
Figure N-3 Multi-family rental construction.

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	0	0	0	0	0	0	\$0
2017	0	0	0	0	0	0	\$0
2016	0	0	0	0	0	0	\$0
2015	0	0	0	0	0	0	\$0
2014	0	0	0	0	0	0	\$0
2013	0	0	0	0	0	0	\$0
2012	1	1	0	0	0	0	N/A
2011	0	0	0	0	0	0	\$0
2010	3	3	0	0	0	0	N/A
2009	0	1	0	0	0	0	\$0
2008	0	0	0	0	0	0	\$0
2007	1	1	0	0	0	0	N/A
2006	3	3	0	0	0	0	N/A
2005	22	22	0	0	0	0	N/A

Source: Village of Sauk City

Figure N-4 shows an older housing stock, with most houses built prior to 1959. There are also significant numbers of units built in the 1960s, 1970s and 1980s. All housing built prior to 1980 could be in need of rehabilitation and should be considered a priority of Sauk City.

Figure N-4 Year Structure Built



Source: Village of Sauk City

Financial Characteristics

Sauk City has high annual median incomes for renters, \$34,659, and a low percentage of renters paying more than 30% of income on rent at just 24.4%. Therefore, Sauk City has a need for more rental units at moderate income and workforce prices and not necessarily for low-income rental units. The Village has also has high median home

values, \$183,400, and high median household income, \$58,826, for homeowners as well. This shows the need for moderate income and workforce housing owner-occupied homes.

Sauk City Housing Needs Summary

- Level population growth and low child and older dependent ratios show there is a need for housing for established families with school-aged children, yet with fewer younger children or older persons as part of the household.
- The decrease in the number of households since 2011 and an increase in the size of households shows there some smaller households could be moving out of the community while larger ones are staying or moving into the City from the County and elsewhere. This indicates a need to provide larger housing units or additions to existing homes in order to increase the size of current housing stock.
- Higher owner and rental household incomes and low poverty rates show Sauk City to have a need for moderate income and affordable workforce owner-occupied housing as well as rental units and less need for very-low or low-income housing.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the community include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Sauk City

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and

housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 7.8%, and renter-occupied units, which ranges from 0% to 6.4%. Additional housing units will be needed to increase vacancy rates, particularly for rental units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 51 persons by 2023, by 59 more persons by 2028 and by 56 more persons by 2033. By 2023, Spring Green will have housing demand for 23 additional households, who will need, at a minimum, 6 apartments, 6 attached multi-family units and 11 single family homes. By 2028, Spring Green will have housing demand for 24 additional households, 7 apartments, 8 attached multi-family units and 9 single family homes. By 2033, the Village will have housing demand for 26 additional households, 8 apartments, 9 attached multi-family units, and 10 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	51	59	56
Additional Households	23	24	26
Additional Apartments	6	7	8
Additional Condos/Townhomes/Duplexes	6	8	9
Additional SF Homes	11	9	10

* Source: Vierbicher

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lots size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows Sauk City has four (4) residential zoning districts, one (1) of which allow for multi-family development. The maximum number of single-family units which could be built on vacant property

is 146 units. The maximum number of multi-family units which could be constructed is 56 units. There is an overlap of single-family and multi-family potential within the RM district, so both maximums would not be able to be built, as a choice would have to be made to build on one or the other, or a mix of both, in the RM district.

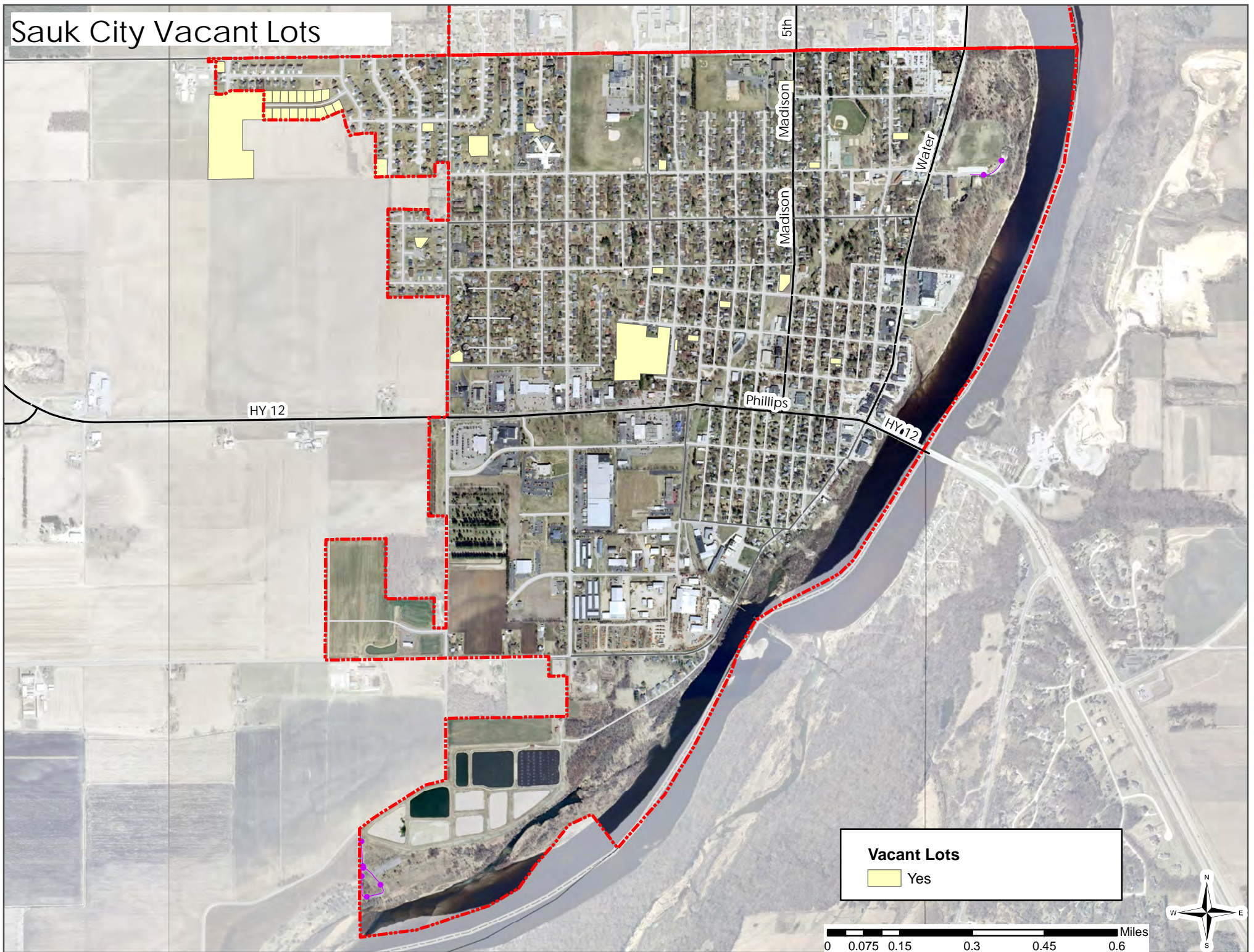
Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot Area per Unit	Potential SF Units	Minimum MF Lot Area per Unit	Potential MF Units
R2	0.26	11,322	8,000	1		
R-1-A	32.39	1,410,732	9,000	157		
R-1-B	3.17	137,974	8,000	17		
RM	3.42	149,054	8,000	19	2,000	75
Total Acres	39.24					
Total Potential SF Units * 75%				146		
Total Potential MF Units * 75%						56

* Source: Local GIS & Zoning Data

The Sauk City Vacant Lots map shows some vacant residentially-zoned lots located within newer existing subdivisions. There are some vacant lots within the older residential districts as well, although not many. A couple of larger vacant lots can be found; however, the larger vacant lots are not zoned residential and would to be rezoned in order to provide available land for housing development. Some of the larger parcels are zoned General Industrial, which could be problematic to rezone for any housing other than workforce apartments which had substantial buffering to industrial neighbors. Other larger vacant parcels are zoned Agricultural, which would be less problematic to rezone and could be suitable for a wide range of multi-family housing developments.

Sauk City Vacant Lots



Single- Family Housing

Sauk City has a need to house larger workforce families with school-aged children and fewer older adults or seniors. A range of single-family housing along with multi-family housing would accommodate the growing population, with a priority given to mixed housing-type developments which offer a range of choice. Vacant land does exist for large developments, however the larger parcels may need to be rezoned and may need demolition and/or site preparation assistance. Few parcels suitable for infill development are present though. Village assistance will be needed to ensure mixed housing-type communities can be built which are affordable to the local workforce.

Goal: Encourage more single-family owner-occupied subdivision construction

Objective: Encourage single-family subdivision construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites

Strategy: Create environmental assessment and/or remediation grant fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with single-family subdivision construction

Objective: Provide off-site and on-site improvements to encourage single-family subdivision construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for installing minor road transportation access throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage single-family subdivision construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility

lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

The Village also has a wide range of older homes built throughout the decades. This indicates a need for extensive rehabilitation and conversion assistance.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Townhome/Duplex/Condo

Sauk City has a need for duplexes, triplexes, townhomes and other attached housing in order to provide workforce housing options for potential buyers and to provide for additional rental opportunities should those properties eventually be rented-out. There is the opportunity for multi-family attached developments on larger vacant lots as a stand-alone multi-family complex or as part of a mixed-housing type development. The Village will need to offer incentives or programs to assist with land development and to help ensure affordable multifamily units for the workforce are built. Priority should be given to three (3) bedroom units to house larger families. There is little opportunity for infill multi-family houses on smaller vacant lots, as there are so few.

Goal: Encourage more owner-occupied attached housing construction

Objective: Encourage developer-driven attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with attached housing construction

Objective: Provide off-site and on-site improvements to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Apartments

Sauk City has a need for smaller apartments in order to provide rental housing options for the local workforce. The provision of market-rate and workforce rental options should also put downward pressure on for-sale homes as well. There is the opportunity for smaller apartment development on larger vacant lots as a stand-alone apartment complex or as part of a mixed-housing type development. The Village will need to offer incentives or programs to assist with land development, demolition and/or site preparation and to help ensure affordable apartments for the workforce are built. Property may need to be rezoned for larger parcels. Priority should be given to

smaller apartment complexes with larger three (3) bedroom units to house larger families.

Goal: Encourage more apartment construction

Objective: Encourage apartment construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction

Objective: Provide off-site and on-site improvements to encourage apartment housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven apartment construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers

Senior Living

There is some need for senior housing; however, emphasis should be placed on rehabilitation of existing senior family homes to ensure they can remain in their current residence. Senior rental housing could be developed as part of a larger mixed-income or mixed-housing type development, as opposed to pursuing individual stand-alone senior living rental housing.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization revolving grant/loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners

Affordable Housing

There is a need for affordable workforce housing and moderate-income housing for young families, yet not necessarily very-low or low-income housing as a priority. Many residents may not qualify for low-income State and Federal housing assistance; however, some seniors and other members of the community may be able to take advantage of assistance programs. Lower income owners should be encouraged to use existing State and Federal rehabilitation assistance. Lower income buyers should be encouraged to use existing State and Federal down payment assistance.

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Objective: Encourage single-family and multi-family housing purchase & rehabilitation by lower income homebuyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Make home rehabilitation funding available to lower income homeowners

Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Other Housing Initiatives and Administrative Tools

The Village does not currently have a Community Development Authority (CDA), Housing Authority (HA), or Redevelopment Authority (RDA), as defined by the Wisconsin Statutes.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Establish and fund an RDA, HA, or CDA

Strategy: Establish contact with the CDA in the City of Baraboo and/or the CDA in the City of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities.

Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects.

The Village has a Historic Preservation Ordinance and is a Certified Local Government (CLG), as determined by the Wisconsin State Historic Preservation Office. The Sauk City Historic Preservation

Committee is a member of the Wisconsin Association of Historic Preservation Commissions (WAHPC). These affiliations could be valuable tools for supporting the Village's housing goals.

Goal: Use historic preservation efforts as a way to improve and maintain existing significant or older housing stock

Objective: Safeguard the character of local architectural qualities

Strategy: Contact property owners with brief informational pamphlets on the historical and architectural character of the existing site or structure along with ways to preserve its character

Objective: Expand program funding for historic preservation efforts

Strategy: Aggressively pursue additional grant funding through the CLG program

Strategy: Research and apply for additional grant funding from foundations such as the National Trust for Historic Preservation

The Village has three base commercial zoning districts: Highway Business (B-H), Central Business (B-C), and Neighborhood Business (B-N). The Village does not allow multifamily residences in any of the commercial zoning districts either as a permitted use or conditional use.

Goal: Provide greater zoning flexibility in order to allow for more multi-family and apartment development within existing zoning districts

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition,

Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Sauk City should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Sauk Village Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
Single- Family Housing					
Goal: Encourage more single-family owner-occupied subdivision construction					
<u>Objective: Encourage single-family subdivision construction through site preparation assistance</u>		1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target single-family subdivision sites			Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with single-family subdivision construction			Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with single-family subdivision construction			Village	\$40,000* + initial year investment	3-5 yrs
<u>Objective: Provide off-site and on-site improvements to encourage single-family subdivision construction</u>		1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for installing minor road transportation access throughout eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage single-family subdivision construction</u>		1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing minor road transportation access throughout eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties			Village/ State Agency	\$300,000	3-5 yrs

Sauk Village Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
Goal: Encourage single-family owner-occupied rehabilitation					
<u>Objective: Make home rehabilitation funding available to homeowners</u>		1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership					
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>		1 2 3			
Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list to renters who may be looking to purchase			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Townhome/Duplex/Condo					
Goal: Encourage more owner-occupied attached housing construction					
<u>Objective: Encourage developer-driven attached housing construction through site preparation assistance</u>		1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites			Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction			Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with attached housing construction			Village	\$40,000* + initial year investment	Ongoing

Sauk Village Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
<u>Objective: Provide off-site and on-site improvements to encourage developer-driven attached housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven attached housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
Apartments				
Goal: Encourage more apartment construction				
<u>Objective: Encourage apartment construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction		Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with apartment construction		Village	\$40,000* + initial year investment	Ongoing
<u>Objective: Provide off-site and on-site improvements to encourage apartment housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		Village/ State Agency	\$300,000	3-5 yrs

Sauk Village Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven apartment construction</u>		1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access			Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties			Village/ State Agency	\$300,000	3-5 yrs
<u>Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives</u>		1 2 3			
Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Senior Living					
Goal: Encourage single-family owner-occupied rehabilitation for seniors					
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>		1 2 3			
Strategy: Establish a weatherization revolving grant/loan program for owner-occupied homes			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>		1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Sauk Village Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
Affordable Housing					
Goal: Encourage more rental construction or supply for lower income renters					
<u>Objective: Encourage purchase or refinance of rental properties by landlords</u>		1 2 3			
Strategy: Make housing program funds available to landlords to purchase or refinance rental housing			Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs
Strategy: Perform local market survey to determine median rents for use with government housing program funds			Village	\$20,000	<2 yrs
Goal: Encourage more homeownership for lower income buyers					
<u>Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers</u>		1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing			Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage single-family and multi-family housing purchase & rehabilitation by lower income homebuyers</u>		1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing			Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage more homeownership by utilizing housing program educational initiatives</u>		1 2 3			
Strategy: Establish homebuyer counseling program with housing program funds			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Sauk Village Housing Goals, Objectives and Strategies		Priority	Responsibility	Funding	Timeframe
Goal: Encourage owner-occupied rehabilitation for lower income residents					
Objective: Make home rehabilitation funding available to lower income homeowners	1 2 3				
Strategy: Make housing program funds available to homeowners to rehabilitate LMI owner-occupied housing			Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government housing program funds			Village	\$20,000	<2 yrs
Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers	1 2 3				
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers			Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers			Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Other Housing Initiatives and Administrative Tools					
Goal: Establish support entities to administer housing funding and assistance programs					
Objective: Establish and fund an RDA, HA, or CDA	1 2 3				
Strategy: Establish contact with the CDA in the Village of Baraboo and/or the CDA in the Village of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities.			Village/Baraboo/R eedsburg	Staff Time	<2 yrs
Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects.			Village/Housing Partners	\$20,000	Ongoing
Goal: Use historic preservation efforts as a way to improve and maintain existing significant or older housing stock					
Objective: Safeguard the character of local architectural qualities	1 2 3				
Strategy: Contact property owners with brief informational pamphlets on the historical and architectural character of the existing site or structure along with ways to preserve its character			Village/HP Committee	Staff Time	<2 yrs
Objective: Expand program funding for historic preservation efforts	1 2 3				
Strategy: Aggressively pursue additional grant funding through the CLG program			Village/State Agencies/HP Committee	Staff Time	<2 yrs
Strategy: Research and apply for additional grant funding from foundations such as the National Trust for Historic Preservation			Village/State Agencies/HP Committee	Staff Time	<2 yrs

Sauk Village Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Provide greater zoning flexibility in order to allow for more multi-family and apartment development within existing zoning districts				
<u>Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts</u>				
Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate		Village	Staff Time	<2 yrs
Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses		Village	Staff Time	<2 yrs
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
<u>Objective: Access HUD HOME funding programs</u>	1 2 3			
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects		Village/State Agencies	Staff Time	<2 yrs
Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium		Village/County	Staff Time	3-5 yrs
<u>Objective: Access CDBG funding programs</u>	1 2 3			
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs		Village/State Agencies	TBD	<2 yrs
<u>Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs</u>	1 2 3			
Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction		Village	\$20,000	<2 yrs
Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects		Village	\$20,000	<2 yrs
<u>Objective: Identify and access other State, Federal and Non-Profit funding programs</u>	1 2 3			
Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs		Village/Housing Partners	Staff Time	<2 yrs
Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects		Village/Housing Partners	Staff Time	<2 yrs
Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs		Village/State Agencies	Staff Time	<2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
<u>Objective: Proactively work with developers and investors to build identified housing projects on target properties</u>	1 2 3			
Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners		Village	\$20,000	3-5 yrs



Chapter 7 - Spring Green Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of all of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented below.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community.

Village of Spring Green Highlights

- Currently 13 homes for sale in the Village/Town. Typically 25 homes on average at any given time.
- Need starter homes.
- Slow internet is a barrier for residents and employers.
- There is a perception that taxes go up because there are additional people if they build additional housing.
- There are three subdivisions zoned for large unit apartments.
- There is a perception that the Village is ready for growth.
- SG does not have many homes with maintenance issues.
- American Players Theatre has over 75% of rentals in the community.
 - Only need rental April – October but rent year round.
 - Creative rentals – rent homes that are up for sale but have been on the market for a long time.
- Not enough people want to move here because of the “lack of amenities and economic drivers”. There is a slow trickle, but for the most part it is lifers moving around the community or region.
- Spring Green needs to bring another “big” business (large employer like Cardinal Glass). No big business has been brought in for ages.
- Influx of retirees, coupled with people associated with American Players Theatre, is taking up most of the available housing supply.

Stakeholder Meetings Summary

Spring Green

Demographics

The Village has a high median age of 44 years, as well as high levels of old age dependency and growth of the old age dependency level. This means the community has an older population living at home and the population is getting older. However, Spring Green also has a flat population growth. Therefore, this community can be seen as primarily needing housing for older residents, including senior housing, with less need for new residents.

Households

Household data shows a lower average household size, 2.34, and a decline in household size, -2.1%, and a high number of those households with people 60 years and older since 2011. However, growth in households with those 60 years and older has slowed. In addition, there are high numbers of the 65 years and older cohort living alone and high levels of enrolled college students living alone. This indicates a need for smaller households which can accommodate older persons living with others and living alone. This also indicates a need for housing of smaller families in the near term. In the medium term, household sizes could increase due to students moving back home, and there could be a need to house larger households.

Economic Characteristics

Median household incomes are high, \$58,611, and the unemployment rate is low. This shows a need for market-rate housing for seniors and smaller families. The number of renters with housing costs greater than 30% of income is low as well. This indicates a need for market-rate owner-occupied units.

Housing

The Village has a high percentage of owner-occupied homes and high growth in owner-occupied homes. The percentage of total residents living in renter-occupied homes is currently 33.6% and declining. Owner-occupied vacancies are at zero percent. The change in owner-occupied vacancies has been flat while the growth in renter-occupied vacancies has been high. This may be due to the American Players Theatre's seasonal schedule. However, the population is aging and seniors will be looking to sell and downsize. They may downsize to smaller owner homes or may be looking to rent. This indicates a need for more owner-occupied senior homes to be built as well as some need for senior rental homes as well. The rental market has some vacancies, which has grown in recent years, however, these units may not accommodate seniors, may have maintenance issues or may not be handicap accessible.

Figure N-1 shows there to be little single-family residential construction in recent years. There were four (4) units built in 2016, yet only one (1) in 2017 and only two (2) in 2018, so far. This shows a need to encourage and incentivize additional single-family construction.

Figure N-1: Single-Family Construction

	Total Units	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom	Total Assessed Value
2018	2	0	0	2	0	0	\$0
2017	1	0	0	1	0	0	\$0
2016	4	0	0	4	0	0	\$0
2015	1	0	0	1	0	0	\$0
2014	1	0	0	0	1	0	\$0
2013	0	0	0	0	0	0	\$0
2012	2	0	1	1	0	0	\$0
2011	0	0	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2008	4	0	1	2	1	0	\$0
2007	3	0	0	3	0	0	\$0
2006	5	0	2	2	1	0	\$0
2005	8	0	2	5	1	0	\$0

Source: Village of Spring Green

Figure N-2 shows little multi-family construction as well. There were 5 units constructed in 2008 and only one (1) in 2016 and 2017. The recent units are smaller 1-2 unit attached structures. This shows a need to encourage and incentivize multi-family construction and to encourage a steady trend of smaller units, such as duplexes while larger apartment or attached housing units are targeted.

Figure N-2 Multi-family rental construction

	Total Units	1-2 Unit Structures	2-5 Unit Structures	5-10 Unit Structures	10-50 Units Structures	50+ Unit Structures	Total Assessed Value
2018	0	0	0	0	0	0	\$0
2017	1	1	0	0	0	0	\$0
2016	0	0	0	0	0	0	\$0
2015	0	0	0	0	0	0	\$0
2014	0	0	0	0	0	0	\$0
2013	0	0	0	0	0	0	\$0
2012	0	0	0	0	0	0	\$0
2011	1	1	0	0	0	0	\$0
2010	0	0	0	0	0	0	\$0
2008	5	0	1	0	0	0	\$0
2007	0	0	0	0	0	0	\$0
2006	0	0	0	0	0	0	\$0
2005	8	0	8	0	0	0	\$0

Source: Village of Spring Green

- Higher medium incomes, lower rates of those paying less than 30% of their income on housing indicate a need for moderate and market-rate owner-occupied and rental housing units. This provides for the opportunity to attract senior housing developers as there is demand and income for owners and renters.

Spring Green Housing Needs Summary

- With an aging population with more older residents living at home and flat population growth, Spring Green can be seen as primarily needing housing for existing older residents, including senior housing, with less need for new residents in the near term.
- Smaller average household size indicates a need to house smaller existing families with some seniors living with the family and looking for smaller living units in the near term.
- High levels of those enrolled in college are contributing to the current smaller average household size; however, returning students could lead to needing larger units in the short to medium term.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the community include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Spring Green

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and

housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 0%, and renter-occupied units, at 7.4%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 91 persons by 2023, by 101 more persons by 2028 and by 85 more persons by 2033. By 2023, Spring Green will have housing demand for 37 additional households, who will need, at a minimum, 14 apartments, 9 attached multi-family units and 15 single family homes. By 2028, Spring Green will have housing demand for 39 additional households, 11 apartments, 9 attached multi-family units and 18 single family homes. By 2033, the Village will have housing demand for 31 additional households, 7 apartments, 7 attached multi-family units, and 17 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	91	101	85
AdditionalHouseholds	37	39	31
Additional Apartments	14	11	7
Additional Condos/Townhomes/Duplexes	9	9	7
Additional SF Homes	15	18	17

* Source: Vierbicher

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lots size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows Spring Green has three (3) residential zoning districts, two (2) of which allow for multi-family development. The maximum number of single-family units which could be built on vacant property

is 302 units. The maximum number of multi-family units which could be constructed is 554 units. There is an overlap of single-family and multi-family potential within the R-2 district, so both maximums would not be able to be built, as a choice would have to be made to build on or the other, or a mix of both, in the R-2 district.

Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot	Potential	Minimum MF Lot	Potential
			Area per Unit	SF Units	Area per Unit	MF Units
R-1	6.29	274,119	5,000	55		
R-2	63.94	2,785,379	8,000	348	5,000	557
R-3	10.43	454,283			2,500	182
Total Acres	80.67					
Total Potential SF						
Units * 75%				302		
Total Potential MF						
Units * 75%						554

* Source: Local GIS & Zoning Data

The Spring Green Vacant Lots map shows a number of vacant residentially-zoned lots located within newer existing subdivisions. There are some vacant lots within the older residential districts as well. A couple of larger vacant lots can be found; however, many of the larger vacant lots are not zoned residential and would to be rezoned in order to provide available land for housing development.

Spring Green Vacant Lots

Vacant Residential Lots

Yes

HY 14-60

HY 23

HY 60

HY 14

HY 14

Winsted

Winsted

HY 23

0 0.075 0.15 0.3 0.45 0.6 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Single- Family Housing

Spring Green has a need to house smaller workforce families with some seniors present in the household and some living on their own. There are a number of vacant residential lots in both newer subdivisions as well as some vacant lots in the older neighborhoods which are suitable for infill development. Infill development should focus on smaller workforce single-family homes or senior-accessible single-family homes. Village assistance will be needed to ensure any infill houses are affordable to the local workforce.

Goal: Encourage more single-family owner-occupied infill construction

Objective: Increase supply of available land for single-family infill housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for infill development

Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for infill development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders

The Village has a mixture of older housing stock, built before 1940, as well as newer stock, built since 1990. Therefore, there is a need to assist with rehabilitation of those older homes which may need work. Current homeowners may have need for renovations or weatherization or other improvements which they cannot afford. However, higher local incomes will make State or Federal funding difficult to obtain for smaller workforce families. Local assistance would be required and should be limited in scope to encourage new buyers to purchase older homes while new home construction is being pursued.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements

Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Finally, there is also a need for financial assistance for potential workforce homebuyers who may need help with downpayments or purchase of a home which may need repairs.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)

Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors

Townhome/Duplex/Condo

There are larger parcels which could be rezoned to accommodate a either senior owner-occupied development or a senior multi-family rental development. Any workforce attached multi-family should be built in conjunction with senior-oriented housing to ensure demand and to take advantage of any potential lower income local, State, or Federal funding programs.

Goal: Encourage more attached housing construction

Objective: Increase supply of available land for attached housing development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached housing development

Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for attached housing development

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential attached housing developers

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development

Objective: Encourage attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with attached housing construction

Duplexes are allowed in the R-2 zoning category, so encouraging duplex construction on infill properties would be an option for increasing workforce owner-occupied housing stock and also allowed for the potential of additional rental stock in the longer-term. The Village would have to give builder assistance to ensure any duplexes constructed would be affordable to smaller workforce families

Goal: Encourage more infill duplex construction

Objective: Increase supply of available land for infill duplexes

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill housing

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for duplex infill housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for duplex infill development

Strategy: Create a list of vacant land currently available land for development/purchase. Work with realtors to market properties for infill duplex development

Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders

Apartments

There are larger parcels which could be rezoned for apartments, however, greater need exists for attached multi-family workforce housing or for senior housing. Any larger parcels to be rezoned are currently public land or industrial. Therefore, any rezoning would need to fulfill a public need to be justifiable and the need for apartments is not likely strong enough and, therefore, should not be pursued. In addition, any attached multi-family housing which would be constructed could be rented out at some point as well, thus helping to satisfy rental demand.

Senior Living

The Village has a need to house seniors who are living on their own and may need assistance renovating their existing home. Spring Green should implement programs or make funding available to assist with accessibility and other rehabilitation projects for newer and older senior-occupied homes. Seniors may also be looking to transition from their existing single-family owner-occupied home to a rental senior property as well. Although larger sites are difficult to find in Spring Green, there may be parcels suitable for smaller senior facilities, including current industrial or other properties which could become vacant and should be pursued to construct senior housing. Village incentives should be offered to encourage senior housing construction. Infill duplex construction for seniors could also be an option.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.

Goal: Encourage more multi-family construction for seniors

Objective: Increase supply of available land for senior housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development

Objective: Establish a site preparation program to encourage developer senior housing construction

Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites

Strategy: Create environmental assessment and/or remediation grant fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction

Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers

Affordable Housing

There is a need for affordable workforce housing and moderate-income housing for young families as well as affordable senior housing, yet not necessarily very-low or low-income housing as an immediate priority. Many residents may not qualify for low-income State and Federal housing assistance; however, some seniors and other members of the community may be able to take advantage of assistance programs. Lower income owners should be encouraged to use existing rehabilitation State and Federal assistance. Lower income buyers should be encouraged to use existing State and Federal down payment assistance. In addition, landlords and investors may be able to take advantage of State and Federal programs if building infill development for lower income buyers and renters.

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable rental infill multi-family housing by developers

Strategy: Make housing program funds available to developers or landlords to build lower income rental infill housing

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Make home rehabilitation funding available to lower income homeowners

Strategy: Make housing program funds available to homeowners to rehabilitate lower-income owner-occupied housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

The Village does not currently have a Community Development Authority (CDA), Housing Authority (HA), or Redevelopment Authority (RDA). Establishing such an entity would allow the Village greater ability to attract and distribute funding to housing projects. The scope and authority of these bodies is defined under Chapter 66 of the Wisconsin Statutes. Also, the Village has a Historic Preservation ordinance; however, the Village is not a Certified Local Government. Becoming a Certified Local Government would allow access to grant funding for historic housing rehabilitation and other historic housing projects.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Establish and fund an RDA, HA, or CDA

Strategy: Establish contact with the CDA in the City of Baraboo and/or the CDA in the City of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities

Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects

Objective: Become a Certified Local Government (CLG)

Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community

Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification

Furthermore, the Village has six main commercial zoning districts which might be suitable for housing: Village Retail Business (B-1), Village Retail Business District Outside the Downtown (B-2), Village & Extraterritorial Highway Commercial (B-3), Village Wholesale and Service District (B-4), Village Office and Business Park Commercial District (B-5), and Village & Extraterritorial Highway Commercial (B-8). The Village allows for second story housing in B-2 as a permitted use and partial ground floor residential as a conditional use; however, multifamily dwellings are not allowed as permitted or conditional uses in any of the other commercial districts.

Goal: Create more flexibility within the Zoning Code for multifamily residential development

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition, Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate the potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Spring Green should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

Spring Green Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Single- Family Housing				
Goal: Encourage more single-family owner-occupied infill construction				
<u>Objective: Increase supply of available land for single-family infill housing.</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development		Village	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for infill development		Village	\$75,000	Ongoing
Strategy: Create a list of vacant land currently available land for development/purchase, work with realtors to market properties for infill development		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for infill development		Village	Staff Time	Ongoing
<u>Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation				
<u>Objective: Make home rehabilitation funding available to homeowners.</u>	1 2 3			
Strategy: Establish a home improvement grant/revolving loan fund specifically for exterior owner-occupied housing improvements		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a home improvement grant/revolving loan fund specifically for interior owner-occupied housing improvements		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership				
<u>Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
<u>Objective: Encourage owner-occupied acquisition and rehabilitation by builders/investors for resale (flippers)</u>	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation incentive program for builders/investors		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing

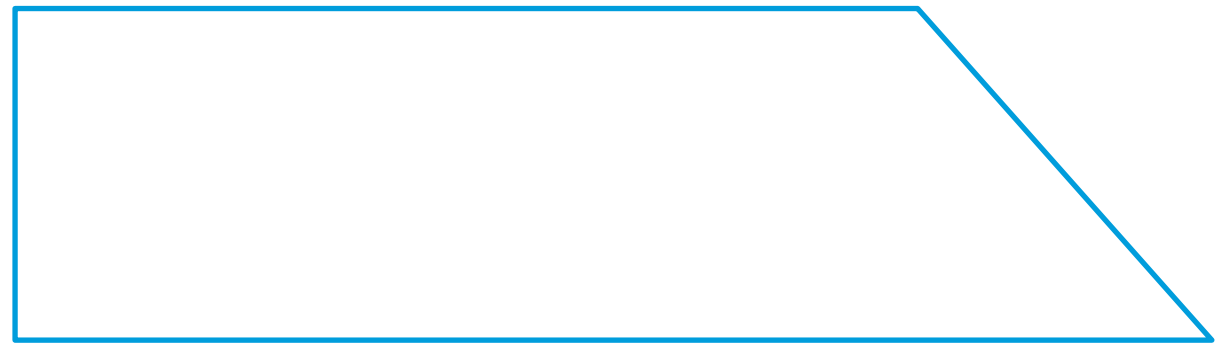
Spring Green Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Townhome/Duplex/Condo				
Goal: Encourage more attached housing construction				
<u>Objective: Increase supply of available land for attached housing development</u>	1 2 3			
<i>Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for attached housing development</i>		Village	\$75,000	Ongoing
<i>Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for attached housing development</i>		Village	Staff Time	Ongoing
<i>Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential attached housing developers</i>		Village	Staff Time	Ongoing
<i>Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for attached housing development</i>		Village	Staff Time	Ongoing
<u>Objective: Encourage attached housing construction through site preparation assistance</u>	1 2 3			
<i>Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites</i>		Village	\$25,000*	Ongoing
<i>Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction</i>		Village	\$40,000-80,000*	Ongoing
<i>Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with attached housing construction</i>		Village	\$40,000* + initial year investment	Ongoing
Goal: Encourage more infill duplex construction				
<u>Objective: Increase supply of available land for infill duplexes</u>	1 2 3			
<i>Strategy: Create purchase fund from local funding sources and/or other agency/entity sources</i>		Village/ Housing Agencies	Staff Time	Ongoing
<i>Strategy: Purchase smaller vacant/redevelopable lots suitable for infill housing</i>		Village	\$50,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for duplex infill housing</i>		Village	\$75,000	Ongoing
<i>Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for duplex infill development</i>		Village	Staff Time	Ongoing
<i>Strategy: Create a list of vacant land currently available land for development/purchase. Work with realtors to market properties for infill duplex development</i>		Village	Staff Time	Ongoing
<u>Objective: Encourage builder participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
<i>Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to builders</i>		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Spring Green Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Senior Living				
Goal: Encourage single-family owner-occupied rehabilitation for seniors				
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>	1 2 3			
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<u>Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage more multi-family construction for seniors				
<u>Objective: Increase supply of available land for senior housing</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase larger vacant/redevelopable lots suitable for multi-family senior development		Village	\$60,000* + \$90,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for senior housing		Village	\$75,000	Ongoing
Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential housing developers for senior housing		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for senior housing development		Village	Staff Time	Ongoing
<u>Objective: Establish a site preparation program to encourage developer senior housing construction</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction		Village	\$40,000-80,000*	Ongoing
Strategy: Create demolition grant/loan fund, policies & regulations to assist developers with demolition associated with senior housing construction		Village	\$40,000* + initial year investment	Ongoing
<u>Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Spring Green Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Affordable Housing				
Goal: Encourage more rental construction or supply for lower income renters				
<u>Objective: Encourage purchase or refinance of rental properties by landlords</u>	1 2 3			
Strategy: Make housing program funds, such as HUD funds, directly available to landlords to purchase or refinance rental housing		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage construction of new affordable rental infill multi-family housing by developers</u>	1 2 3			
Strategy: Make housing program funds, such as HUD funds, directly or indirectly available to developers or landlords to build lower income rental infill housing		Village/ Housing Agencies	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
<u>Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
<u>Objective: Encourage more homeownership by utilizing housing program educational initiatives</u>	1 2 3			
Strategy: Establish homebuyer counseling program with housing program funds		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage owner-occupied rehabilitation for lower income residents				
<u>Objective: Make home rehabilitation funding available to lower income homeowners</u>	1 2 3			
Strategy: Make housing program funds available to homeowners to rehabilitate lower-income owner-occupied housing		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government housing program funds		Village	\$20,000	<2 yrs
<u>Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers</u>	1 2 3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing

Spring Green Housing Goals, Objectives and Strategies				
	Priority	Responsibility	Funding	Timeframe
Goal: Encourage rental rehabilitation for lower income renters				
<u>Objective: Make lower income rental rehabilitation funding available to landlords</u>	1 2 3			
<i>Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing</i>		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
<i>Strategy: Perform local market survey to determine median rents for use with government housing program funds</i>		Village	\$20,000	<2 yrs
<u>Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords</u>	1 2 3			
<i>Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords</i>		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
<i>Strategy: Make housing program funds directly or indirectly available to potential landlords to purchase and rehabilitate lower income rental housing</i>		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs
Other Housing Initiatives and Administrative Tools				
Goal: Establish support entities to administer housing funding and assistance programs				
<u>Objective: Establish and fund an RDA, HA, or CDA</u>	1 2 3			
<i>Strategy: Establish contact with the CDA in the Village of Baraboo and/or the CDA in the Village of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities</i>		Village/Baraboo/ Reedsburg	Staff Time	<2 yrs
<i>Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects</i>		Village/Housing Partners	\$20,000	Ongoing
<u>Objective: Become a Certified Local Government (CLG)</u>	1 2 3			
<i>Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk Village to gain insights on successful historic preservation initiatives in this community</i>		Village/State Agencies	Staff Time	<2 yrs
<i>Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification</i>		Village/State Agencies	Staff Time	3-5 yrs
Goal: Create more flexibility within the Zoning Code for multifamily residential development				
<u>Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts</u>	1 2 3			
<i>Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate</i>		Village	Staff Time	<2 yrs
<i>Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses</i>		Village	Staff Time	<2 yrs

Spring Green Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
<u>Objective: Access HUD HOME funding programs</u>	1 2 3			
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects		Village/State Agencies	Staff Time	<2 yrs
Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium		Village/County	Staff Time	3-5 yrs
<u>Objective: Access CDBG funding programs</u>	1 2 3			
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs		Village/State Agencies	TBD	<2 yrs
<u>Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs</u>	1 2 3			
Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction		Village	\$20,000	<2 yrs
Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects		Village	\$20,000	<2 yrs
<u>Objective: Identify and access other State, Federal and Non-Profit funding programs</u>	1 2 3			
Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs		Village/Housing Partners	Staff Time	<2 yrs
Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects		Village/Housing Partners	Staff Time	<2 yrs
Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs		Village/State Agencies	Staff Time	<2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
<u>Objective: Proactively work with developers and investors to build identified housing projects on target properties</u>	1 2 3			
Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners		Village	\$20,000	3-5 yrs



Chapter 8 - West Baraboo Needs Assessment & Strategies

Needs Assessment Summary

Introduction

This section presents a Needs Assessment derived for the community from a county-wide survey, stakeholder interviews and community demographic and housing data. The county-wide survey results can be found in Appendix B – County Survey Summary and is a synthesis of the results from the electronic and mail responses to the survey. A summary of the survey can be found in the County Needs Assessment Summary. The Community Stakeholder meetings included input from multiple interviews that were held throughout the County and represent local opinions and observations from the various partnership communities. Stakeholders were interviewed from a variety of professions and responsibilities within the community in order to gain a diverse collection of local input. Stakeholder comments specific to the community are included below. A summary of all of the stakeholder meetings can be found in the County Needs Assessment Summary.

The Needs Assessment is also derived from Appendix A - State of the Housing Report, which includes an assessment of current and past community efforts as well as a housing market analysis. Local, State and Federal agency data was collected for the community and summarized in the Appendix. Data was collected and analyzed for Population, Households, Economic Characteristics, Housing Stock, and Financial Characteristics for the community. Needs were then assessed from this data and presented below.

Stakeholder Meetings Summary

A total of 12 stakeholder meetings were offered, two meetings per community. Meetings were offered during the day and the evening to accommodate various schedules. There was better turnout in some communities than others. Stakeholders consisted of financial institutions, realtors, landlords, city officials, property management professionals, builders, and developers. The following are highlights of the meeting specific to this community.

Village of West Baraboo Highlights

- Homeless population
 - 2 -6 calls per week looking for assistance (gas cards, place to stay, food).
 - Churches do not have cots in summer but work with motels for discounted rates.
 - One church acts a shelter Nov-May.
 - Baraboo SSM health partial closure will impact community.

Needs Assessment

West Baraboo

Population

The Village has experienced high population growth, 29.74%, since 2011, as well as significant increases in child and old-age dependency ratios. However, the current child dependency ratio is high while the old-age dependency ratio is lower than the other partnership communities. West Baraboo also has a lower median age, just 30 years, as well as a lower male to female ratio. This indicates the need for housing a growing younger population with emphasis on accommodating younger children and female heads of household, relative to the other partnership communities.

Households

Household data shows the Village has a higher growth rate, 17.6%, in the number of households as well as a larger average household size, 2.66, when compared to the other partnership communities. This community also showed low attributes for those households currently having those over 60 present and those over 65 living alone. However, the number of households with residents 60 years and older, and growth in households with residents 65 years old and living alone are growing faster than the rest of the County. This indicates a need to accommodate households that have larger sizes in the near term and accommodate older residents in the medium to long-term. The population is not currently older, but housing for older residents will become an issue over the coming decades. The community also has a high number of residents enrolled in college who could return and require housing with current households or start their own households.

Economic Characteristics

The Village has lower median household incomes, declining median household incomes, and higher percentages of those below poverty than the other partnership communities. Median household income is

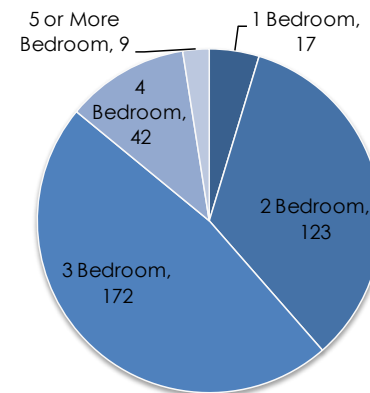
just \$41,985 per year and the percentage of those in poverty is 10.8%. The Village's unemployment rate is high at 8.9%. This indicates a need for very-low and low income subsidized housing.

Housing

Data shows some growth in the total number of housing units, yet a low percentage of owner-occupied homes at just 46%. Owner-occupied vacancies are moderate at 2.8% and the change in owner-occupied vacancies is flat. Housing stock is newer than comparable communities, yet a considerable number of pre-war homes do exist. Rental vacancy rates are moderately low and have shown a significant decrease from 2011. This shows less need for owner-occupied homes to be built and a greater need for rental units.

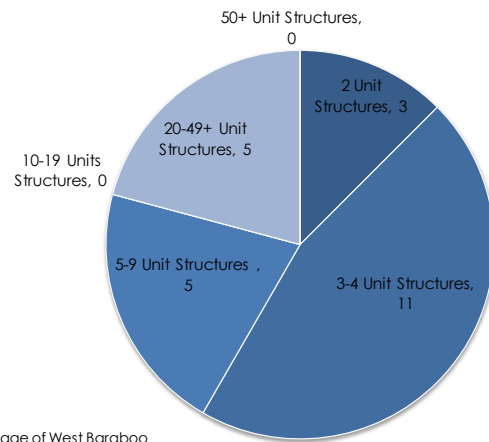
Figure N-1 shows the Village has a high number of three (3) bedrooms single-family homes. The Village should ensure these homes are rehabilitated, as needed, and kept on the market to accommodate the growing household sizes evident in this community.

Figure N-1: Bedrooms per Single-Family Home



Source: Village of West Baraboo

Figure N -2 shows West Baraboo has a large number of 3-4 unit structures, triplexes and quadplexes, as well as a large number of 5-9 unit structures. There is a need to increase the number of duplexes as well as larger rental structures in order to provide a range of rental types.



Source: Village of West Baraboo

Financial Characteristics

Data shows the Village has a median household income of \$64,432 for housing owners, yet does not show comparable income for renter households. Those households spending more than 30% of their income on housing costs are much higher for renters, 45.3%, than for home-owners, 18.6%. Renter costs are also higher relative to the rest of the County. This shows that West Baraboo has a younger population with a need for larger rental housing units in the near term and a need to accommodate seniors in the long term at a low cost. With a low median household income and stagnant income growth, low-income and subsidized rental housing options will need to be targeted.

West Baraboo Housing Needs Summary

- High population growth, high child dependency ratio and lower median age indicate a need for housing a growing younger population with emphasis on accommodating younger children.
- A lower male to female ratio indicates a need for housing that accommodates younger children with female heads of household.
- There is a need to accommodate households that have larger sizes in the near term and may have an even greater need for larger units in the short to medium term as the high number of residents enrolled in college could return and require housing with current households.
- The population is not currently older, but an increase in older dependants and older persons living alone is increasing faster than other partnership communities, indicating a need for senior housing in the medium term.
- Lower median household incomes, declining median household incomes, and higher percentages of those below poverty than indicates a need for very-low and low income and subsidized housing in the near term.
- Low and dropping rental vacancy rates, combined with a low percentage of owner-occupied homes and lower owner-occupied vacancy rates, indicates a need for more rental units in the near, short and medium term.
- The growth in population and the increase in larger and younger families along with comparable renter incomes indicates a need for very-low and low-income rentals in the near term as well as some moderate income rentals in the short to medium term.
- Low median owner incomes and high numbers of those spending more than 30% of the income on owner-housing indicates homeownership is out of reach for many. Very-low-income and low income subsidized owner-occupied housing, as well as homebuyer assistance, is needed in the short term.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the Needs Assessment section above. The goals, objectives and strategies for the community include the projected number of housing units needed and are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

West Baraboo

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by these new residents. The full projections can be found in Appendix A – State of the Housing. The full projections show population growth and

housing preferences by generation at five (5) year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 2.8%, and renter-occupied units, at 4.3%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the local population to increase by 56 persons by 2023, by 44 more persons by 2028 and by 38 more persons by 2033. By 2023, West Baraboo will have housing demand for 23 additional households, who will need, at a minimum, 8 apartments, 7 attached multi-family units and 9 single family homes. By 2028, West Baraboo will have housing demand for 17 additional households, 5 apartments, 5 attached multi-family units and 6 single family homes. By 2033, the Village will have housing demand for 14 additional households, 4 apartments, 4 attached multi-family units, and 7 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons	56	44	38
Additional Households	23	17	14
Additional Apartments	8	5	4
Additional Condos/Townhomes/Duplexes	7	5	4
Additional SF Homes	9	6	7

* Source: Vierbicher

Land Analysis

Figure S2 shows the number of vacant acres and vacant square feet by zoning district. This figure also summarizes the minimum lots size required for single-family and multi-family development in each district. The vacant square feet is then divided by the minimum lot size to generate an estimate of the number of units which could potentially be built on the vacant land in each zoning district.

The summary table does not take into account the size of each parcel, environmental constraints, or availability. The potential units which could be built is, however, multiplied by 75% to account for roads and other infrastructure which would generally be required as a set-aside for multiple-lot subdivisions. The total potential units represent an absolute maximum number of units which could be built; however, this serves as a general guide to the capacity of the community to construct new housing. The practical number of units which could be constructed is most likely considerably lower, due to site constraints, lack of property on the market, and other factors. The following goals, objectives and strategies do, however, account for the size and distribution of the vacant lots and provide recommendations.

Figure S2 shows West Baraboo has three (3) residential zoning districts, two (2) of which allow for multi-family development. The maximum number of single-family units which could be built on vacant property is 147 units. The maximum number of multi-family units which could be constructed is 230 units. There is an overlap of single-family and multi-family potential within the R-2 district, so both maximums would not be able to be built, as a choice would have to be made to build on or the other, or a mix of both, in the R-2 district.

Figure S2 Land Analysis

Zoning	Acres	Sq. Ft.	Minimum SF Lot Area per Unit	Potential SF Units	Minimum MF Lot Area per Unit	Potential MF Units
R-1	15.32	667,400	8,000	83		
R-2	20.58	896,591	8,000	112	5,000	179
R-3	8.79	382,928			3,000	128
Total Acres	44.70					
Total Potential SF Units * 75%				147		
Total Potential MF Units * 75%						230

* Source: Local GIS & Zoning Data

The West Baraboo Vacant Lots map shows some vacant residentially-zoned lots located within newer existing subdivisions. There are fewer vacant lots within the older residential districts. A couple of larger vacant lots can be found; however, many of the larger vacant lots are not zoned residential and would be rezoned in order to provide available land for housing development. The larger vacant parcels are mostly located in commercial zoning districts, so a change to the zoning code allowing for multi-family zoning could also allow for more multi-family construction than what is currently possible.

West Baraboo Vacant Lots

Vacant Residential Lots

Yes

Feet

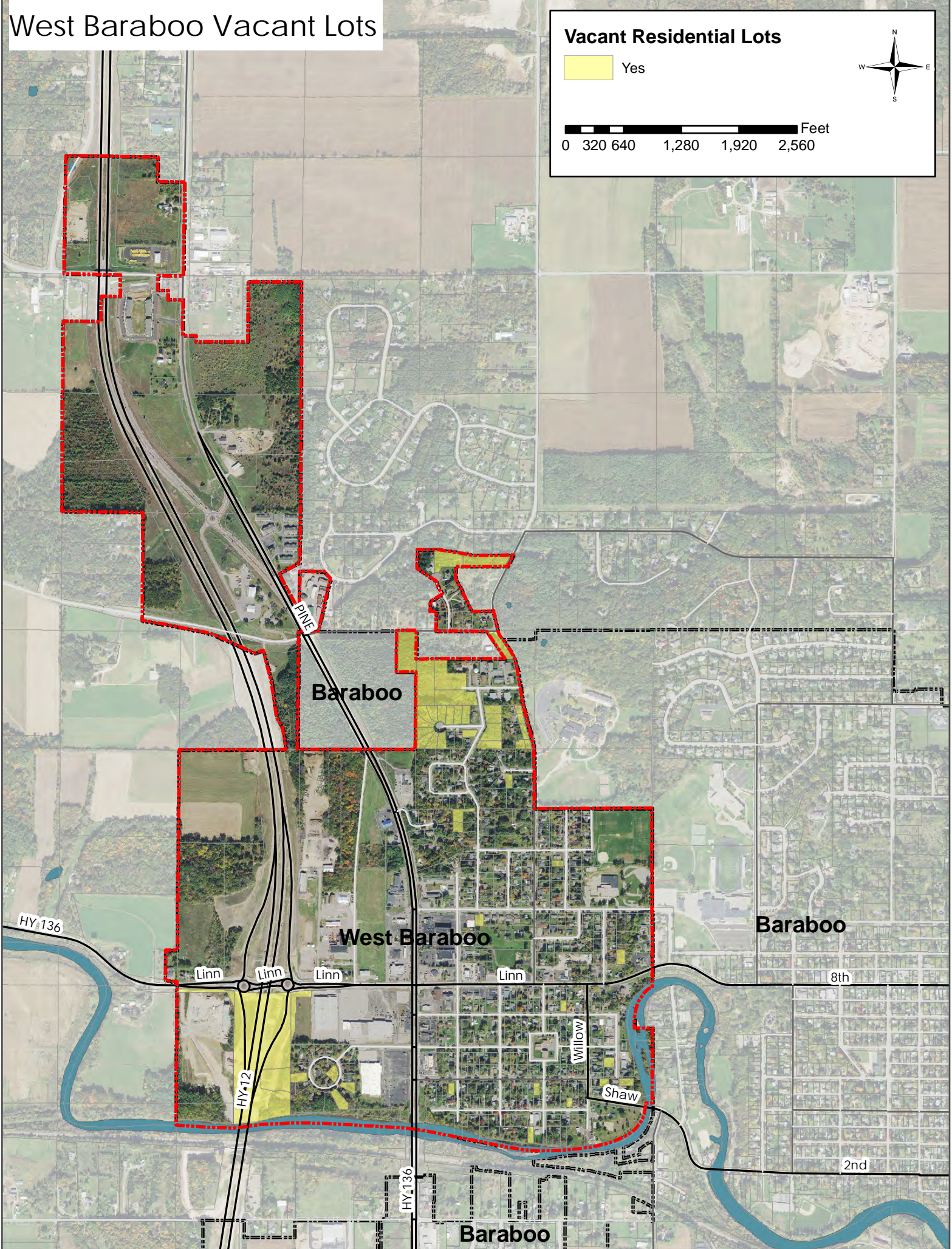
03206401,2801,9202,560

N

W

E

S



Single- Family Housing

West Baraboo has a need to house larger families with young children present in the household. There are some vacant residential lots in the newer subdivisions as well as few vacant lots in the older neighborhoods which are suitable for infill development. Infill development should focus on single-family homes, with an emphasis on affordability. Village assistance, including land cost and home purchase assistance, will be needed to ensure any infill houses are affordable to both workforce and lower income families. Village assistance will have to be combined with State and Federal housing programs to make new infill homes affordable to lower income person and maximize the impacts of local funds.

Goal: Encourage more single-family owner-occupied infill construction

Objective: Increase supply of available land for single-family infill housing

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development

Strategy: Create a list of vacant land currently available land for development/purchase. Work with realtors to market properties for infill development.

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to

donate or discount municipally-owned property to potential builders for single-family infill development

Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.

The Village has an even distribution of housing stock, with a slightly higher number of homes built between 1970 and 1990. Therefore, there not a significant need to assist with rehabilitation of those older homes which may need work, beyond weatherization programs aimed at keeping utility costs low. Code compliance assistance would help with maintaining property values. Lower local incomes will make State or Federal funding easier to obtain for larger low-income families. These funds should be combined with local assistance.

Goal: Encourage single-family owner-occupied rehabilitation

Objective: Make home rehabilitation funding available to homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes.

Strategy: Establish a code compliance grant/revolving loan fund for home owners.

There is also a need for financial assistance for potential workforce homebuyers who may need help with downpayments or purchase of a home which may need repairs.

Goal: Encourage more homeownership

Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase

Townhome/Duplex/Condo

There are larger parcels which could be rezoned to accommodate attached multi-family owner-occupied development which could serve immediate buyer demand and serve renter demand if those units were later rented-out. Mixed-income and mixed-housing type developments would help with any rezoning and diversify the housing stock. A mixed-use development could allow for attached housing combined with commercial development to ensure the Village maintains a health tax base. Village assistance would be vital to ensure new construction is affordable and could include site preparation and other assistance. With lower local incomes, Village assistance could be combined with State, or Federal funding program to maximize assistance. Assistance should be target towards attached housing that provides three (3) bedroom units to accommodate larger families with young children.

Goal: Encourage more attached housing construction

Objective: Encourage attached housing construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites

Strategy: Create environmental assessment and/or remediation loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers

Apartments

There are larger parcels which could also be rezoned, or existing commercial zoning regulations could be amended, to accommodate a smaller apartment development on vacant parcels. A mixed-use development combining apartment and commercial uses could help to ensure the Village maintains a health tax base and save on parking costs while offering an amenity to apartment renters. Village assistance would be vital to ensure new construction is affordable and could include helping developers secure and/or assembly property. With lower local incomes, Village assistance could be combined with State, or Federal funding program to maximize assistance. Assistance should be target towards smaller apartment complexes provide larger three (3) bedroom units to accommodate larger families with young children.

Goal: Encourage more apartment construction

Objective: Increase supply of available land for attached housing development

Strategy: Create purchase fund from local funding sources and/or other agency/entity sources

Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartment development

Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development.

Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers.

Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development

Objective: Encourage apartment construction through site preparation assistance

Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites

Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction

Objective: Provide off-site and on-site improvements to encourage apartment housing construction

Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties

Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven apartment construction

Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure

Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access

Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties

Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers

Senior Living

There is not currently a significant need to assist seniors, other than to ensure their homes are rehabilitated for accessibility, weatherized and able to meet zoning codes. Any assistance with site preparation or construction costs should be done in conjunction with apartment development which could include senior units as part of the overall building plan. Senior housing could also be included in any low income housing developments as well.

Goal: Encourage single-family owner-occupied rehabilitation for seniors

Objective: Provide housing rehabilitation assistance by/for senior homeowners

Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes

Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes

Strategy: Establish a code compliance grant/revolving loan fund for home owners

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.

Goal: Encourage more multi-family construction for seniors

Objective: Establish a site preparation program to encourage developer senior housing construction

Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites

Strategy: Create environmental assessment and/or remediation grant fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction

Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives

Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers

Affordable Housing

West Baraboo has considerable need to house lower income residents, especially families with children. The Village will need to provide considerable assistance to buyers, renters, landlords, builders and developers to ensure lower income housing can be purchased by and built for lower income buyers. Rehabilitation should focus on ensuring any dilapidated housing is brought back to the market for sale or for rent. The Village will need to fully utilize State and Federal programs in combination with any local funds. Finally, any new larger developments should focus on including smaller apartment buildings and mixed-income attached housing and/or mixed-use housing and commercial developments.

Goal: Encourage more affordable multi-family owner-occupied construction

Objective: Encourage construction of new owner-occupied multi-family attached housing by developers for lower income buyers

Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing

Strategy: Perform local market survey to determine median housing value for use with government housing program funds

Goal: Encourage more rental construction or supply for lower income renters

Objective: Encourage purchase or refinance of rental properties by landlords

Strategy: Make housing program funds available to landlords to purchase or refinance rental housing

Objective: Encourage construction of new affordable rental multi-family developments by developers

Strategy: Make housing program funds available to developers or landlords to build lower income rental housing

Goal: Encourage more homeownership for lower income buyers

Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers

Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers

Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing

Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers

Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing

Objective: Encourage more homeownership by utilizing housing program educational initiatives

Strategy: Establish homebuyer counseling program with housing program funds

Strategy: Consolidate existing counseling programs

Goal: Encourage owner-occupied rehabilitation for lower income residents

Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers

Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers

Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers

Goal: Encourage rental rehabilitation for lower income renters

Objective: Make lower income rental rehabilitation funding available to landlords

Strategy: Make housing program funds available to landlords to rehabilitate lower income rental housing

Strategy: Perform local market survey to determine median rents for use with government housing program funds

Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords

Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords

Strategy: Make housing program funds available to potential landlords to purchase and rehabilitate lower income rental housing

Other Housing Initiatives and Administrative Tools

The Village does not currently operate a Community Development Authority (CDA), Housing Authority (HA), or Redevelopment Authority (RDA), as defined under Chapter 66 of the Wisconsin Statutes. These bodies all have separate functions, but can be established to address a range of issues, including blight elimination, urban renewal plan creation, and community development plan administration. Additionally, the Village does not currently have a Historic Preservation ordinance, or Historic Preservation Committee, nor is the City a Certified Local Government. Becoming a Certified Local Government would allow access to grant funding for historic housing rehabilitation and other historic housing projects.

Goal: Establish support entities to administer housing funding and assistance programs

Objective: Establish and fund an RDA, HA, or CDA

Strategy: Establish contact with the CDA in the City of Baraboo and/or the CDA in the City of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities

Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects

Objective: Become a Certified Local Government (CLG)

Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk City to gain insights on successful historic preservation initiatives in this community

Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification

The Village of West Baraboo has three base commercial zoning districts: Small Scale Retail and Office #1 (SRO-I), Small Scale Retail and Office #2 (SRO-II), and Commercial (C). Multifamily dwellings are listed as a conditional use in SRO-I and SRO-II Districts. SRO-I Districts also allow two-family residences as a permitted use, whereas two-family residences are prohibited in SRO-II Districts. Multifamily residences with more than eight dwelling units and planned unit developments are both listed as conditional uses in C Districts.

Goal: Create more flexibility within the Zoning Code for multifamily residential development

Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts

Strategy: Streamline the review process for conditional use permits for multifamily developments in B1 and B3 Districts

Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate

Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses

Many of the identified housing needs and strategies could utilize State and Federal government assistance and funding. A number of government assistance and funding programs are directly available to homebuyers, renters, homeowners, developers, and landlords. However, other types of housing assistance and funding are only available to local governments and their partner organizations. In particular, the US Department of Housing and Urban Development (HUD) offers assistance through a number of programs which could be utilized by local governments. One source of HUD funding is the HUD HOME Investment Partnerships Program (HOME). This community on its own does not currently qualify as a jurisdiction which can receive an annual allocation of HOME funds from HUD. However, this jurisdiction can apply for HOME funds on a project by project basis and gain assistance for specific identified housing projects and programs. Another option would be to work with Sauk County and other jurisdictions in forming a HOME consortium. With the support of other potential partners, Sauk County and other consortium members could qualify for an annual allocation of HOME funds due to the greater combined need of all consortium members. In addition, Community Development Block Grant (CDBG) as well as other State and Federal assistance funds can be used to complement HUD HOME funds and provide a wide range of housing financial and technical assistance.

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs

Objective: Access HUD HOME funding programs

Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects

Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium

Strategy: Work with Baraboo to contact Community Housing Development Organizations (CHDOs)/other HUD program administration non-profit organizations and form partnerships to pursue HUD agency funding and assistance

Objective: Access CDBG funding programs

Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs

Strategy: Work with Baraboo to contact Certified Community Development Organizations (CDOs) and form partnerships to pursue CDBG READI funding and assistance

Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs

Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction

Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects

Objective: Identify and access other State, Federal and Non-Profit funding programs

Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects

Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs

Strategy: Work with Baraboo to contact Veteran's Administration/FHLBank/Senior Care program administration non-profit organizations and form partnerships to pursue government agency and other funding and assistance

West Baraboo should take the above goals, objectives and strategies and identify specific housing projects and initiatives which should be supported, encouraged and incentivized. Once specific housing projects are identified, the jurisdiction should ensure all assistance and incentives are identified which can support those projects. Such assistance and incentives could include any needed zoning amendments, land acquisition or assembly, infrastructure provision, grant or loan assistance funds, and the policies and procedures needed to work with housing developers and builders in promoting the construction identified housing projects. Once these steps are taken, developer and builder interest should be solicited through a Request for Qualifications or Request for Proposals process.

Goal: Provide process to encourage developer interest in targeted housing sites and projects

Objective: Proactively work with developers and investors to build identified housing projects on target properties

Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners

West Baraboo Housing Goals, Objectives and Strategies	Priority	Responsibility	Funding	Timeframe
Single- Family Housing				
Goal: Encourage more single-family owner-occupied infill construction				
Objective: Increase supply of available land for single-family infill housing.	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase smaller vacant/redevelopable lots suitable for infill development		Village	\$50,000* + \$75,000 initial year investment	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties suitable for infill development		Village	\$75,000	Ongoing
Strategy: Create a list of vacant land currently available land for development/purchase. Work with realtors to market properties for infill development.		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential builders for single-family infill development		Village	Staff Time	Ongoing
Objective: Encourage developer/builder participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to developers/builders.		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage single-family owner-occupied rehabilitation				
Objective: Make home rehabilitation funding available to homeowners.	1 2 3			
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes.		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners.		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Goal: Encourage more homeownership				
Objective: Encourage homeowner and renter participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to owners looking to sell their existing home and purchase another		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to renters who may be looking to purchase		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Townhome/Duplex/Condo				
Goal: Encourage more attached housing construction				
Objective: Encourage attached housing construction through site preparation assistance	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target attached housing sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with attached housing construction		Village	\$40,000-80,000*	Ongoing
Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs

Apartments				
Goal: Encourage more apartment construction				
<u>Objective: Increase supply of available land for attached housing development</u>	1 2 3			
Strategy: Create purchase fund from local funding sources and/or other agency/entity sources		Village/ Housing Agencies	Staff Time	Ongoing
Strategy: Purchase vacant/redevelopable properties, sell properties for profit and use proceeds to purchase additional/better properties for apartment development		Village	\$75,000	Ongoing
Strategy: Develop land swap policy and procedures to allow for exchange of municipal property for property more suitable for apartment development.		Village	Staff Time	Ongoing
Strategy: Develop land lease policy and procedures to allow for municipality to lease municipally-owned property to potential apartment developers.		Village	Staff Time	Ongoing
Strategy: Develop land donation or reduced price policy and procedures to allow for municipality to donate or discount municipally-owned property to potential developers for apartment development		Village	Staff Time	Ongoing
<u>Objective: Encourage apartment construction through site preparation assistance</u>	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target apartment sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant/loan fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with apartment construction		Village	\$40,000-80,000*	Ongoing
<u>Objective: Provide off-site and on-site improvements to encourage apartment housing construction</u>	1 2 3			
Strategy: Develop policy & procedure for extending water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for providing transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for installing water, sewer & other utility lateral lines throughout eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
<u>Objective: Create off-site and/or on-site improvements grant/loan program to encourage developer-driven apartment construction</u>	1 2 3			
Strategy: Develop policy & procedure for grant/loan program to extend water, sewer & other utility mains to and/or throughout eligible development properties lacking adequate infrastructure		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for transportation improvements to arterials roads leading to and/or throughout eligible development properties without adequate access		Village/ State Agency	\$400,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing water, sewer & other utility lateral lines throughout eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
Strategy: Develop policy & procedure for grant/loan program for installing sidewalks and/or curb and gutter improvements through eligible development properties		Village/ State Agency	\$300,000	3-5 yrs
<u>Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives</u>	1 2 3			
Strategy: Develop & distribute local state, federal and non-profit housing assistance programs list assistance programs to developers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Senior Living				
Goal: Encourage single-family owner-occupied rehabilitation for seniors				
<u>Objective: Provide housing rehabilitation assistance by/for senior homeowners</u>	1 2 3			
Strategy: Establish a weatherization grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an interior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish an exterior accessibility grant/revolving loan program for owner-occupied homes		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Establish a code compliance grant/revolving loan fund for home owners		Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing

Objective: Encourage senior homeowner participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs list to senior owners.		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage more multi-family construction for seniors				
Objective: Establish a site preparation program to encourage developer senior housing construction	1 2 3			
Strategy: Prepare a preliminary site analysis (PSA) for target senior housing sites		Village	\$25,000*	Ongoing
Strategy: Create environmental assessment and/or remediation grant fund, policies & regulations to assist developers with environmental assessment and/or remediation costs associated with senior housing construction		Village	\$40,000-80,000*	Ongoing
Objective: Encourage developer participation in local, state, federal and non-profit housing assistance and initiatives	1 2 3			
Strategy: Develop & distribute local, state, federal and non-profit housing assistance programs to developers		Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Affordable Housing				
Goal: Encourage more affordable multi-family owner-occupied construction				
Objective: Encourage construction of new owner-occupied multi-family attached housing by developers for lower income buyers	1 2 3			
Strategy: Make housing program funds available to developers to build lower income or mixed-income owner-occupied multi-family housing		Village/ Housing Agencies/ Housing Partners	TBD	Ongoing
Strategy: Perform local market survey to determine median housing value for use with government housing program funds		Village	\$20,000	<2 yrs
Goal: Encourage more rental construction or supply for lower income renters				
Objective: Encourage purchase or refinance of rental properties by landlords	1 2 3			
Strategy: Make housing program funds available to landlords to purchase or refinance rental housing		Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Objective: Encourage construction of new affordable rental multi-family developments by developers	1 2 3			
Strategy: Make housing program funds available to developers or landlords to build lower income rental housing		Village/ Housing Agencies/ Housing Partners	TBD	Ongoing
Goal: Encourage more homeownership for lower income buyers				
Objective: Encourage purchase of owner-occupied single-family or multi-family homes by lower income buyers	1 2 3			
Strategy: Establish an owner-occupied purchase assistance program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income buyers to purchase owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing
Strategy: Establish an owner-occupied purchase & rehabilitation program for lower income homebuyers		Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds available to lower income homebuyers to purchase and rehabilitate owner-occupied housing		Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	Ongoing

Objective: Encourage more homeownership by utilizing housing program educational initiatives	1	2	3			
Strategy: Establish homebuyer counseling program with housing program funds				Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Consolidate existing counseling programs				Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Goal: Encourage owner-occupied rehabilitation for lower income residents						
Objective: Encourage owner-occupied housing acquisition and rehabilitation by investors for resale to lower income buyers	1	2	3			
Strategy: Establish an owner-occupied purchase & rehabilitation program for investors for resale to lower income buyers				Village/ Housing Agencies/ Housing Partners	Staff Time	<2 yrs
Strategy: Make housing program funds available to potential investors to purchase and rehabilitate owner-occupied housing for resale to lower income buyers				Village/ Housing Agencies/ Housing Partners	\$40,000* + \$90,000 initial year investment	Ongoing
Goal: Encourage rental rehabilitation for lower income renters						
Objective: Make lower income rental rehabilitation funding available to landlords	1	2	3			
Strategy: Make housing program funds directly available to landlords to rehabilitate lower income rental housing				Village/ CHDO/ Housing Partners	\$25,000* + \$75,000 initial year investment	Ongoing
Strategy: Perform local market survey to determine median rents for use with government housing program funds				Village	\$20,000	<2 yrs
Objective: Encourage purchase and rehabilitation of lower income rental properties by landlords	1	2	3			
Strategy: Establish a lower-income rental purchase & rehabilitation program for landlords				Village/ Housing Agencies/ Housing Partners/CDHO	Staff Time	<2 yrs
Strategy: Make housing program funds directly or indirectly available to potential landlords to purchase and rehabilitate lower income rental housing				Village/ Housing Agencies/ Housing Partners/CDHO	\$40,000* + \$90,000 initial year investment	<2 yrs
Other Housing Initiatives and Administrative Tools						
Goal: Establish support entities to administer housing funding and assistance programs						
Objective: Establish and fund an RDA, HA, or CDA	1	2	3			
Strategy: Establish contact with the CDA in the Village of Baraboo and/or the CDA in the Village of Reedsburg to gain insights on successful development and redevelopment initiatives in those communities				Village/Baraboo/ Reedsburg	Staff Time	<2 yrs
Strategy: Create an RDA, HA, or CDA and pursue funding in order to support housing rehabilitation, development and redevelopment projects				Village/Housing Partners	\$20,000	Ongoing
Objective: Become a Certified Local Government (CLG)	1	2	3			
Strategy: Establish contact with the Historic Preservation Commission in the Village of Sauk Village to gain insights on successful historic preservation initiatives in this community				Village/State Agencies	Staff Time	<2 yrs
Strategy: Contact the State Historic Preservation Officer (SHPO) and pursue CLG certification				Village/State Agencies	Staff Time	3-5 yrs
Goal: Create more flexibility within the Zoning Code for multifamily residential development						
Objective: Allow for attached multifamily and apartment development within certain commercial zoning districts	1	2	3			
Strategy: Streamline the review process for conditional use permits for multifamily developments in B1 and B3 Districts				Village	Staff Time	<2 yrs
Strategy: Study commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate				Village	Staff Time	<2 yrs
Strategy: Consider amending the Zoning Code to create a mixed-use district that requires or incentivizes a mix of residential, commercial, office, recreational uses and other appropriate uses				Village	Staff Time	<2 yrs

Goal: Encourage increased utilization of local, State, Federal and Non-Profit Housing assistance Programs				
Objective: Access HUD HOME funding programs	1	2	3	
Strategy: Apply directly to the Department of Administration for rehabilitation, homebuyer assistance, renter assistance and rental housing development funding for identified affordable housing projects			Village/State Agencies	Staff Time <2 yrs
Strategy: Contact Sauk County to measure interest and gain cooperation in forming a HUD HOME Consortium			Village/County	Staff Time 3-5 yrs
Strategy: Work with Baraboo to contact Community Housing Development Organizations (CHDOs)/other HUD program administration non-profit organizations and form partnerships to pursue HUD agency funding and assistance			Village/Baraboo	Staff Time 3-5 yrs
Objective: Access CDBG funding programs	1	2	3	
Strategy: Evaluate potential to apply for additional CDBG funds to support identified housing project and housing assistance programs			Village/State Agencies	TBD <2 yrs
Strategy: Work with Baraboo to contact Certified Community Development Organizations (CDOs) and form partnerships to pursue CDBG READI funding and assistance			Village/Baraboo	TBD 3-5 yrs
Objective: Make use of current fiscal resources to maximize local funding for identified housing projects and housing assistance programs	1	2	3	
Strategy: Evaluate potential for additional impact fees to fund improvements needed to encourage additional housing construction			Village	\$20,000 <2 yrs
Strategy: Evaluate the current use of Tax Increment Financing to determine how TIF can be used to support identified housing projects			Village	\$20,000 <2 yrs
Objective: Identify and access other State, Federal and Non-Profit funding programs	1	2	3	
Strategy: Identify designated Community Development Financial Institutions which operate in Sauk County and apply for any available funding for identified housing projects and housing assistance programs			Village/Housing Partners	Staff Time <2 yrs
Strategy: Identify and solicit investor interest in utilizing opportunity zones, tax credits and other available financial incentives to invest in identified housing projects			Village/Housing Partners	Staff Time <2 yrs
Strategy: Identify additional State, Federal, and Non-Profit entities and apply for any available funding for identified housing projects and housing assistance programs			Village/State Agencies	Staff Time <2 yrs
Strategy: Work with Baraboo to contact Veteran's Administration/FHLBank/Senior Care program administration non-profit organizations and form partnerships to pursue government agency and other funding and assistance			Village/Baraboo	Staff Time <2 yrs
Goal: Provide process to encourage developer interest in targeted housing sites and projects				
Objective: Proactively work with developers and investors to build identified housing projects on target properties	1	2	3	
Strategy: Prepare site proposal packets for target sites, including any PSA and/or environmental assessment and/or remediation Report, and distribute to developers and other potential project partners			Village	\$20,000 3-5 yrs



Appendix A - State of the Housing

State of the Housing

The following information covers the background information of each of the County and the six communities, which includes reviewing the Comprehensive Plans and other relevant documents. Additionally, this chapter covers the housing market assessment, housing stock analysis, sales market analysis, rental market analysis, and the local and regional growth analysis, which is compared to each community. Finally, regional needs summary is included for this chapter. A full issues and opportunities chapter is provided for each individual community plan.

During the assessment process, various plans and guiding policies were reviewed for each community, only the plans and guiding policies that have an impact on housing are presented in this plan. For example, several Comprehensive Outdoor Recreation Plans were determined not to have a major impact on housing and were omitted from this section.

Background and Plans

Sauk County

Comprehensive Plan

Sauk County set the goal of ensuring an adequate supply of affordable, well-planned, quality housing is available in Sauk County. To meet this goal, the County drafted several specific objectives. The plan encourages the development of affordable housing for mixed populations using locally produced and energy efficient building materials, alternative heating, and power generation. The plan hopes to facilitate collaboration among the County's municipalities to provide housing and services to part-time and seasonal workers. The plan also calls for the development of mixed-use buildings that combine housing, retail, and professional space in accordance with the locations specified in municipal comprehensive plans.

Making Sauk: A Place Plan

This plan identifies a rental housing shortage as a weakness for the County. The Housing Chapter lists the goal of offering an adequate supply of diverse housing options throughout the County for all populations in concert with market demand. The plan recommends taking an inventory of housing supply and demand, along with maintaining an accurate understanding of the approval process for new housing stock creation. The plan also recommends assisting communities with understanding alternative housing models that may not presently exist in the County and promoting the development of housing types that meet resident needs. Our review was not able to discover any programs or initiatives to track housing or assist decision makers with determining the type of housing to create.

River Valley School District Enrollment Projections: 2016-2026

The River Valley School District published 'Planning for the Schools of Tomorrow' in 2015. The planning team did not receive feedback from other districts, so River Valley's plan was the only document included in this Plan. The Village of Spring Green and several rural townships in Sauk County are covered by the district. The Plan's Five Year Trend projection model projects a decrease in the number of students every

school term from 2016-2017 through 2025-2026. The Plan's Five Year Trend projection model recorded the district's K-12 population during the 2016-2017 term at 1,162 students and projects this to fall to 943 students in 2025-2026. The Plan's population pyramid by grade shows that as the high school students in the district graduate over the next several years, enrollment in the lower grades is not high enough to replace the students who are graduating. The plan does not project the populations of specific schools but shows the population trends of the communities comprising the district. The five communities that send students to the district had almost no change in population between 2010 and 2015. Only the Town of Bear Creek, which grew by 2.2% over that period, gained or lost population by more than half of a percentage point.

Sauk County Housing Profile

The University of Wisconsin-Extension published a Wisconsin Housing profile paper in 2012 analyzing Sauk County's housing situation. The paper noted a population growth of more than 12% in the County since 2000. The paper also noted more than three-quarters of Sauk County housing units were owner-occupied. Housing affordability was another issue, as the paper noted approximately 38% of both owners and renters were burdened by housing costs, meaning they spend more than 30% of their gross household income on housing costs. The paper also noted that demographic changes, including a large cohort of aging Baby Boomers and younger foreign-born residents, would drive the need for more senior housing and affordable rental units.

University of Wisconsin-Baraboo/Sauk County Student Housing Analysis

Baker Tilly completed a student housing analysis in 2013 to understand the demand for on-campus student housing. "The UW-BSC currently does not offer on-campus housing for its students. Students that live off-campus find they must compete with other renters for limited affordable multifamily housing in the Baraboo community. There are few professionally managed apartment complexes in Baraboo from which to choose". At the time of the study, it was determined that there was a need for 26-85 beds depending on the assumptions made. Today, the Villas at Baraboo house 84 students.

During a stakeholder/focus group meeting, the property manager indicated the residences are full and have a waiting list of 4-7 students.

Sauk County Zoning Ordinance

The County's Zoning Ordinance conditionally permits duplexes (2-unit multifamily dwellings) in Commercial and Recreation Commercial Districts. No other multifamily uses are permitted or conditionally permitted in these districts. The County also uses a specialized multifamily residential zoning district that allows both duplexes and multifamily dwellings of three or more units as permitted uses throughout the County.

Partner Communities

City of Baraboo

Comprehensive Plan

The Housing and Neighborhood Development chapter of the Baraboo Comprehensive Plan recommends implementation of a balanced residential development policy to maintain the community's single-family character. The Plan also recommends promotion of infill rather than greenfield development and maintenance of existing residential properties in the City's older neighborhoods. The Plan recommends that neighborhood development should continue to expand eastward and rely on the natural environment to provide an ultimate barrier for residential expansion. Preservation of single family areas and development of policies that prevent duplexes from disrupting the character of existing single-family neighborhoods is the primary focus of the fourth recommendation. Supply of affordable housing is also identified as a major priority for the City, along with the development of consistent design standards for multifamily housing structures.

Large expanses of residential development, single family, multifamily, condominiums, townhouses, and apartments are planned to fill in areas between the Mine Road extension and the foothills. These growth areas to the north and east of the City are readily served by public infrastructure (sewer, water, and roads) and are viewed as ultimate growth areas over the next 50 years. The Land Use Map calls for multifamily development along State Highway 123 in the southern portion of the City and along the northern edges of the corporate boundary. Exclusive multifamily is notably absent from the Downtown, which is designated for mixed use. The Plan also frequently discusses Traditional Neighborhood Development (TND) and advises keeping multifamily development concentrated in Sanitary District No. 1.

Zoning

The City of Baraboo currently has six residential zoning districts in its Zoning Code. R-1 and R1-A districts are designated for single-family habitation and were established to protect the integrity of the residential areas by locating only sewered, one-family residences in the district among other reasons. R-2 districts allow for building of two family units, while R-3 districts allow for three and four family residential

construction, R-4 districts allow for four-twelve family residential construction, and R-5 districts allow for thirteen or more multifamily unit construction. R-1, R-1 A, and R-2 districts are intended for low-density development, while R-3 is intended for medium-density development, and R-4 and R-5 are intended for high-density development.

R1-A districts, with 36.9% of the land, comprise the majority of the City's Zoning Map, with small pockets of R-1 (1.6%), R-2(0.1%), R-3(2.0%), R-4(1.6%), and R-5(0.8%), districts, which comprise only 6.2% of the land combined.

There are 37 acres identified as Planned Unit Development.

Figure A1: City of Baraboo Zoning Districts by Percentage

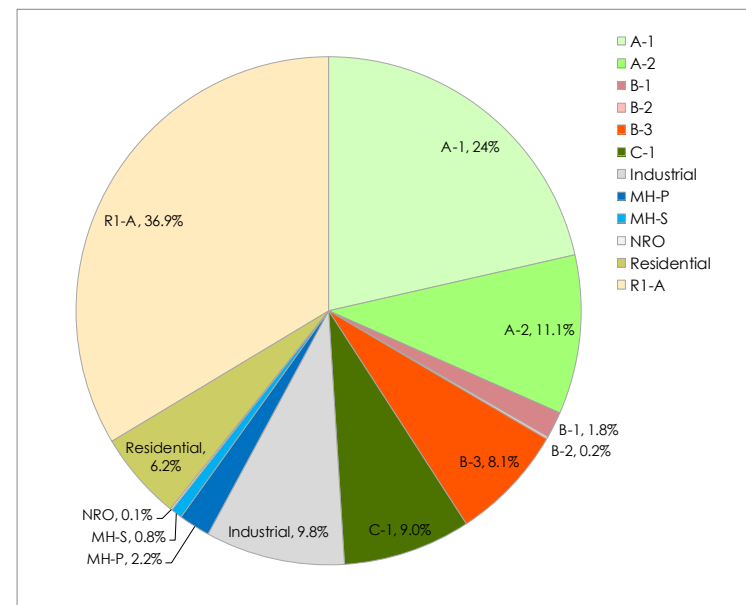
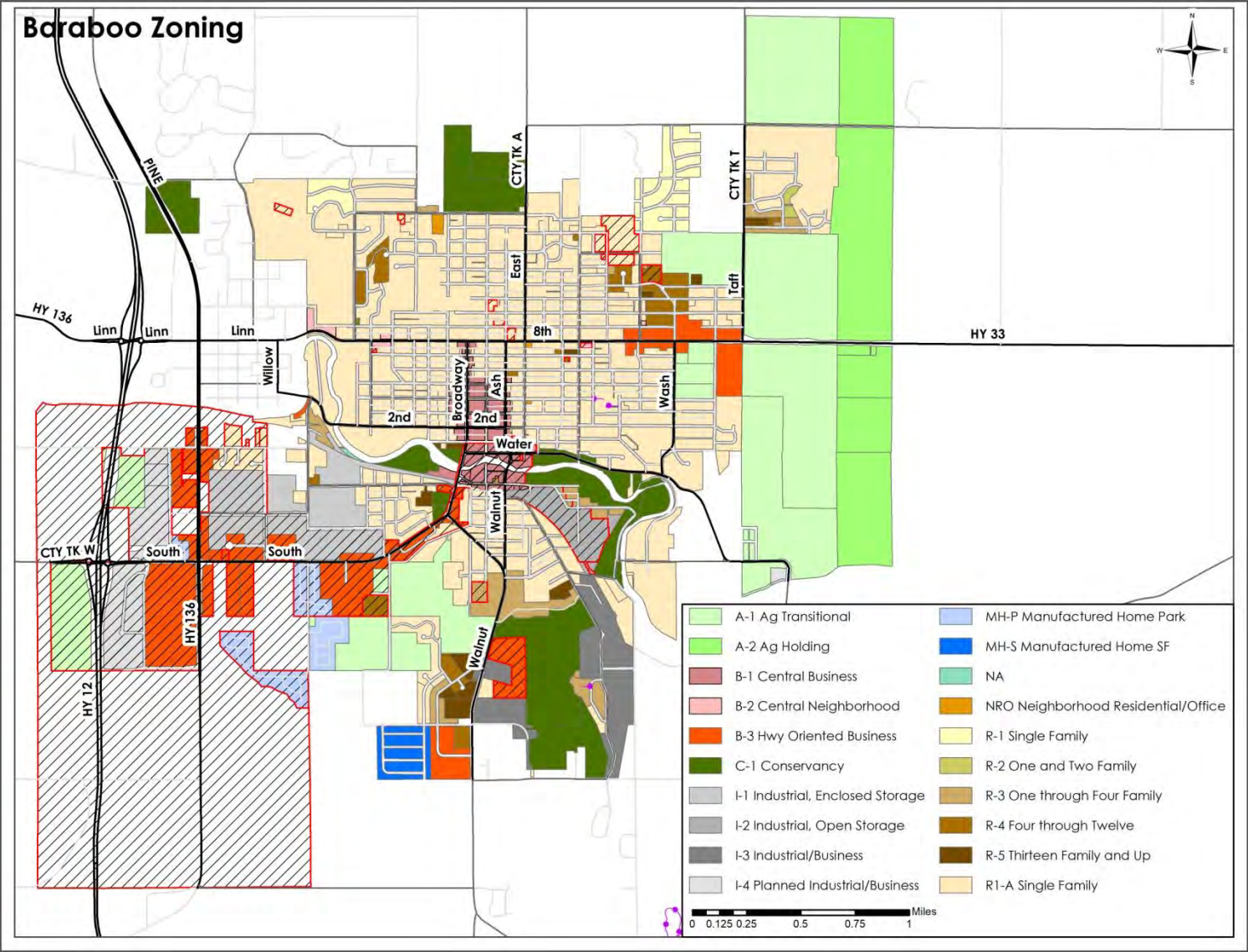


Figure A2: City of Baraboo Zoning Map



Village of Prairie du Sac

Comprehensive Plan

The Village of Prairie du Sac, the Town of Prairie du Sac, and the Village of Sauk City combined resources to create the Sauk Prairie Comprehensive Plan, which was adopted in April 11, 2017. The Plan identifies housing affordability for low income and elderly persons as a prime issue in the area. Planners found that since the 1990s, more housing development has occurred in the Village of Prairie du Sac than the other two collaborative communities combined. The Plan also notes that housing in Sauk Prairie remains largely single-family and owner-occupied, with some multifamily housing being built near the Wisconsin River. The final major finding is that projected future neighborhood development will occur at the western edges of the Villages, including expansions of existing subdivisions.

The Comprehensive Plan identified five initiatives to guide the City's future housing efforts:

1. Promote the development of new residential subdivisions.
2. Guide new neighborhood design focused on livability and value.
3. Encourage multifamily housing to respond to generational and workforce needs.
4. Require maintenance of older neighborhoods and housing.
5. Implement design standards for limited housing in rural areas.

These initiatives and their corresponding components can be found in Volume 2 of the Sauk Prairie Comprehensive Plan. The Plan calls for multifamily along major roadways, such as County Highway PF, Sauk Prairie Road, and Lueders Road. A significant component mentioned is "making sure that setback and other standards in zoning districts in older sections do not stymie home improvements."

Zoning

The Village of Prairie du Sac Zoning Ordinance includes five exclusive residential districts. These include a rural residential district (R-R), two single-family districts (R-1-A and R-1-B), a two family district (R-2), and one multifamily district (R-M). The rural residential district is intended to allow low density single family homes and other permitted uses on private well and septic systems.

R-1-A comprises the majority of the zoning acreage at 20.78%. I-1 is the second highest zoning category at 17.88%, followed by M-L (14.89%) and PUD (14.47%). R-M has a small percentage of the land area at 3.07%.

R-1-A districts are intended for single family detached homes at densities of one-fifth of an acre per dwelling unit or less. R-1-B districts are intended for single family detached homes at densities of one-sixth of an acre or less that do not comply with minimum area and/or width requirements of R-1-A districts. All uses in R-1-B districts shall be provided with public sanitary sewer and water services. R-2 districts are intended to allow for construction of two family residences (duplexes, twin-houses) along with single family homes, and require provision of public sanitary sewer and water services for all uses. R-M districts allow for a range of housing types including townhouses, apartments, two family homes, and single family detached homes as principal uses. Mobile home parks are conditionally allowed in R-M districts.

Figure A3: Village of Prairie du Sac Zoning Districts by Percentage

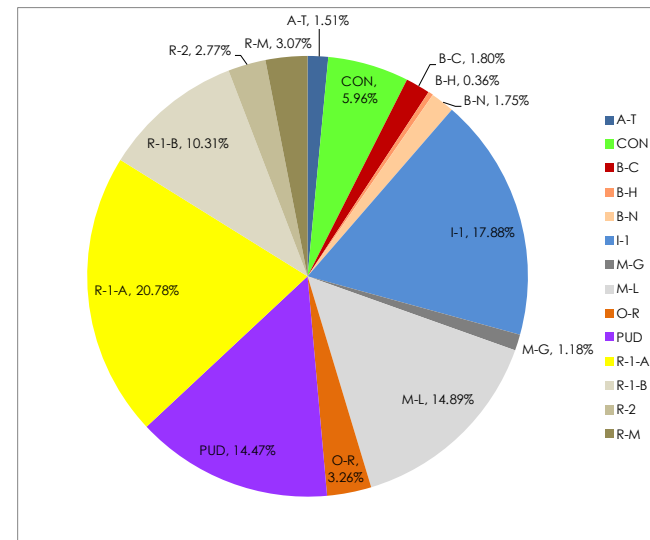
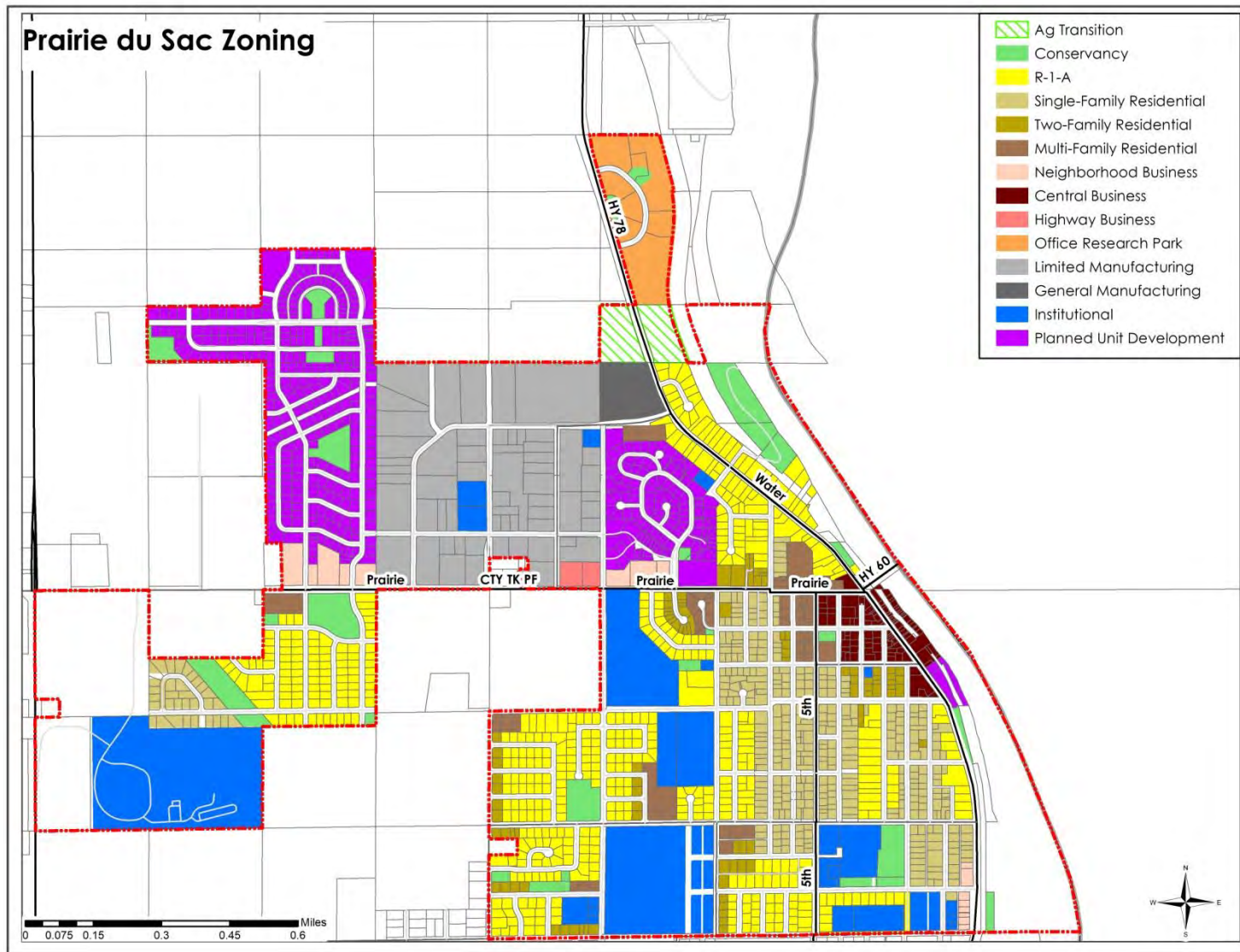


Figure A4: Village of Prairie du Sac Zoning Map



Village of Sauk City

Comprehensive Plan

The Village of Sauk City, the Village of Prairie du Sac, and the Town of Prairie du Sac collaborated to create the joint Sauk Prairie Comprehensive Plan. Refer to the Comprehensive Plan review under Prairie du Sac for more information.

Sauk Prairie Highway 12/PF/Airport Area Plan

This plan was developed in collaboration with the Village and Town of Prairie du Sac. The plan calls for provision of rental apartments, townhouses, and condominiums northeast of the Highway 12/Sauk Prairie Road intersection in R-M, R-2, and PUD districts, along with single-family detached homes in two locations on the map, south of Fieldstone Boulevard near Sauk Prairie Airport and directly north of Sauk Prairie Road east of Highway 12. The plan also allows for the possibility of single-family homes in TND districts.

Zoning

The Village of Sauk City uses four residential zoning districts, two single-family districts (R-1-A and R-1-B), a two family district (R-2), and a multifamily district (R-M). The R-1 districts were created either to cover land that already includes single-family homes or to protect land planned for single-family detached home development that is currently being used for agriculture.

The Code states that R-M districts were established to protect both developed and undeveloped land with peculiar characteristics, such as existing high-density dwelling units, proximity to commercial developments or major streets, and because of probable continued demand for dwelling accommodations that are pleasant places to live.

Figure A5: Sauk Prairie Highway 12/PF/Airport Area Development Plan

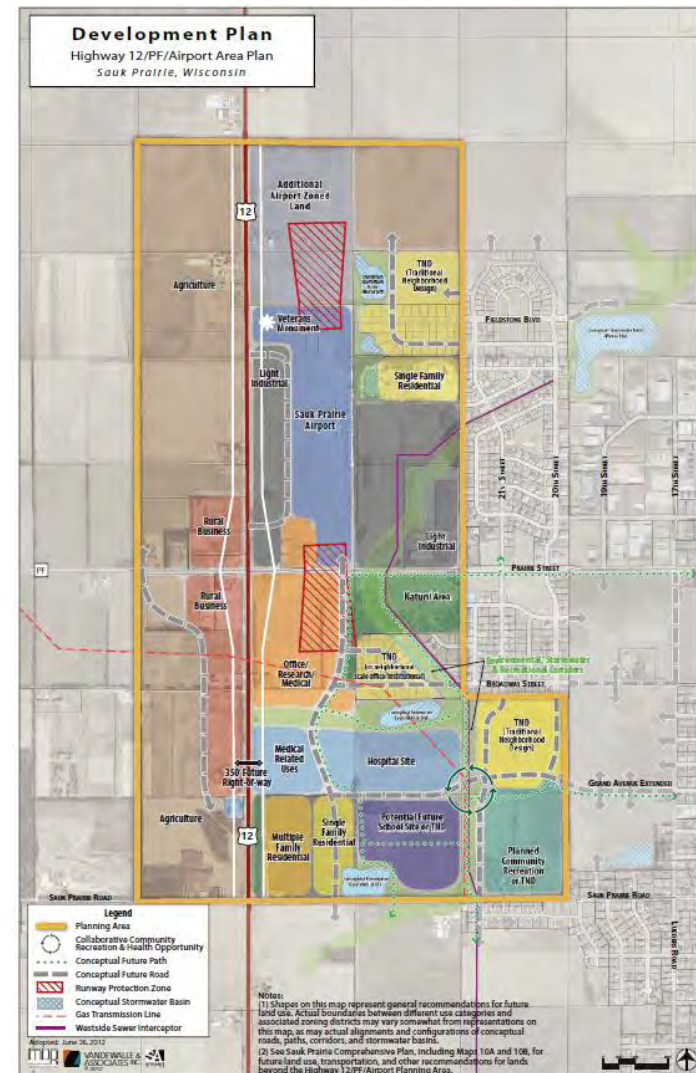
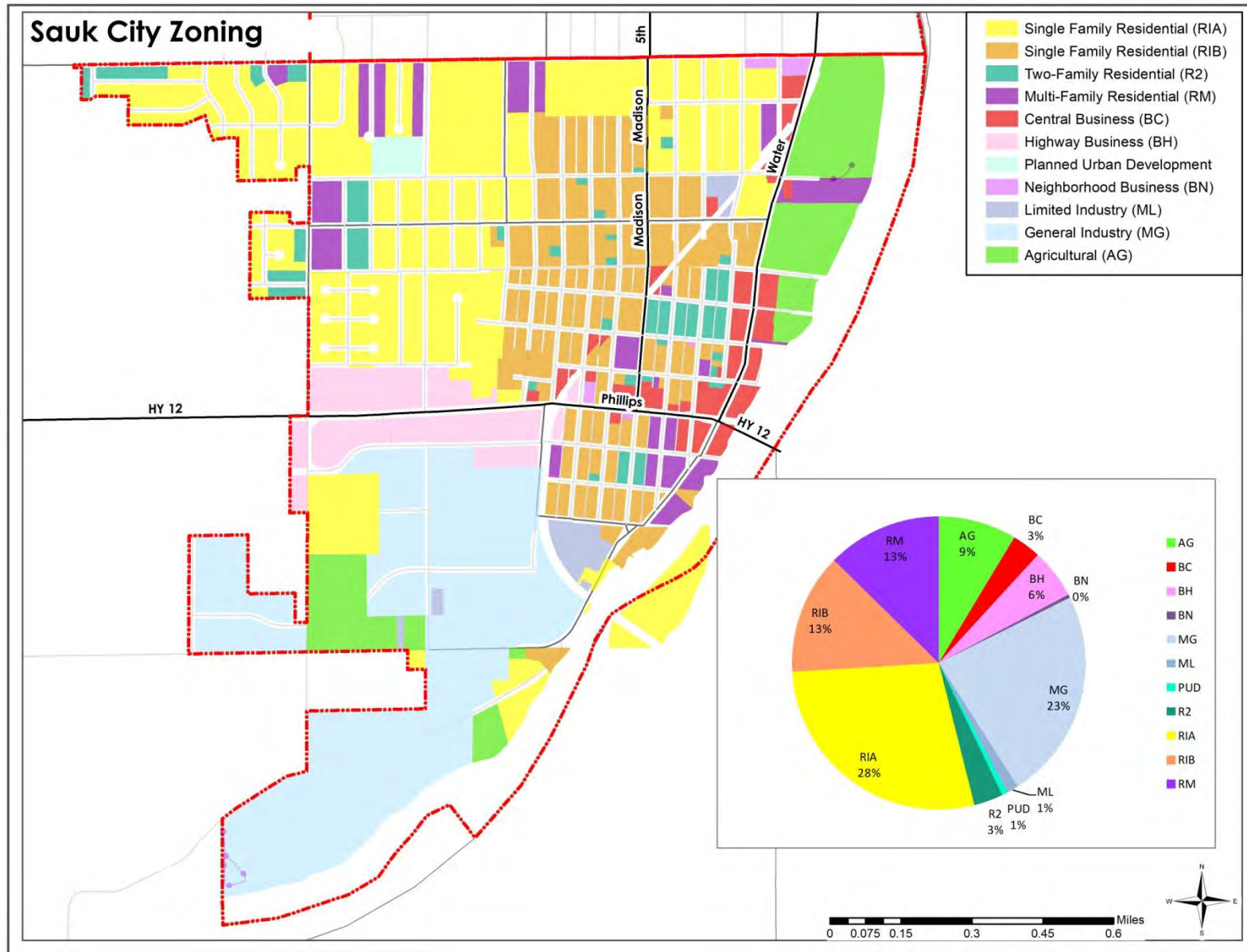


Figure A6: Village of Sauk City Zoning Map



City of Reedsburg

Comprehensive Plan

The City of Reedsburg updated their Comprehensive Plan in 2012. The plan cites modest growth in housing stock since the collapse of the housing bubble in 2007-2008, with most of this coming in the form of single-family homes. Slightly less than 70% of owner-occupied housing in the City had mortgages at the time of the Plan's publication. At the time of the Plan's publication, the majority of the housing units in the City were built prior to 1939 or since 1990.

The plan identifies the main housing issue in the City as an excess of vacant, older, and foreclosed homes competing with medium value homes, along with a lack of multifamily units to support the workforce. To address this issue, the Plan identifies the goal for the community by reducing the inventory of foreclosed homes and providing more opportunities for multifamily development. The main policies are converting larger homes to duplexes with guidelines for re-use, establishing and updating housing codes/ordinances as needed, working with the CDA and CDBG Committees regarding funding for housing rehabilitation, providing additional R-3 Residential zoning, and working with banks to speed up loan and foreclosure processes. The Comprehensive Plan does not specifically denote the places in the City it wishes to see additional multifamily through a Future Land Use Map. The Current Land Use Map shows multifamily uses in large concentrations along the edge of the City's corporate limits along W. Main Street and N. Dewey Avenue. These are the Sauk County Health Care Center and the Reedsburg Area Senior Life Center.

Zoning

The City of Reedsburg employs three different residential zoning districts – R1, R2, and R3. R1 and R2 districts are meant for single and two family dwellings, while R3 is meant to accommodate multifamily units. R-2 has a larger minimum lot area (9,600 square feet) than R-1 (6,000 square feet). R-2 comprises the majority (29.2%) of the zoning acreage in the community. Agricultural is the second largest zoned area (14.0%). R-1 covers 6.9% of the land, and R-3 covers 4.3% of the land.

Figure A7: City of Reedsburg Zoning Districts by Percentage

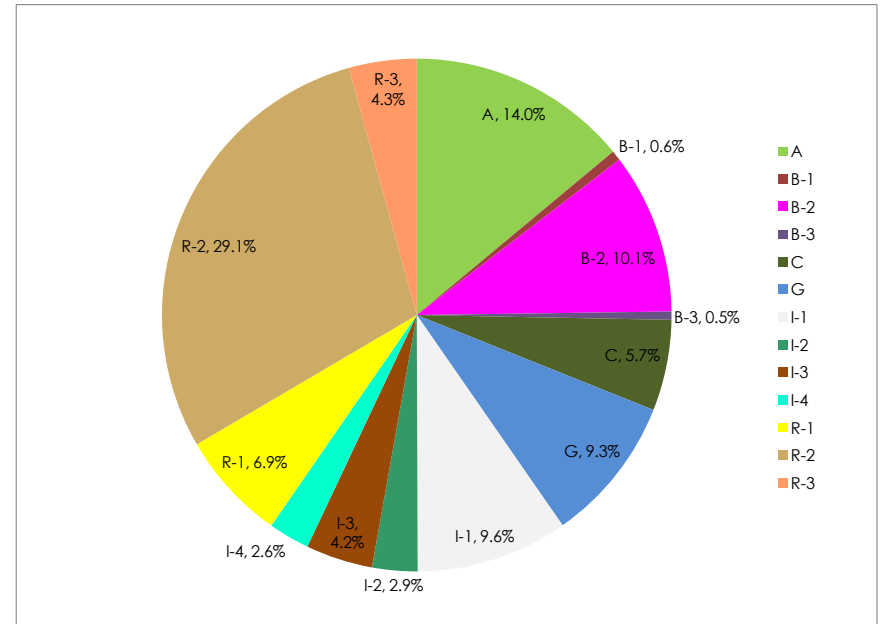
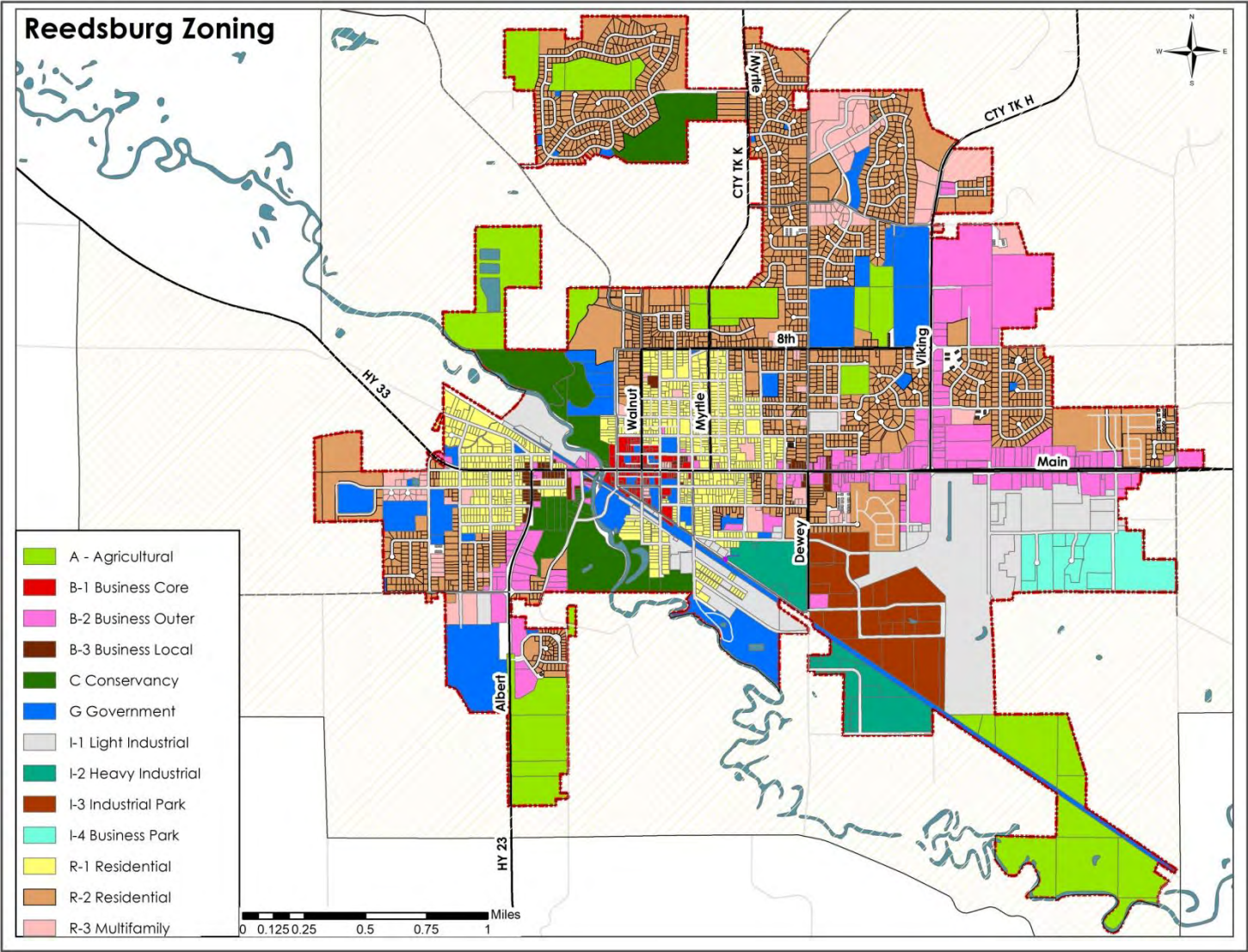


Figure A8: City of Reedsburg Zoning Map



Village of Spring Green

2017 Comprehensive Plan

The Village of Spring Green set the goal of providing quality housing for a diverse population that also preserves Spring Green's unique character and is economically feasible to serve with public utilities and municipal services. The plan's objectives focused on developing compact and cohesive neighborhoods that are contiguous to existing residential areas, along with preserving and maintaining the Village's architectural designs.

Recommended policies include the provision of recreational open space through parkland dedication or fees-in-lieu, limitation of multifamily structure size to no more than 16 units per building, and efficient design of new residential development with respect to public services and utilities. Multifamily structure size limits are typically counter to market forces for workforce housing. Specific implementation actions recommend revision of the Land Division Ordinance to be consistent with the Comprehensive Plan, adoption of a TND Ordinance, and possible updates to the Nuisance Ordinance. The City has not adopted a TND Ordinance at the time of this writing. The Land Use Map calls for residential throughout most of the Village, including around the General Commercial district Downtown. The map also calls for a Transitional Mixed-Use district between Daley Street and Hoxie Street.

Zoning

The Village uses three residential zoning districts for existing Village land. R-1 districts are intended for small lot single-family detached homes, while R-2 districts are for large lot single-family detached homes, and R-3 districts are for multifamily residences. R-1 zoning districts are heavily clustered around the Village core, encircling the B-1 Retail Business District in the Downtown. R-2 districts are planned for areas outside of the Village center. R-3 districts are primarily located along the corporate limit lines on the northwest and northeast sides of the Village, along with small pockets in various other areas.

Extraterritorial Zoning Map

The Village exercises extraterritorial zoning authority over areas to the southeast, southwest, and northwest of the current corporate limits. Six residential zoning districts were established to govern the extraterritorial land. The Map designates substantial amounts of land to the southeast and southwest for new single-family residential subdivisions. The Map also shows a large area east of Shifflet Road directly abutting the current corporate limits that are marked for a Mobile Home Park.

Figure A9: Village Spring Green Zoning Districts by Percentage

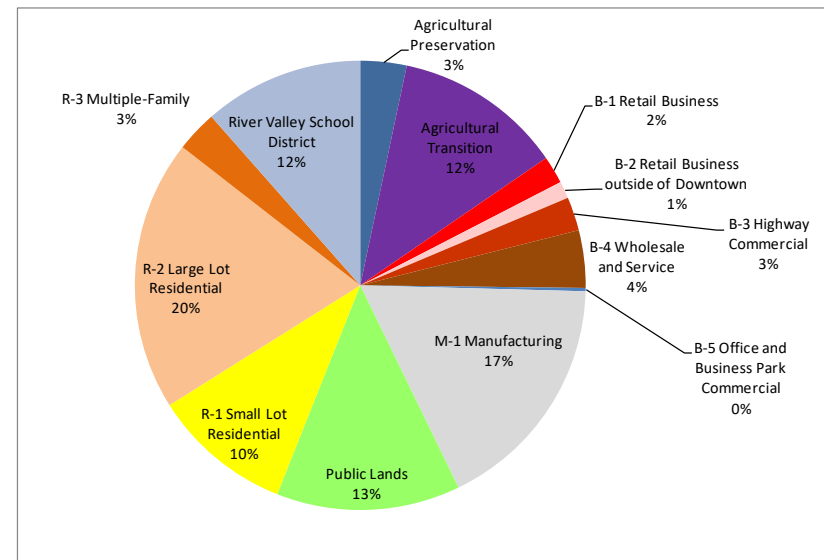
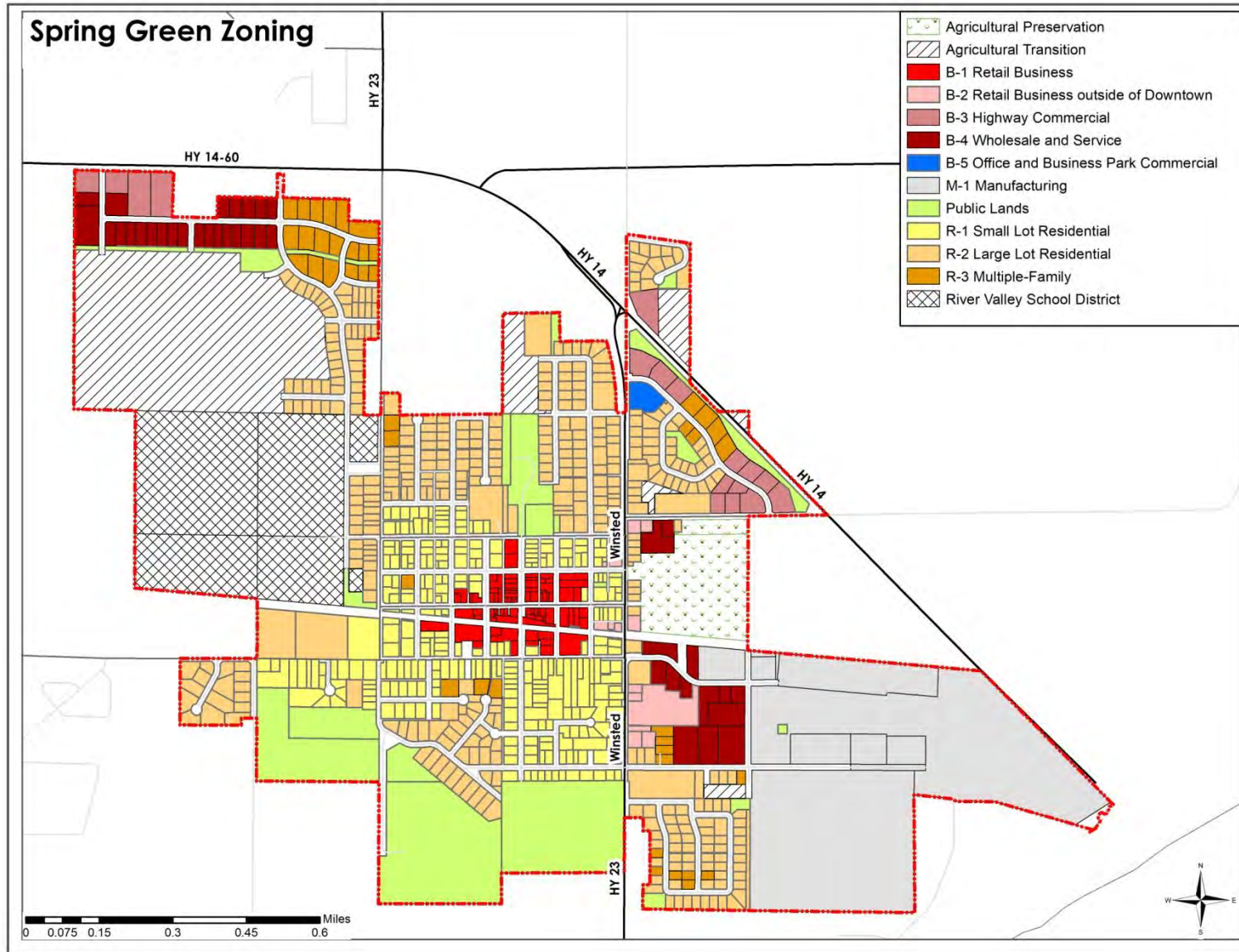


Figure A10: Village of Spring Green Zoning Map



Village of West Baraboo

2016 Comprehensive Plan Update

The Village identifies several issues and opportunities in this plan. These include a lack of available lots for new housing within the Village, almost one-third of all housing stock was built prior to 1970, and a shortage of affordable housing units for renters especially.

The Village identifies the creation of safe, attractive, and diverse housing options to all residents as its goal. The plan goes on to list several objectives, including the provision of a variety of housing types to meet the population's needs, the creation of safe neighborhoods that provide convenient access to a variety of amenities, and the promotion of housing that locates near existing municipal utilities. Recommended strategies include making residential areas more walkable, encouraging developers to construct senior and affordable housing, and adopting ordinances that allow planned unit developments, accessory dwelling units, and community-based residential facilities, among others. The Future Land Use Map calls for medium density residential throughout the majority of the Village, including almost the entire northeastern portion. The map also calls for concentrating Neighborhood Mixed-Use development in pockets along Highways 12 and 33.

Zoning

The Village currently uses three residential zoning districts. R-1 districts are intended to provide locations for low density, sewer, single-family dwellings. R-2 districts are intended to provide locations for medium density, sewer, two family dwellings. R-3 districts accommodate a range of housing densities and types that do not fit into the Code's other two residential districts. These include medium to high density, sewer, multifamily units. Up to two accessory buildings are allowed in all three residential districts. The Zoning Code does not define specific uses that constitute accessory buildings beside saying they shall be incidental to the actual principal use of the land or building on the same parcel or property with such principal use.

Figure A11: Village of West Baraboo Zoning Districts by Percentage

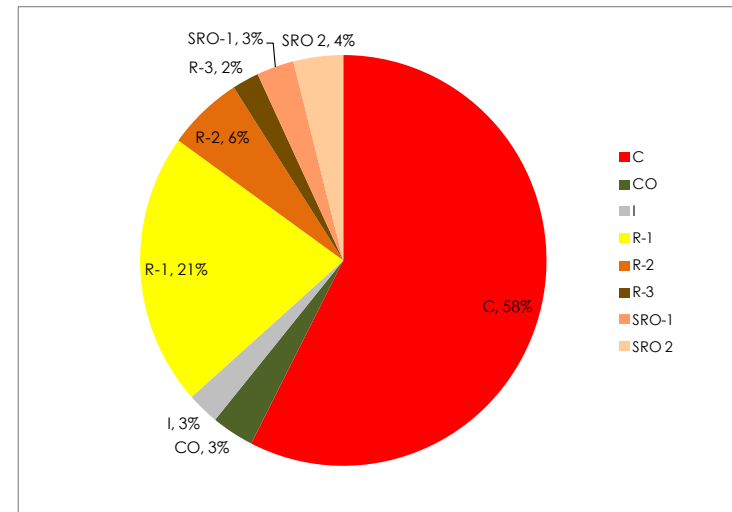
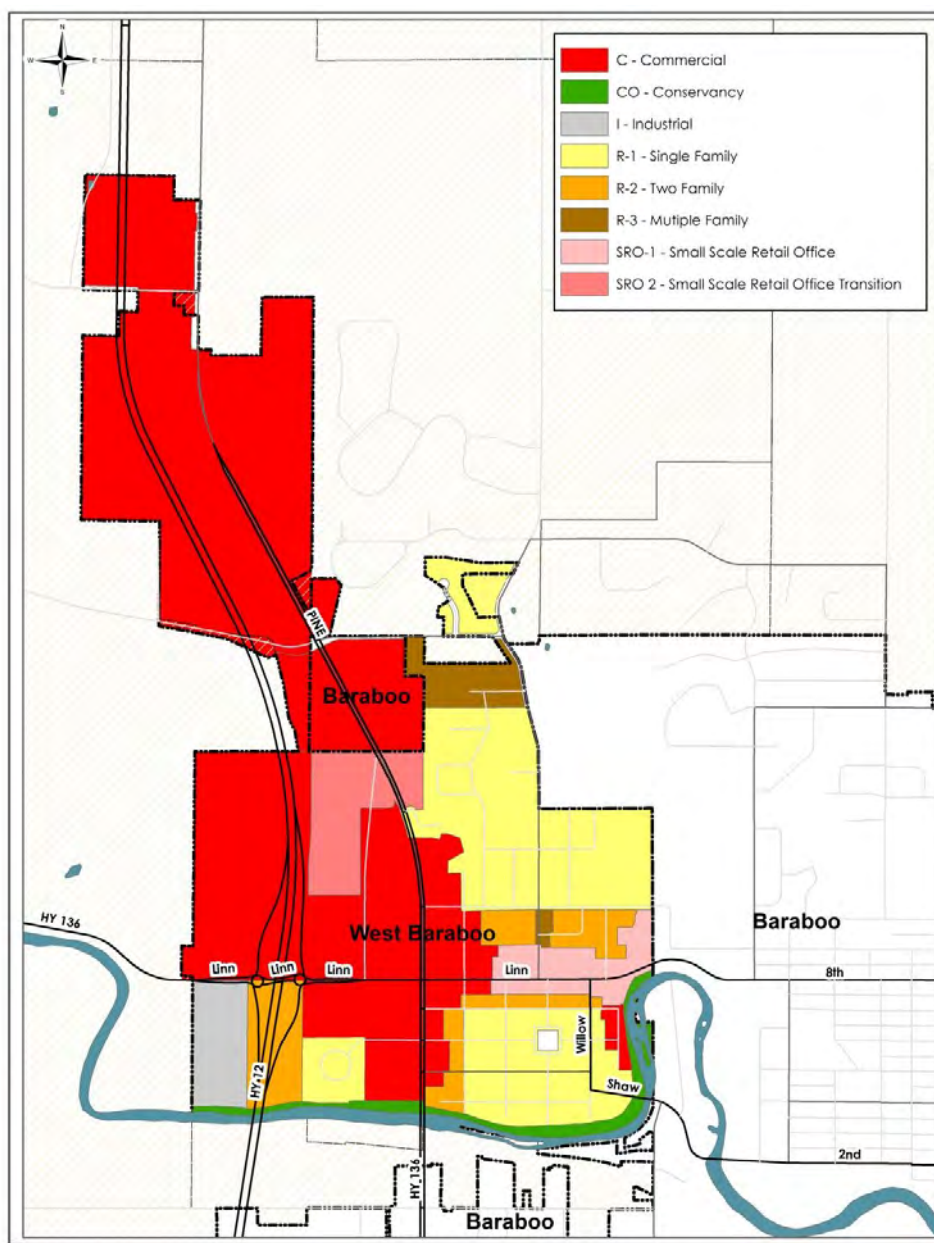


Figure A12: Village of West Baraboo Zoning Map



Housing Market Analysis

Population

Figure A13 shows both 2011 and 2016 population estimates for Wisconsin, Sauk County, and the partner communities. Baraboo is the largest partner community with 12,097 residents in 2016. Spring Green and West Baraboo are the smallest, with 1,662 and 1,771 residents. Figure (Population Summary) also shows the median age, sex ratio, and child or old age dependent ratio. Regarding median age, Sauk County is slightly older, 41, than the median age for Wisconsin, 39, in 2016. Spring Green is older than the County with a 44 year median age in 2016. Prairie du Sac is also older than Wisconsin. For almost all communities, median age increased from 2011 to 2016. West Baraboo had the lowest median age at 30 in 2016, down from 32 in 2011. Reedsburg also had a low median age at 3 years. In terms of sex ratio (the ratio between males to females), Sauk County has the same ratio of males to females, with Prairie du Sac having the highest in 2016 at 110. This ratio increased dramatically from 91 in 2011. West Baraboo had the lowest at 88, with Baraboo and Reedsburg having slightly lower ratios as well.

The age dependency ratio is calculated by dividing the combined under 18 and 65 and older population by the 18 to 64 population and multiplying by 100. This is a ratio between dependent children and dependent seniors not living on their own, relative to adults and those seniors who are living on their own. Sauk County had a ratio of 67, higher than Wisconsin as a whole. Prairie du Sac and Spring Green had the highest at 84 in 2016. In most cases, the ratio increased from 2011 to 2016. West Baraboo had the lowest, 61 in 2016, up substantially from 47 in 2011. Baraboo and Sauk City have lower ratios as well, at 66 and 69, both showing lower ratios than for 2011.

When old age and child dependent ratios are observed independently, there are higher ratios of child dependents to old age dependents for almost every community. Sauk County had a slightly higher old-age ratio than Wisconsin, at 29 versus 25. The highest ratio is found in Spring Green, 42 in 2016, up from 30 in 2011. Baraboo and West Baraboo had slightly lower ratios at 26 and 16, respectively. The old age ratio increased from 2011 to 2016 for most communities. Sauk

Figure A13: Population Characteristics, 2011-2016

		Total population	Median age (years)	Sex ratio (males per 100 females)	Child- or Old-Age dependency ratio	Old-age dependency ratio	Child dependency ratio
Wisconsin	2011	5,664,893	38	99	59	22	38
	2016	5,754,798	39	99	61	25	36
	% Change	1.59%	2.09%	0.20%	2.70%	13.95%	-3.19%
Sauk County	2011	61,504	40	100	64	25	39
	2016	63,317	41	100	67	29	39
	% Change	2.95%	4.28%	-0.10%	5.51%	16.33%	-1.53%
Baraboo	2011	11,978	37	98	68	28	41
	2016	12,097	39	92	66	26	39
	% Change	0.99%	6.83%	-6.24%	-3.95%	-5.76%	-2.72%
Prairie Du Sac	2011	3,914	36	91	58	21	38
	2016	4,218	41	110	84	39	45
	% Change	7.77%	12.43%	20.33%	45.02%	90.29%	20.21%
Reedsburg	2011	9,091	35	93	64	21	43
	2016	9,515	36	95	71	24	47
	% Change	4.66%	2.60%	2.26%	11.02%	12.38%	10.35%
Sauk City	2011	3,394	38	92	77	34	43
	2016	3,467	40	99	69	31	38
	% Change	2.15%	3.40%	7.64%	-10.03%	-7.16%	-12.24%
Spring Green	2011	1,668	42	92	75	30	45
	2016	1,662	44	97	84	42	42
	% Change	-0.36%	4.76%	5.45%	12.70%	39.67%	-5.57%
West Baraboo	2011	1,365	32	98	47	12	35
	2016	1,771	30	88	61	16	46
	% Change	29.74%	-3.49%	-10.98%	31.12%	33.62%	30.57%

* Source: 2011 & 2016 ACS

City saw a decrease from 34 to 31. Child dependent ratios are fairly evenly distributed with almost all communities showing an increase from 2011 to 2016. Baraboo, Sauk City and Spring Green showed decreases.

Figure A14 graphically shows the change in median age from 2011 to 2016. Sauk County showed a higher change than Wisconsin and Prairie du Sac had the highest rate at 12.4%. West Baraboo was the only community to show a decrease in median age.

Figure A14: Median Age % Change, 2011-2016

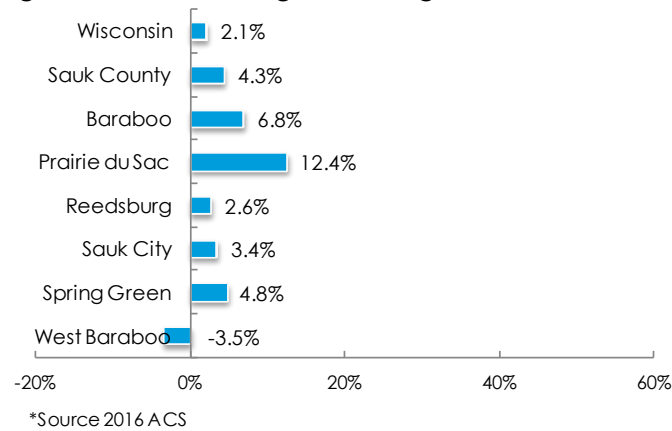


Figure A15 graphically shows the population growth rates from 2011 to 2016. Sauk County grew faster than Wisconsin, at 2.9% over the five year period. This represents a 0.58% increase per year in population. Baraboo grew at the slowest positive rate, at 1% from 2011 to 2016 and West Baraboo grew the fastest, at 29.7% over the same period, which equates to 5.95% per year. However, this growth rate is due to having a smaller population than other communities, which shows even small numbers of persons added as a large percentage of the whole. Prairie du Sac and Reedsburg showed strong growth rates as well. Spring Green lost population, although at a slow rate of 0.4% over 5 years.

Figure A15: Population % Change, 2011-2016

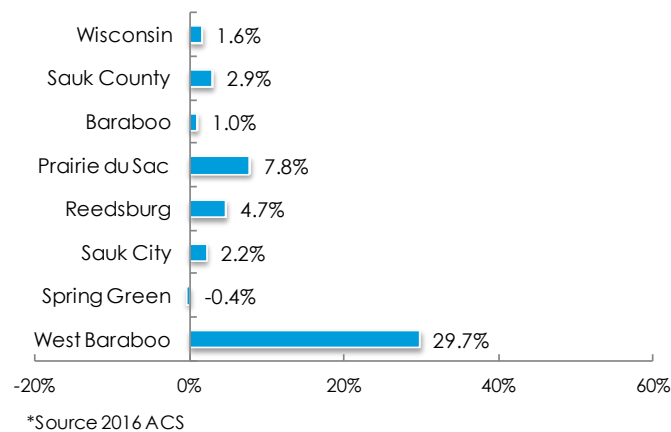
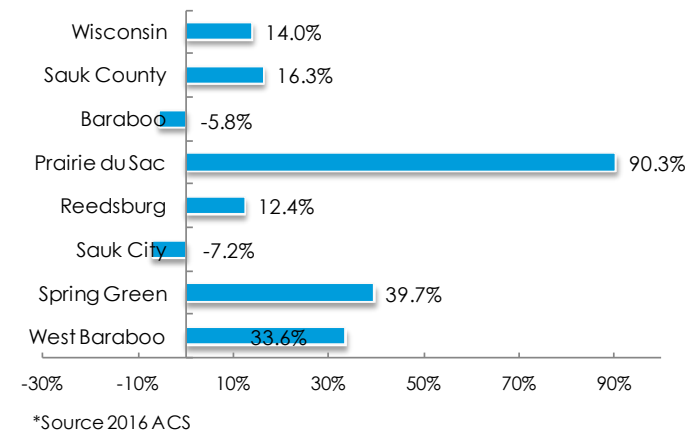


Figure A16 graphically shows Sauk County to have a slightly higher old-age ratio percentage growth rate than for Wisconsin, at 16.3% from 2011 to 2016. Prairie du Sac is shown to have the highest percentage growth of old age dependents at 90.3%, with Spring Green also showing a high percentage increase, at 39.7% over the 5 year period. Sauk City and Baraboo both show negative growth rates for old age dependents.

Figure A16: Old-Age Dependent % Change, 2011-2016



Figures A17, A18, and A19 illustrate the Sauk County Age-Sex Pyramid population projections for 2010-2020, 2010-2030, and 2010-2040. Figure A18 shows growth in most age groups for both men and women, but substantial shrinking to the 45-54 cohorts for both sexes. Figure A19 shows nearly every age group gaining in population, with the largest percentage increases coming among retirees (aged 65 or older). Figure A20 shows projects the 55-59-year-old cohort to be the largest for men, and the 50-54-year-old cohort to be the largest for women. All three projections predict a substantial aging of the population, as the pyramids begin to bulge among the upper middle age and elderly populations.

Figure A17: Sauk County Age-Sex Pyramid, 2010-2020

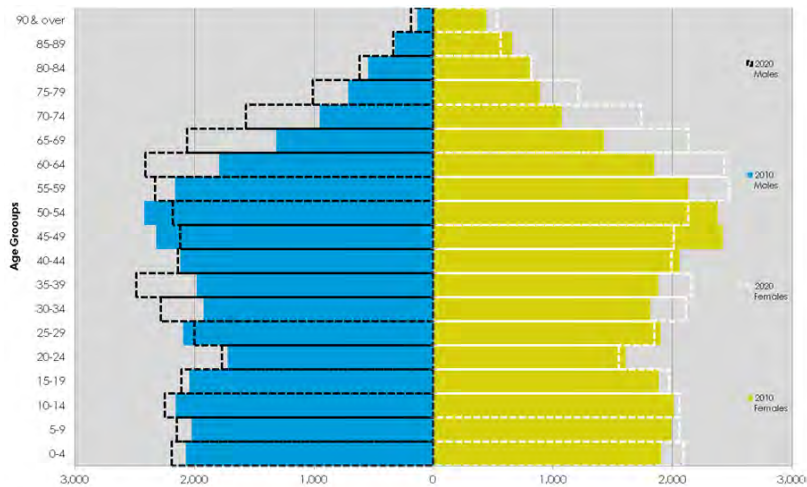


Figure A18: Sauk County Age-Sex Pyramid, 2010-2030

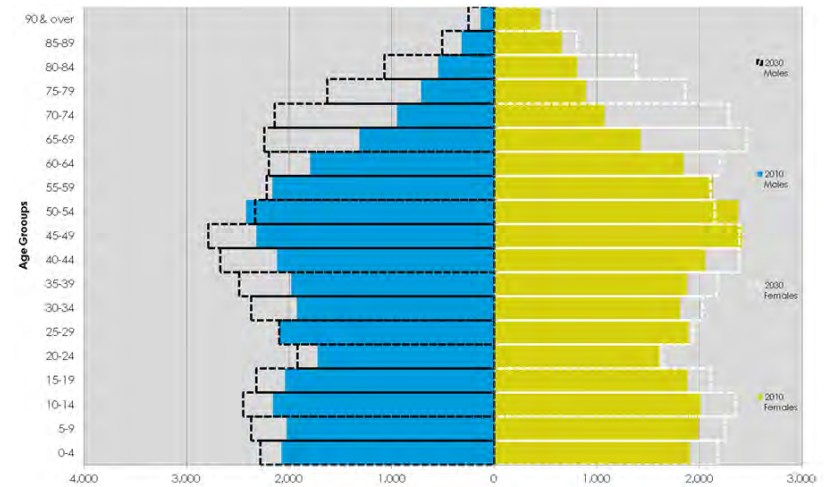
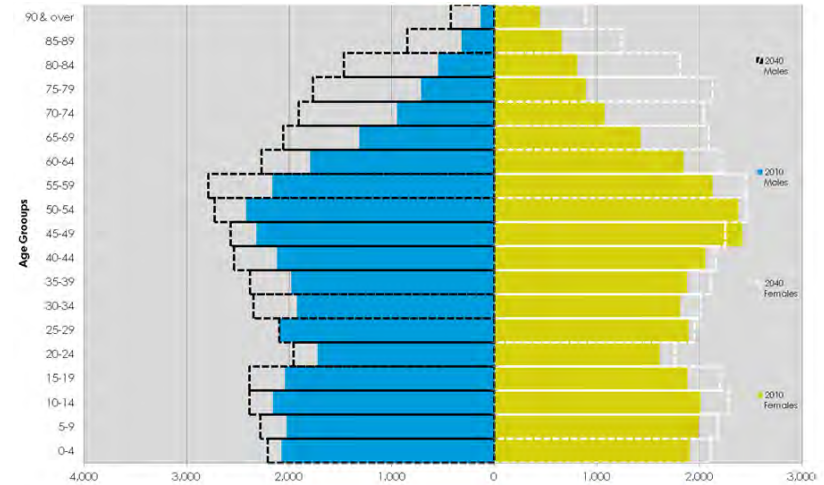


Figure A19: Sauk County Age-Sex Pyramid, 2010-2040



Households

Figure A20 shows a total number of households in 2011 and 2016 as well as the percentage change during the five year period. Sauk County had a decrease in households, -0.8%, which contrasts with an increase for Wisconsin, 1.3%. West Baraboo had the highest percentage increase, at 17.6%, and Prairie du Sac had a positive increase of 5.8%. All other communities showed either negative or flat percentage changes, with Sauk City showing the largest decrease at -14.7%. An increase in the number of households could indicate new households moving into a community or members of a current household moving out of the home and forming their own households. A loss in households could mean households leaving the community or individuals moving in together as consolidating households. Therefore, increases in the population do not necessarily reflect an increase in households or vice versa.

Figure A20: Total Households

	Total households		%
	2011	2016	Change
Wisconsin	2,279,738	2,310,246	1.3%
Sauk County	25,504	25,293	-0.8%
Baraboo	5,121	5,097	-0.5%
Prairie du Sac	1,702	1,800	5.8%
Reedsburg	3,785	3,727	-1.5%
Sauk City	1,572	1,341	-14.7%
Spring Green	676	676	0.0%
West Baraboo	567	667	17.6%

* Source: 2011 & 2016 ACS

Figure A21 shows the average size of households in each community in 2011 and 2016, as well as the percentage change over that same period. In 2016, Sauk County had a slightly higher average household size of 2.47, when compared to Wisconsin, at 2.43. Wisconsin had a higher figure in 2011; however, there was a 3.8% increase in size for Sauk County from 2011 to 2016, compared to only a 0.4% increase for the State. Comparing the partner communities, West Baraboo had the largest size of 2.66 and a significant growth rate of 10.4% from 2011 to 2016. Sauk City also showed significant growth in household size of 19.6% from 2011 to 2016. Baraboo had the smallest household size of 2.29 in 2016. All communities except Spring Green showed an increase in size over the 5 year period.

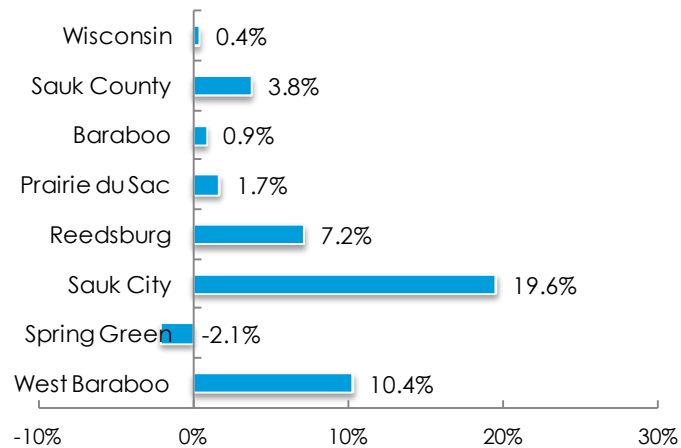
Figure A21: Average Household Size and % Change, 2011 - 2016

	Average household size		
	2011	2016	% Change
Wisconsin	2.42	2.43	0.4%
Sauk County	2.38	2.47	3.8%
Baraboo	2.27	2.29	0.9%
Prairie du Sac	2.30	2.34	1.7%
Reedsburg	2.37	2.54	7.2%
Sauk City	2.09	2.50	19.6%
Spring Green	2.39	2.34	-2.1%
West Baraboo	2.41	2.66	10.4%

* Source: 2011 & 2016 ACS

Figure A22 shows a graphical representation of the change in household size from 2011 to 2016. This figure shows Sauk County households to have grown in size at a greater rate than Wisconsin. Sauk City has the largest growth in size at 19.6% over the five year period. Spring Green median household size actually shrunk at a rate of -2.1% during this time.

Figure A22: Average Household Size % Change, 2011-2016



*Source 2011 & 2016 ACS

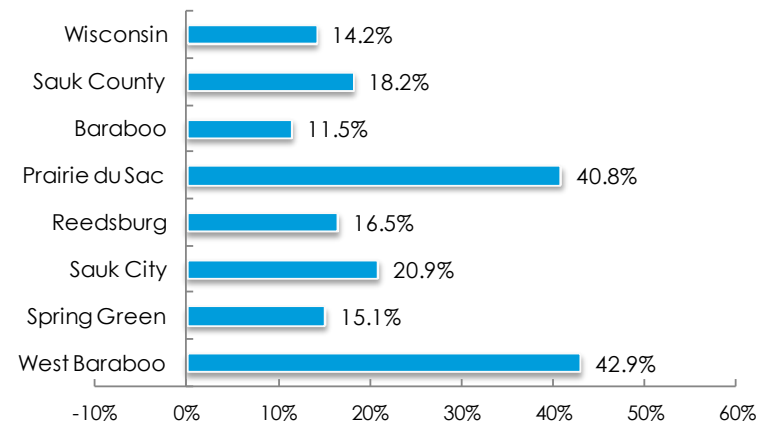
Figures A23 and A24 show the percentage of households having at least one person 60 years or older living in the household in the years 2011 and 2016, regardless of how many persons under 60 years of age are present. In 2016, Sauk County had a slightly higher percentage than Wisconsin, at 39.7%. This represents a 14.2% change from 2011. Of the partner communities, Spring Green has the highest percentage, 41.9%, of households with people 60 years plus present. This is closely followed by Prairie du Sac at 41.4%. West Baraboo had the lowest percentage at 31%. Regarding change from 2011 to 2016, West Baraboo showed the highest percentage growth of person 60 plus present; however, this is due to the very low percentage, 21.7%, in 2011. Prairie du Sac had the second highest increase from 2011.

Figure A23: Households with People Aged 60+

	Households with people 60 years+		
	2011	2016	% Change
Wisconsin	31.8%	36.3%	14.2%
Sauk County	33.6%	39.7%	18.2%
Baraboo	34.0%	37.9%	11.5%
Prairie du Sac	29.4%	41.4%	40.8%
Reedsburg	29.1%	33.9%	16.5%
Sauk City	32.1%	38.8%	20.9%
Spring Green	36.4%	41.9%	15.1%
West Baraboo	21.7%	31.0%	42.9%

* Source: 2011 & 2016 ACS

Figure A24: Households with People Aged 60+ % Change, 2011-2016



*Source 2011 & 2016 ACS

Figure A25 shows households which those 65 years and over as the only ones present in 2011 and 2016. In 2016, Sauk County had a slightly higher percentage, 11.8%, than Wisconsin and had an 11.3% increase since 2011. Of the partner communities, Prairie du Sac had the highest percentage, 18%, and also had the highest percentage growth, 74.8%, from 2011. Spring Green also had a high percentage, 17.3%, of those 65 and over living alone in 2016, with a 36.2% increase from 2011. Only Baraboo and Sauk City had reduced number of households from 2011 to 2016 composed of those 65 years and older.

Figure A25: Percentage of Population Alone and 65 Years and Older

	Alone & 65 years and over		%
	2011	2016	Change
Wisconsin	10.0%	11.0%	10.0%
Sauk County	10.6%	11.8%	11.3%
Baraboo	12.8%	12.4%	-3.1%
Prairie du Sac	10.3%	18.0%	74.8%
Reedsburg	13.9%	14.4%	3.6%
Sauk City	16.7%	14.2%	-15.0%
Spring Green	12.7%	17.3%	36.2%
West Baraboo	6.0%	8.4%	40.0%

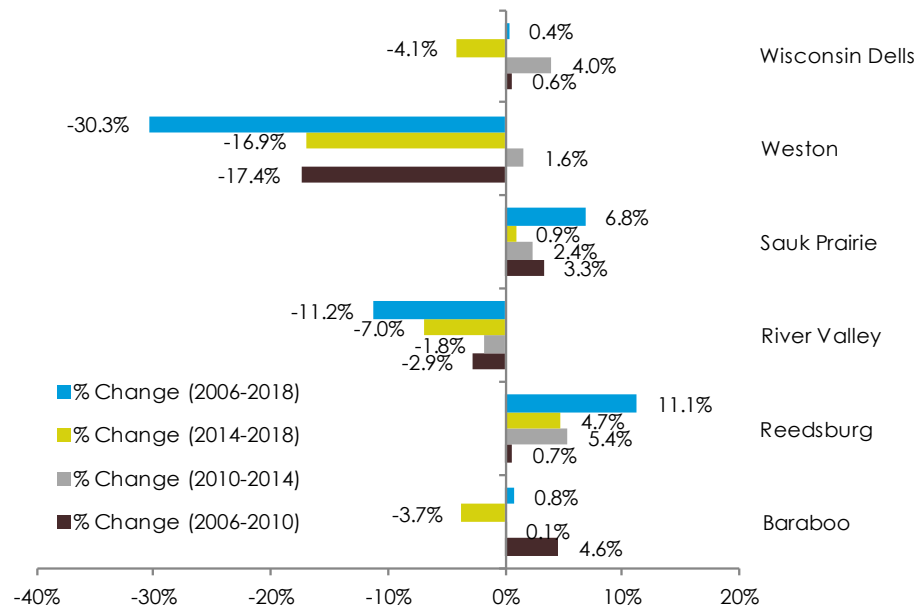
* Source: 2011 & 2016 ACS

Education

Figure A26 shows the percentage change in enrollment for the six school districts in Sauk County over four different time periods: 2006-2010, 2010-2014, 2014-2018, and 2006-2018. Data was taken from certified enrollment figures gathered by the Wisconsin Department of Public Instruction. These four time periods were chosen to show enrollment trends over the past 12 years to determine which districts are growing or shrinking, the extent to which change is happening, and how prolonged these trends are occurring.

The Sauk Prairie and Reedsburg School Districts were the only two districts in the County to experience growth over all four time periods. While the River Valley School District was the only district whose enrollment shrunk over all four time periods. The Reedsburg School District grew the most between 2006 and 2018, with an 11.1% bump in students. The Weston School District, despite experiencing growth of 1.6% between 2010 and 2014, shrunk by 30.3% between 2006 and 2018. While this may seem extreme, it is also worth noting that Weston is by far the smallest school district of the six in the County, with only 373 students in 2006 and 260 students in 2018. The 30.3% decline in enrollment figures corresponds to a loss of 113 students over 12 years. The Sauk Prairie School District grew by 6.8% from 2006 to 2018, while Baraboo and Wisconsin Dells School Districts grew by a slight 0.8% and 0.4% respectively. The River Valley School District total enrollment shrunk by 11.2% from 2006 to 2018.

Figure A26: Changes in School Enrollment by District



Regarding Educational Attainment, Figure A27 shows Sauk County to have similar numbers in terms of school enrollment. Sauk County had a higher percentage of the population as High School graduates, (36.6%), when compared to Wisconsin, yet a lower percentage of the population with Bachelor's degrees (15.3%), and a lower percentage of the population with a graduate or professional degrees (7.1%). However, unlike school enrollment, two partner communities exceeded Wisconsin percentages for Bachelor's degree holders,

Figure A27: Percentage Educational Attainment

	Less than 9th grade	9th to 12th grade, no diploma	High school graduate	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree
Wisconsin	3.0%	5.7%	31.7%	21.0%	10.3%	18.7%	9.6%
Sauk County	2.7%	6.4%	36.6%	21.4%	10.5%	15.3%	7.1%
Baraboo	2.1%	9.5%	35.7%	20.9%	10.4%	14.8%	6.7%
Prairie du Sac	1.3%	1.7%	36.7%	18.0%	9.5%	24.2%	8.4%
Reedsburg	3.7%	5.0%	39.5%	21.7%	10.7%	13.5%	6.1%
Sauk City	2.0%	1.1%	33.4%	27.1%	11.3%	18.0%	7.1%
Spring Green	2.3%	4.7%	28.8%	24.3%	10.2%	21.4%	8.3%
West Baraboo	4.3%	7.8%	33.2%	20.8%	9.1%	16.3%	8.6%

* Source: 2016 ACS

Migration

Figure A28 shows population migration within the past year. The majority of residents in Sauk County and within the partner communities lived in the same house. For those who had persons moving within the same county, West Baraboo had the highest percentage (20.5%), and Reedsburg had the second highest (10.5%). For those who had persons moving from a different county, Spring Green had the highest percentage at 8.3%, and Sauk City had the second highest percentage at 7.3%. Regarding those moving from a different state, Sauk City had the lowest percentage at 0.5%. Prairie du Sac had the highest at 2.8% and the rest of the communities were fairly even.

Figure A28: 2016 Migration

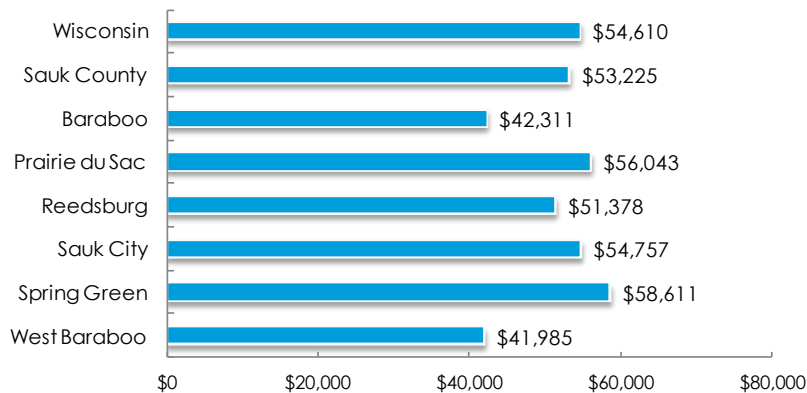
	Sauk Co.	%	Baraboo	%	Prairie du Sac	%	Reedsburg	%	Sauk	%	Spring Green	%	West Baraboo	%
Total:	62,659		11,992		4,173		9,386		3,440		1,653		1,738	
Same house 1 year ago:	55,008	87.8%	10,197	85.0%	3,745	89.7%	8,142	86.7%	3,029	88.1%	1,451	87.8%	1,263	72.7%
Moved within same county:	4,454	7.1%	1,134	9.5%	101	2.4%	981	10.5%	142	4.1%	32	1.9%	356	20.5%
Moved from different county														
w/in same state:	2,258	3.6%	463	3.9%	197	4.7%	115	1.2%	252	7.3%	138	8.3%	92	5.3%
Moved from different state:	874	1.4%	192	1.6%	115	2.8%	148	1.6%	17	0.5%	32	1.9%	27	1.6%
Moved from abroad:	65	0.1%	6	0.1%	15	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

* Source: ACS 2016

Economic Characteristics

Figure A29 shows Median Household Income (MHI) for 2016. Sauk County is shown to have a slightly lower MHI, \$53,610, than Wisconsin, \$54,610. Of the partner communities, Spring Green had the highest MHI at \$58,611, with Prairie du Sac having the second highest at \$56,043. These were both higher than the State as well. Baraboo and West Baraboo had the lowest.

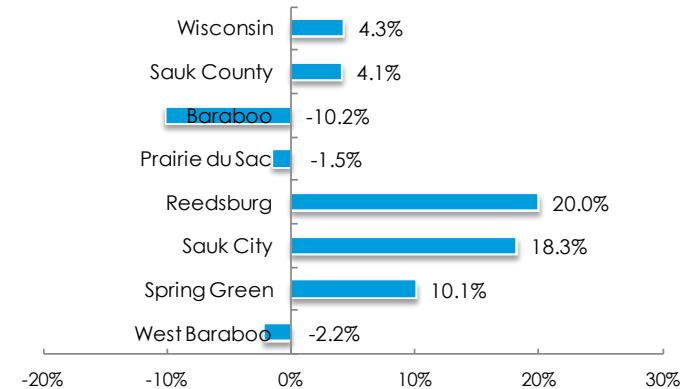
Figure A29: 2016 Median Household Income



*Source 2016 ACS

Looking at the percentage of growth of MHI from 2011 to 2016, Figure A30, Sauk County had somewhat slower MHI growth at 4.1%, yet close to Wisconsin as a whole. Reedsburg and Sauk City both had high MHI growth rates during this period, at 20% and 18.3% respectively. Baraboo, Prairie du Sac and West Baraboo all had negative MHI growth rates.

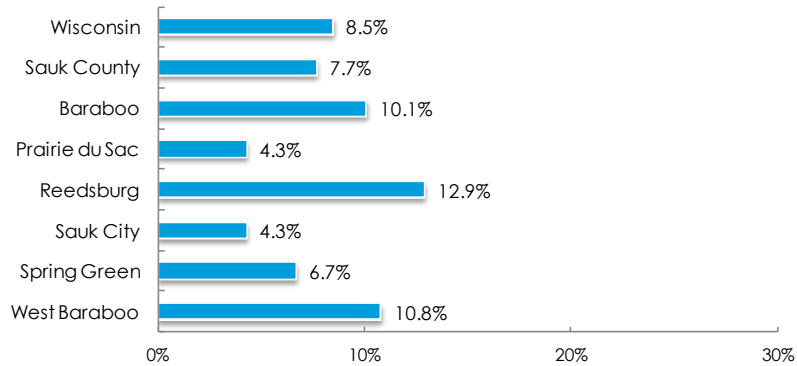
Figure A30: Median Household Income % Change, 2011-2016



*Source 2011 & 2016 ACS

Figure A31 shows the percentage of local families below the poverty level for 2016, which is determined by the Census Bureau, who set money income thresholds that vary by family size and composition. Sauk County has a lower percentage of families below the poverty level (7.7%) than Wisconsin (8.5%). Of the partner communities, Reedsburg has the highest percentage at 12.95, and both Baraboo and West Baraboo have high percentages at 10.1% and 10.8% respectively. Prairie du Sac and Sauk City both had lower percentages at 4.3% each.

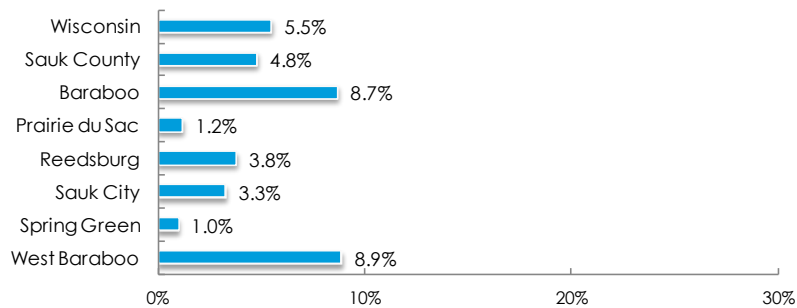
Figure A31: Percentage of Families below the Poverty Level, 2016



*Source 2016 ACS

Looking at employment, Figure A32 shows the unemployment rate for each community. Sauk County had a lower unemployment rate (4.8%), in 2016 than Wisconsin (5.5%). Baraboo and West Baraboo both had higher unemployment rates, at 8.7% and 8.9% respectively. Prairie du Sac and Spring Green had the lowest at 1.2% and 1%, respectively.

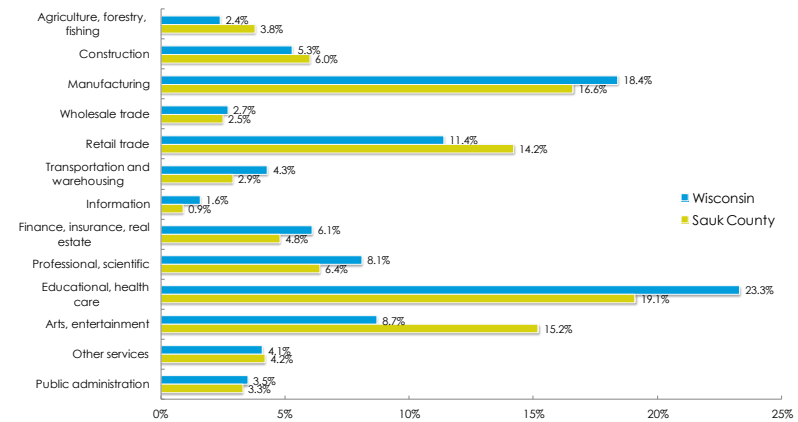
Figure A32: 2016 Unemployment Rate



*Source 2016 ACS

Figure A33 shows employment by industry for Sauk County and Wisconsin for 2016. Sauk County had higher percentages of the workforce in agriculture, construction, retail, and arts & entertainment than Wisconsin. Sauk County had lower percentages of the workforce in manufacturing, wholesale trade, transportation/warehousing, finance & real estate, professional/scientific and educational/healthcare. Essentially, Sauk County has lower percentages in industries which have higher paying wages, specifically finance/real estate and professional/scientific.

Figure A33: 2016 Percentage Employment by Industry



*Source 2016 ACS

Taking a more specific look at employment, Figures A34 and A35 show workers by industry and change in workforce percentages in each industry from 2011 to 2016 for each community. Sauk County showed significant declines in Construction, Wholesale Trade, Transportation/Warehousing, and information from 2011 to 2016. However, Sauk County also saw increases in workers employed in the Finance/Insurance and Professional/Scientific industries as well as Retail Trade. These trends are similar to Wisconsin employment percentage changes, except that County growth in Finance/Insurance and Professional/Scientific industries were more robust. Partner communities also showed decreases in Construction, except for Spring Green, and Wholesale Trade, except for Sauk City. Communities also saw significant decreases in employment for transportation/warehousing, except for Sauk City. All communities

experienced an increase in retail trade. Most communities saw increases in the professional/scientific sector, with only Sauk City seeing a decline. Growth in the Finance/Insurance sector was mixed as Prairie du Sac, Spring Green and West Baraboo saw declines.

Figure A34: 2016 Percentage Employment by Industry

	Wisconsin	Sauk County	Baraboo	Prairie du Sac	Reedsburg	Sauk City	Spring Green	West Baraboo
Agriculture, forestry, fishing and hunting, and mining	2.4%	3.8%	0.8%	1.2%	2.7%	2.2%	0.4%	0.3%
Construction	5.3%	6.0%	3.6%	8.0%	2.1%	4.4%	4.9%	6.6%
Manufacturing	18.4%	16.6%	18.7%	9.2%	23.2%	12.1%	15.3%	16.2%
Wholesale trade	2.7%	2.5%	2.7%	5.2%	2.5%	0.4%	0.4%	1.5%
Retail trade	11.4%	14.2%	18.0%	11.2%	17.6%	18.8%	14.8%	11.8%
Transportation and warehousing, and utilities	4.3%	2.9%	2.2%	3.5%	0.6%	0.8%	5.1%	2.6%
Information	1.6%	0.9%	0.7%	2.0%	0.4%	3.0%	1.5%	0.4%
Finance and insurance, and real estate and rental and leasing	6.1%	4.8%	6.3%	4.9%	3.7%	9.2%	1.5%	3.8%
Professional, scientific, management, administrative and waste management services	8.1%	6.4%	6.0%	8.9%	6.1%	5.8%	9.2%	4.3%
Educational services, and health care and social assistance	23.3%	19.1%	17.3%	24.0%	21.5%	26.3%	23.2%	17.5%
Arts, entertainment, and recreation, accommodation and food services	8.7%	15.2%	18.1%	11.3%	12.4%	9.7%	15.4%	26.3%
Other services, except public administration	4.1%	4.2%	2.2%	5.8%	5.7%	3.7%	5.5%	4.6%
Public administration	3.5%	3.3%	3.5%	4.9%	1.4%	3.6%	2.9%	4.2%

* Source: 2016 ACS

Figure A35: 2016 Percentage Change in Employment by Industry

	Wisconsin	Sauk County	Baraboo	Prairie Du Sac	Reedsburg	Sauk City	Spring Green	West Baraboo
Agriculture, forestry, fishing and hunting, and mining	-4.0%	-13.6%	-27.3%	140.0%	237.5%	-21.4%	-80.0%	-76.9%
Construction	-8.6%	-22.1%	-12.2%	-7.0%	-53.3%	-45.0%	19.5%	-29.0%
Manufacturing	-1.1%	-3.5%	11.3%	-62.6%	3.6%	-44.7%	-23.5%	-14.3%
Wholesale trade	-6.9%	-30.6%	-53.4%	116.7%	-37.5%	33.3%	-75.0%	-31.8%
Retail trade	0.0%	17.4%	26.8%	13.1%	26.6%	104.3%	24.4%	3.5%
Transportation and warehousing, and utilities	-6.5%	-23.7%	-18.5%	-20.5%	-85.0%	-63.6%	142.9%	-55.9%
Information	-15.8%	-50.0%	-63.2%	-39.4%	-81.8%	3.4%	25.0%	-78.9%
Finance and insurance, and real estate and rental and leasing	-3.2%	14.3%	53.7%	-26.9%	60.9%	29.6%	-65.9%	-22.4%
Professional, scientific, management, administrative and waste management services	3.8%	23.1%	1.7%	15.6%	74.3%	-33.3%	50.8%	2.4%
Educational services, and health care and social assistance	4.0%	8.5%	-2.3%	8.1%	12.0%	30.2%	-4.1%	10.8%
Arts, entertainment, and recreation, accommodation and food services	4.8%	4.1%	20.7%	91.5%	-21.0%	21.3%	-1.3%	21.8%
Other services, except public administration	0.0%	13.5%	-50.0%	728.6%	35.7%	2.8%	71.9%	820.0%
Public administration	0.0%	-15.4%	-45.3%	58.1%	-60.0%	-30.8%	-17.1%	100.0%

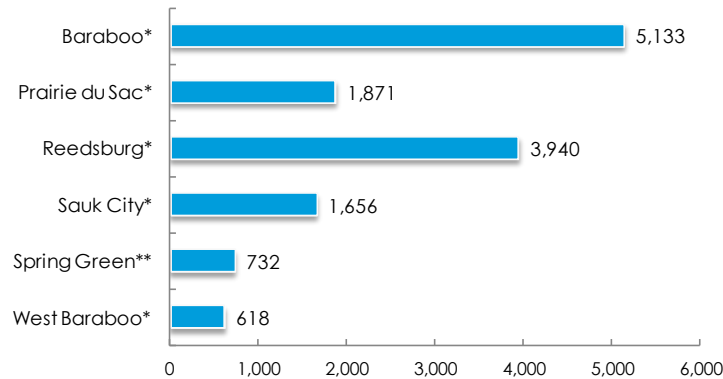
* Source: 2011 & 2016 ACS

Housing Stock Analysis

Housing Characteristics

Sauk County had 29,532 total housing units in 2016. Figure A36 shows total housing units for 2018 for each of the partnership communities. Reedsburg and Baraboo had the higher number of out of the communities, at 5,133 units and 3,940 units respectively. Spring Green and West Baraboo had the lowest number, at 732 and 618 units respectively.

Figure A36: Housing Units



Source: *Community ** 2016 ACS

Figures A40 shows homeownership by percentage for 2011 and 2016. Sauk County had a higher percentage of owner occupancy than Wisconsin at 68.5% in 2016. However, this percentage is lower than for 2011, showing a decrease in homeownership. In fact, all partner communities, except for Sauk City and Spring Green, showed decreases. Reedsburg and Baraboo had the largest decreases, at -12.7% and -10%, respectively. Baraboo had the lowest level of homeownership and Spring Green had the highest of the municipalities. These figures do not solely represent construction or demolition of actual units, but also include conversion of homeowner

units to rental units as well as some conversion from rentals to owner-occupied.

Figure A37 shows owner-occupied housing for the Communities, County and State by percent for 2011 and 2016, as well as the percent change during that time period. Sauk County had the highest percentage of owner-occupied housing in 2016, at 68.5%. Of the partnership communities, Prairie du Sac and Spring Green had the highest percentages at 67.4% and 66.4% each. West Baraboo and Sauk City had the lowest. Looking at percentage change since 2011, only Sauk City and Spring Green showed increases in the percent owner-occupied. All other communities, as well as the County and State, showed decreases. Reedsburg and Baraboo showed the largest decreases at -12.7% and -10%, respectively.

Figure A37: Owner-Occupied Housing by Percentage

	Owner-occupied housing		
	2011	2016	% Change
Wisconsin	69.1%	67.0%	-3.0%
Sauk County	72.2%	68.5%	-5.1%
Baraboo	62.3%	56.1%	-10.0%
Prairie du Sac	71.2%	67.4%	-5.3%
Reedsburg	68.7%	60.0%	-12.7%
Sauk City	60.5%	64.0%	5.8%
Spring Green	61.7%	66.4%	7.6%
West Baraboo	49.6%	46.0%	-7.3%

* Source: 2011 & 2016 ACS

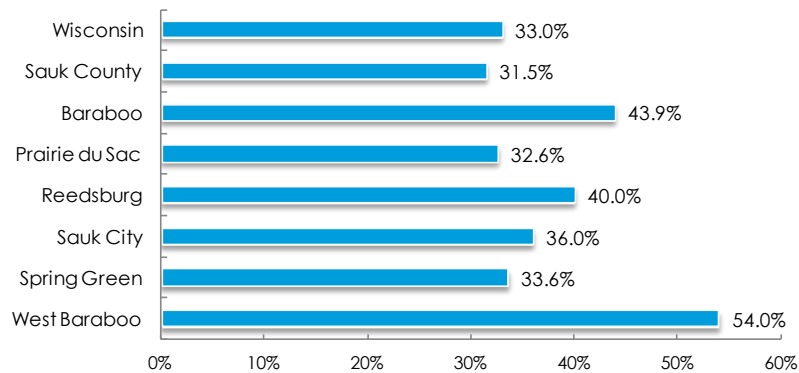
Figure A38 shows renter percentages for 2011 and 2016. Sauk County had a lower level of renters than Wisconsin; however, the County experienced a sharp increase in renter-occupied housing from 2011 to 2016: 13.3%. Reedsburg and Baraboo also experienced sharp increases. Looking at a graphic representation for rental units in 2016, Figure A39 shows Baraboo and West Baraboo to have the highest percentages, at 43.9% and 54%.

Figure A38: Renter-Occupied Housing by Percentage

	Renter-occupied housing		
	2011	2016	% Change
Wisconsin	30.9%	33.0%	6.8%
Sauk County	27.8%	31.5%	13.3%
Baraboo	37.7%	43.9%	16.4%
Prairie du Sac	28.8%	32.6%	13.2%
Reedsburg	31.3%	40.0%	27.8%
Sauk City	39.5%	36.0%	-8.9%
Spring Green	38.3%	33.6%	-12.3%
West Baraboo	50.4%	54.0%	7.1%

* Source: 2011 & 2016 ACS

Figure A39: 2016 Renter-Occupied Housing by Percentage



*Source 2016 ACS

Figure A40 shows vacancy rates, including for all housing units as well as for homeowners and rentals, for 2011 and 2016 and the percent change in those rates. Sauk County had a higher overall vacancy rate than Wisconsin in 2016 and had a 12.5% increase from 2011. Prairie du Sac and Spring Green also had substantial increases in overall vacancy rates from 2011 to 2016, at 22.6% and 15.6% increases, respectively. Spring Green and Sauk City had the highest overall vacancy rates for 2016.

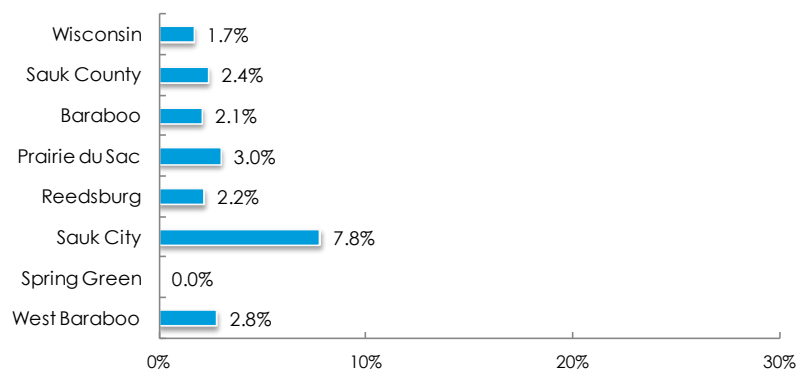
Figure A40: Vacancy Rates

	Vacant housing units			Homeowner vacancy rate			Rental vacancy rate		
	2011	2016	% Change	2011	2016	% Change	2011	2016	% Change
Wisconsin	12.6%	12.8%	1.6%	1.9%	1.7%	-10.5%	6.0%	4.9%	-18.3%
Sauk County	13.6%	15.3%	12.5%	1.6%	2.4%	50.0%	9.2%	4.5%	-51.1%
Baraboo	5.6%	4.9%	-12.5%	0.7%	2.1%	200.0%	3.3%	2.0%	-39.4%
Prairie du Sac	3.1%	3.8%	22.6%	1.8%	3.0%	66.7%	0.0%	5.5%	550.0%
Reedsburg	6.2%	5.4%	-12.9%	1.8%	2.2%	22.2%	14.7%	2.4%	-83.7%
Sauk City	9.0%	8.8%	-2.2%	0.0%	7.8%	780.0%	13.1%	0.0%	-100.0%
Spring Green	7.7%	8.9%	15.6%	0.0%	0.0%	0.0%	11.0%	7.4%	-32.7%
West Baraboo	8.1%	6.5%	-19.8%	2.8%	2.8%	0.0%	12.8%	4.3%	-66.4%

* Source 2011 & 2016 ACS

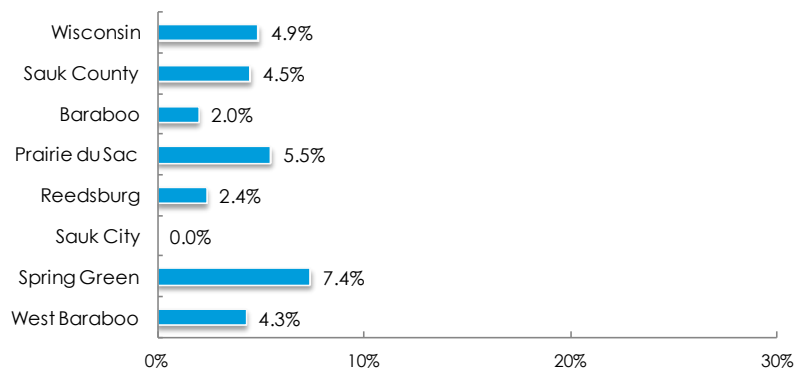
Comparing vacancy rates by tenure, Figures A41 and A42 show vacancy rates to generally be higher for rental units. Baraboo showed a slightly higher rate for homeowner units, 2.1%, compared to 2% for rentals. Sauk City and Prairie du Sac had the highest percentages for rental units, 7.8% and 3%, while Spring Green and Prairie du Sac had the highest percentages for homeowner units.

Figure A41: 2016 Homeowner Vacancy Rates



*Source 2016 ACS

Figure A42: 2016 Rental Vacancy Rates



*Source 2016 ACS

Figures A43 and A44 both show vacancies of for rent, rented not occupied, for sale, seasonal and for migrant workers. Sauk County had lower percentages of for rent and for sale vacancies than the State, but a higher percentage of seasonal or recreation unit vacancies. Prairie du Sac had the highest percentage of for rent vacancies, followed by West Baraboo. Sauk City and Baraboo had the lowest. Sauk City also had the highest percentage of for sale vacancies, followed by Prairie du Sac. Spring Green and West

Baraboo had the lowest. Baraboo had the highest percentage of vacant units used for seasonal or recreational use, followed by Reedsburg. Prairie du Sac and West Baraboo had the lowest. This data shows communities where rental markets are either over-priced or where an over-supply exists. These figures also show that for sale units are more likely to be vacant than for rent units, in most communities. Finally, these figures also show significant seasonal or recreational vacant housing which have the potential to eventually add full-time housing to the market as they are sold or rented out.

Figure A43: Number of Vacancies by Type

	Total:	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For migrant workers	Other vacant
Sauk County	4,571	378	110	430	112	2,700	53	788
Baraboo	261	45	0	62	21	102	0	31
Prairie du Sac	71	34	0	37	0	0	0	0
Reedsburg	213	36	0	50	0	61	0	66
Sauk City	129	0	0	73	0	36	0	20
Spring Green	66	19	10	0	9	11	0	17
West Baraboo	46	16	0	9	0	0	0	21

* Source 2016 ACS

Figure A44: Percent of Vacancies by Type

	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For migrant workers	Other vacant
Wisconsin	11.7%	2.9%	7.7%	1.9%	55.6%	0.2%	20.0%
Sauk County	8.3%	2.4%	9.4%	2.5%	59.1%	1.2%	17.2%
Baraboo	17.2%	0.0%	23.8%	8.0%	39.1%	0.0%	11.9%
Prairie du Sac	47.9%	0.0%	52.1%	0.0%	0.0%	0.0%	0.0%
Reedsburg	16.9%	0.0%	23.5%	0.0%	28.6%	0.0%	31.0%
Sauk City	0.0%	0.0%	56.6%	0.0%	27.9%	0.0%	15.5%
Spring Green	28.8%	15.2%	0.0%	13.6%	16.7%	0.0%	25.8%
West Baraboo	34.8%	0.0%	19.6%	0.0%	0.0%	0.0%	45.7%

* Source 2016 ACS

It is important to note that actual housing market conditions, as experienced by local residents, cannot always be captured by Census and other data. For example, local residents may observe that local rental markets have much lower rates than shown by the census or there may not be any vacancies at all. Census rental vacancies could include undesirable units which are not appealing to stakeholders and local residents. They could also include rentals which are not properly advertised and very difficult to find, thus not seeming available to local stakeholders. In addition, Census data was collected in 2016 and was collected as a sample of the population. This slightly older data did not reflect recent increased demand for housing, which, combined with sampling errors, most likely also contributed to the difference between observed vacancy rates and the Census vacancy rates.

In addition, the Rental Market Analysis, Figure A63 in Appendix A, shows spot checks of local community rental rates, using rental search sites, which range from zero to 9.5% for different housing types, with a significant number of rental rates in the 5% to 6% range. However, community residents looking certain housing types, such as three (3) and four (4) multifamily rental units may not find those units available or to have different vacancy rates than what the Census is showing or from what they are observing. For instance, looking closely at the Rental Market Analysis, no multifamily units with three (3) or four (4) bedrooms were found. Only studios, one (1) and two (2) bedroom multifamily vacancies could be found. This varies greatly from Census rates and highlights the importance of community input, especially when specific types of units are being considered.

Figure A45 shows the number of units per structure for 2016. Figure A46 shows units per structure by percent of total housing units for 2016. Clearly, the dominant form of housing for Wisconsin, Sauk County and the partner communities is 1-unit, detached, or single family homes. However, looking at duplexes, Baraboo and Reedsburg had the highest percentages, at 11.5% and 11.4% each. Sauk City had the lowest at 4.6% and Sauk County also had a low percentage, at 5.6%. Looking at tri-plex and 4-unit structures, there are also some significant variations, as West Baraboo and Prairie du Sac have the highest and Reedsburg and Spring Green having the lowest. Sauk County also had a low percentage of these units (3.8%) when compared to the partner communities. In terms of larger apartment and condominium structures (20 or more units) Reedsburg and Sauk City had the largest share, while Prairie du Sac, Spring Green and West Baraboo had the lowest. Sauk County had a relatively low percentage (4.7%) compared to the State as a whole.

Figure A45: 2016 Units per Structure

	Sauk County	Baraboo	Prairie du Sac	Reedsburg	Sauk City	Spring Green	West Baraboo
1-unit, detached	20,116	2,793	1,099	2,290	986	539	409
1-unit, attached	847	284	148	170	68	2	12
2 units	1,658	618	137	448	54	58	72
3 or 4 units	1,123	318	161	89	79	34	71
5 to 9 units	1,666	437	149	175	120	40	63
10 to 19 units	1,093	197	127	203	56	29	65
20 or more units	1,403	419	50	318	107	22	21
Mobile home	1,921	292	0	233	0	9	0
Boat, RV, van, etc.	37	0	0	14	0	9	0

* Source: 2016 ACS

Figure A46: 2016 Units per Structure by Percentage

	Wisconsin	Sauk County	Baraboo	Prairie du Sac	Reedsburg	Sauk City	Spring Green	West Baraboo
1-unit, detached	66.6%	67.4%	52.1%	58.7%	58.1%	67.1%	72.6%	57.4%
1-unit, attached	4.3%	2.8%	5.3%	7.9%	4.3%	4.6%	0.3%	1.7%
2 units	6.5%	5.6%	11.5%	7.3%	11.4%	3.7%	7.8%	10.1%
3 or 4 units	3.8%	3.8%	5.9%	8.6%	2.3%	5.4%	4.6%	10.0%
5 to 9 units	4.9%	5.6%	8.2%	8.0%	4.4%	8.2%	5.4%	8.8%
10 to 19 units	3.4%	3.7%	3.7%	6.8%	5.2%	3.8%	3.9%	9.1%
20 or more units	6.9%	4.7%	7.8%	2.7%	8.1%	7.3%	3.0%	2.9%
Mobile home	3.6%	6.4%	5.4%	0.0%	5.9%	0.0%	1.2%	0.0%
Boat, RV, van, etc.	0.0%	0.1%	0.0%	0.0%	0.4%	0.0%	1.2%	0.0%

* Source: 2016 ACS

Figures A47 and A48 show when housing stock was built by the percentage of all houses in the partner communities. Looking at A48, Sauk County is on the lower range percentage (1.9%) of homes built since 2010, compared to the partner communities. Prairie du Sac and Reedsburg have the highest percentages at, at 6.4% and 5.6%. For homes built between 1980 and 2009, Sauk County has a significantly higher percentage, 49.8%, than most of the partner communities. Prairie du Sac and Reedsburg also have the highest percentage of these homes at 57.4% and 52.5%.

Finally, for those built in 1979 or earlier, Baraboo and Sauk City have the highest percentage of older homes. Sauk County has a middle of the range percentage of 48.3%. Homes built between 1979 can be considered historic as they could possible qualify due to being 50 years or older and/or having distinctive and representative architectural features or being located in historic neighborhoods. Homes built since 1980 are far less likely to ever achieve historic preservation consideration.

Figure A47: Year House Built by Decade by Percentage

	Wisconsin	Sauk County	Baraboo	Prairie du Sac	Reedsburg	Sauk City	Spring Green	West Baraboo
Built 2014 or later	0.2%	0.4%	0.9%	2.1%	0.0%	0.0%	0.0%	0.4%
Built 2010 to 2013	1.4%	1.5%	1.5%	4.3%	1.9%	1.0%	0.4%	1.7%
Built 2000 to 2009	13.0%	17.3%	12.6%	24.8%	20.3%	12.0%	12.1%	12.3%
Built 1990 to 1999	14.0%	21.5%	14.9%	16.0%	24.0%	11.7%	21.8%	13.9%
Built 1980 to 1989	9.9%	11.0%	9.1%	16.6%	8.8%	14.6%	8.5%	18.7%
Built 1970 to 1979	14.8%	12.8%	11.6%	10.6%	10.9%	10.9%	6.5%	18.2%
Built 1960 to 1969	9.8%	5.9%	6.0%	4.6%	5.5%	8.0%	6.6%	8.4%
Built 1950 to 1959	11.2%	5.1%	9.0%	2.1%	6.6%	12.6%	8.8%	8.0%
Built 1940 to 1949	5.8%	3.9%	3.4%	3.8%	5.2%	4.8%	4.9%	10.2%
Built 1939 or earlier	19.8%	20.6%	31.1%	15.0%	16.7%	24.4%	30.5%	8.1%

* Source 2016 ACS

Figure A48: Year House Built by Percentage

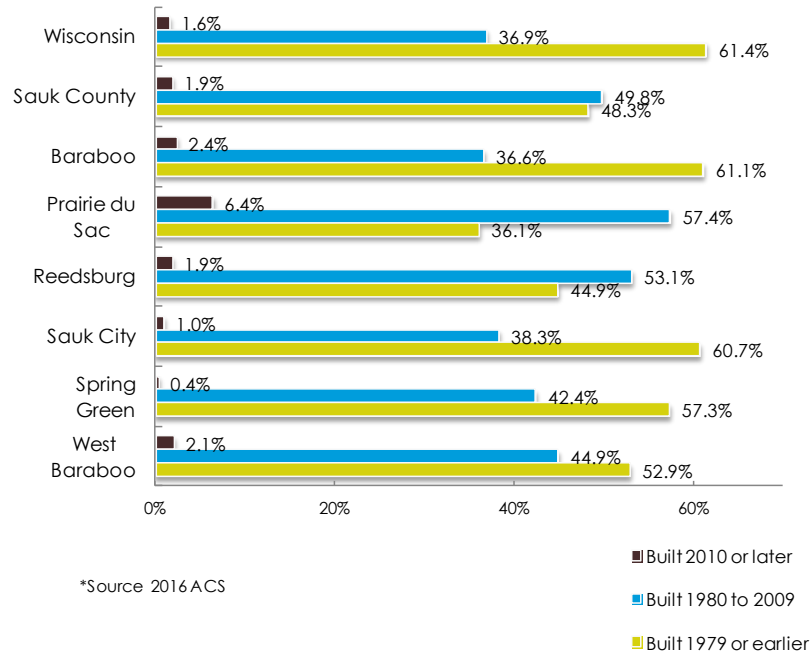
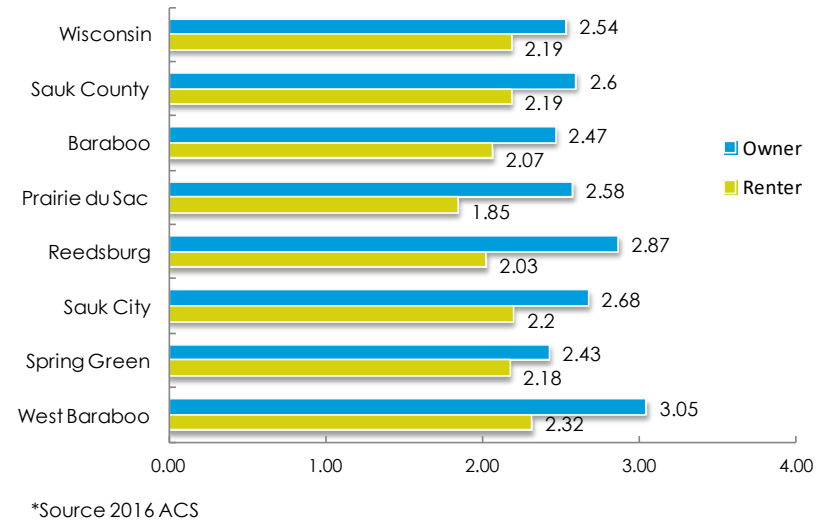


Figure A49 shows household size by owner-occupied housing unit versus renter-occupied unit in 2016. For all partner communities, owner unit household sizes are larger than for renter units. Sauk County had a higher owner household size, 2.6, than Wisconsin. West Baraboo and Reedsburg had the highest sizes at 3.05 and 2.87 persons per owner-occupied household. For renter-occupied units, West Baraboo and Sauk City had the highest at 2.32 and 2.2, respectively.

Figure A49: Average Household Size for Owners and Renters



Regarding the distribution of the number of bedrooms per single family housing units as a percent of total housing units, Figures A50 and A51 show that Sauk County has a middle of the range percentage, 8.5%, of one (1) bedroom units, compared to the partner communities. The County also has a middle of the range percentage of two (2), three (3), four (4) and five (5) bedroom units when compared to the partner communities. Regarding one (1) bedroom units among the partner communities, Spring Green has the highest with 10.2% and Baraboo has the lowest with 1.1%. For two (2) bedroom units, West Baraboo has the highest and Baraboo has the lowest. Looking at three (3) bedroom units, Baraboo has the highest percentage and Reedsburg has the lowest. For four (4) bedroom units, Baraboo has the highest and West Baraboo has the lowest.

Figure A50: Housing Stock by Number of Bedrooms

	Sauk County**	Baraboo*	Prairie du Sac**	Reedsburg**	Sauk City**	Spring Green**	West Baraboo*
No Bedroom**	736	143	52	68	60	19	2
1 Bedroom*	2,544	33	75	390	122	76	17
2 Bedroom*	8,162	569	663	1,232	394	179	123
3 Bedroom*	12,311	1,696	807	1,554	630	326	172
4 Bedroom*	4,613	563	218	564	196	126	42
5 or More Bedroom*	1,498	113	56	132	68	16	9

* Source Community ** Source 2016 ACS

Figure A51: Percentage of Housing Stock by Number of Bedrooms

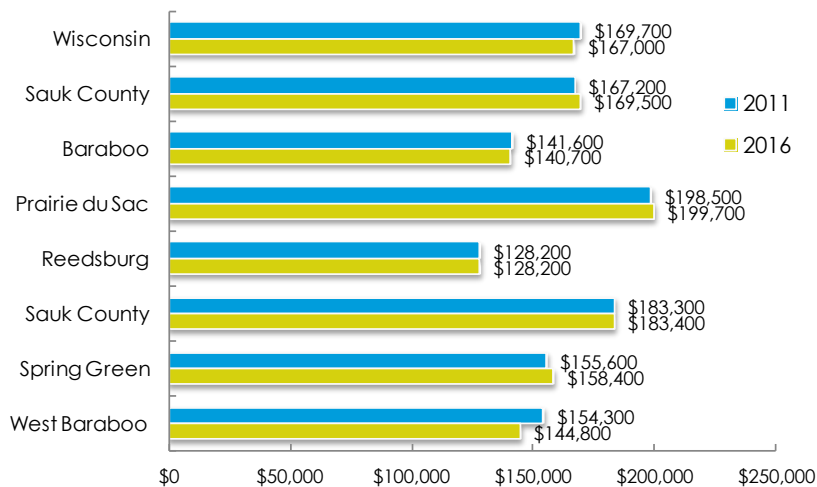
	Sauk County**	Baraboo*	Prairie du Sac**	Reedsburg**	Sauk City**	Spring Green**	West Baraboo*
No Bedroom**	2.5%	4.6%	2.8%	1.7%	4.1%	2.6%	0.5%
1 Bedroom*	8.5%	1.1%	4.0%	9.9%	8.3%	10.2%	4.7%
2 Bedroom*	27.3%	18.3%	35.4%	31.3%	26.8%	24.1%	33.7%
3 Bedroom*	41.2%	54.4%	43.1%	39.4%	42.9%	43.9%	47.1%
4 Bedroom*	15.4%	18.1%	11.7%	14.3%	13.3%	17.0%	11.5%
5 or More Bedroom*	5.0%	3.6%	3.0%	3.4%	4.6%	2.2%	2.5%

* Source Community ** Source 2016 ACS

Financial Characteristics

Figure A55 shows home values for 2011 and 2016. Sauk County had a slightly lower median home value, \$169,500 in 2016, when compared to Wisconsin. However, County home values increased from 2011, whereas Wisconsin home values remained flat. Looking at the partner communities, Prairie du Sac and Sauk City had the highest home values in 2016, at \$199,700 and \$183,400 respectively. Both communities also experienced slight increases since 2011. Only Baraboo and West Baraboo experienced decreases in home values from 2011 to 2016. Reedsburg and Baraboo had the lowest home values in 2016 of all partner communities.

Figure A52: Median Home Value, 2011 and 2016



*Source 2011 & 2016 ACS

Figure A56 shows median household income and median monthly housing costs for owner households for 2011 and 2016. Sauk County median income in 2016 was \$65,657, slightly lower than Wisconsin income at \$69,544. The County, however, grew at a rate of 4.3% between 2011 and 2016. Spring Green and Reedsburg had the highest incomes in 2016. Reedsburg and Sauk City had the highest percentage growth in income from 2011 to 2016. Baraboo and West Baraboo had the lowest incomes and also had negative percentage growth during the 5-year timeframe.

Looking at monthly housing costs for homeowners, Sauk County had a slightly lower median cost at \$1,006 per month than Wisconsin and also had a negative change in housing costs of -7% from 2011 to 2016. In fact, all partner communities had negative percentage growth in housing costs during the 5-year timeframe. Prairie du Sac and Sauk City had the highest costs, at \$1,167 and \$1,165, and Baraboo and Spring Green had the lowest in 2016.

Figure A53: Owner-Occupied Income and Housing Costs

	Median Household Income			Median Monthly Housing Costs		
	2011	2016	% Change	2011	2016	% Change
Wisconsin	\$65,798	\$69,544	5.7%	\$1,139	\$1,059	-7.0%
Sauk County	\$62,953	\$65,657	4.3%	\$1,082	\$1,006	-7.0%
Baraboo	\$62,309	\$61,446	-1.4%	\$969	\$943	-2.7%
Prairie du Sac	\$69,397	\$64,603	-6.9%	\$1,451	\$1,167	-19.6%
Reedsburg	\$52,330	\$68,935	31.7%	\$1,046	\$972	-7.1%
Sauk City	\$58,826	\$69,643	18.4%	\$1,308	\$1,165	-10.9%
Spring Green	\$64,271	\$70,469	9.6%	\$968	\$908	-6.2%
West Baraboo	\$78,281	\$64,432	-17.7%	\$1,046	\$980	-6.3%

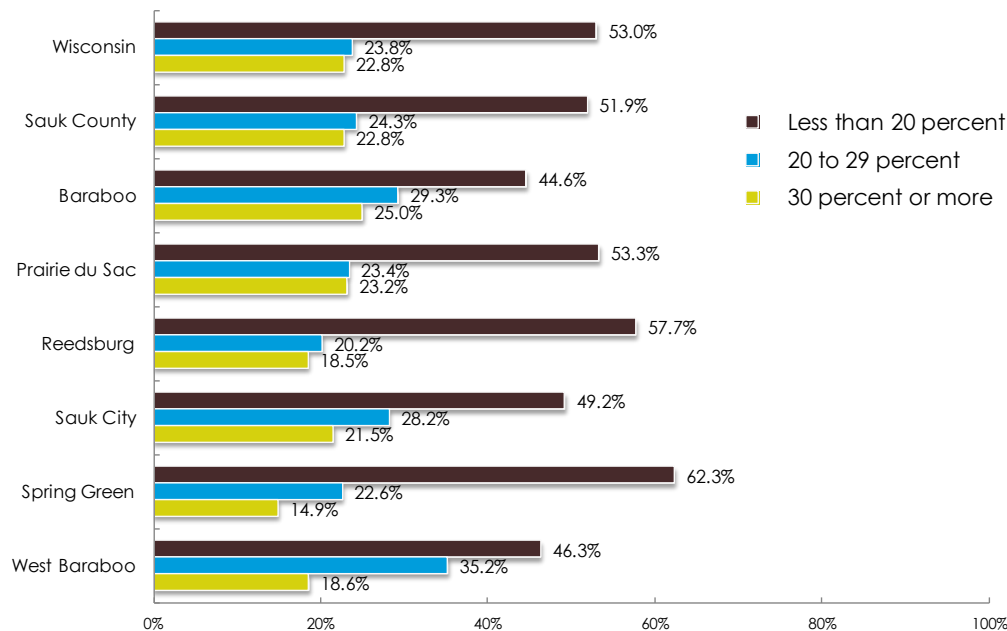
* Source: 2011 & 2016 ACS

Looking at monthly homeowner costs as a percentage of income, Figure A54 shows Sauk County to have only 22.8% of homeowners paying more than 30% of their income. This is the same percentage as that for Wisconsin. Within the partner communities, Baraboo and Prairie du Sac have the highest percentage of owner households paying over 30%. Spring Green and West Baraboo have the lowest.

Figure A55 shows median household income and median monthly housing costs for renter households in 2011 and 2016. When compared to median household income for owner households, renter incomes for all communities are significantly lower. For instance, Sauk County had a median renter income of \$31,974 for 2016, compared to \$65,667 for Sauk County homeowners. However, Sauk County did have a slightly higher renter income than Wisconsin for 2016 and experience a 5.6% growth in renter income since 2011. Sauk City and Prairie du Sac had the highest renter incomes in 2016, at \$43,060 and \$41,287 respectively. These two communities also had the highest percentage growth in income from 2011, at 24.2% and 22% respectively. Baraboo and Reedsburg had the lowest incomes, at \$26,570 and \$27,976, although Reedsburg did experience a 21.7% increase from 2011. Baraboo, Spring Green and West Baraboo all had negative income growth from 2011.

Looking at monthly housing costs, Sauk County had a slightly lower monthly rental cost at \$738 in 2016, when compared to Wisconsin. This represents a modest 1.7% increase from 2011. Prairie du Sac and West Baraboo had the highest monthly rents, at \$972 and \$788. Prairie du Sac's rate is significantly higher than other partner community rents and is 30.1% higher than 2011. All partner communities, except Prairie du Sac, experience a decrease in rents from 2011 though. Sauk City and Baraboo had the lowest rents in 2016. However, rents include subsidized housing and are, therefore, not necessarily reflective of actual market rents.

Figure A54: Owner Housing Costs as a Percentage of Income



*Source 2016 ACS

Figure A56 shows the percentage of renter households by the amount of renter household income used to pay housing costs in 2016. Compared to homeowner households, renter households had considerably higher percentages of households paying more than 30% of their income on housing costs. Sauk County had a slightly lower percentage of those paying less than 30% than Wisconsin, at 42%.

Reedsburg and Prairie du Sac had the highest percentage of renters paying more than 30% of their income on rent. Sauk City and Spring Green had the lowest.

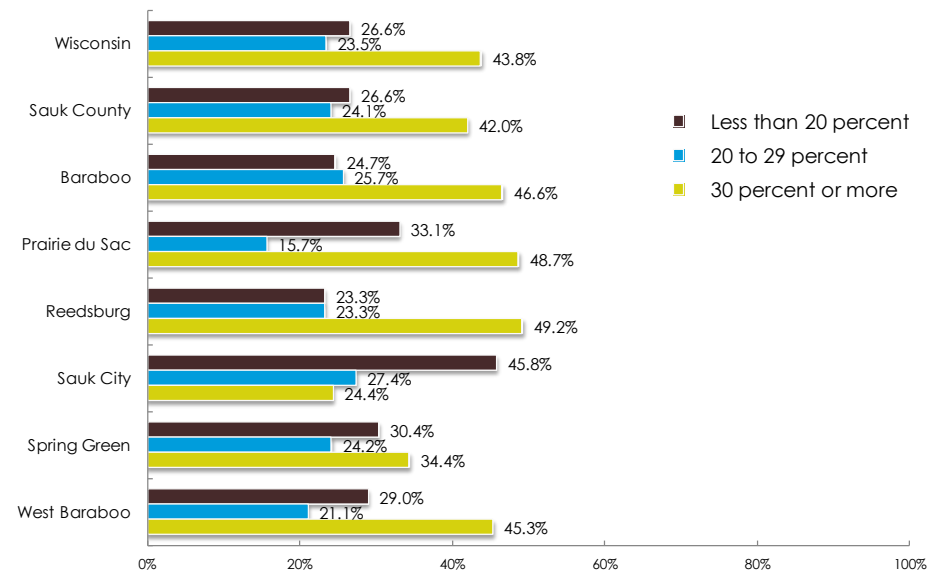
It is important to note that actual housing market conditions, as experienced by local residents, cannot always be captured by Census and other data. For example, Census data shows, for the Partnership Communities, that rents ranged from \$738 per month for Sauk County to \$674 in Sauk City to \$972 in Prairie du Sac. However, census data only shows average rents by community, not by specific housing type or size. In addition, Census rents include very-low, low and moderate income rental units which are not available to many local residents and serve to bring the average rental rate down while not reflecting the actual market-rate rents seen in the communities. Also, Census data that includes studios and one (1) bedrooms would bring down rent averages and differ from the rents for the larger units preferred by the local residents. Looking at the Figure A63 in the Rental Market Analysis, rents are higher for most communities than Census rents, yet are reflective of a combination of smaller and larger units, as well as older units which may not be desirable and not reflective of those units which are currently leased and are in high demand. Thus, these rents will appear lower than those observed by local residents.

Figure A55 Renter Income and Monthly Housing Costs

	Median Household Income			Median Monthly Housing Costs		
	2011	2016	% Change	2011	2016	% Change
Wisconsin	\$29,270	\$31,736	8.4%	\$735	\$789	7.3%
Sauk County	\$30,292	\$31,974	5.6%	\$726	\$738	1.7%
Baraboo	\$28,981	\$26,570	-8.3%	\$724	\$707	-2.3%
Prairie du Sac	\$33,854	\$41,287	22.0%	\$747	\$972	30.1%
Reedsburg	\$22,994	\$27,976	21.7%	\$722	\$700	-3.0%
Sauk City	\$34,659	\$43,060	24.2%	\$687	\$674	-1.9%
Spring Green	\$38,250	\$30,417	-20.5%	\$750	\$743	-0.9%
West Baraboo	\$37,353	\$34,000	-9.0%	\$831	\$788	-5.2%

* Source: 2011 & 2016 ACS

Figure A56: Renter Housing Costs as a Percentage of Income



*Source 2016 ACS

Sales Market Analysis

Home Sales and Prices

Vierbicher analyzed home sales data and average monthly median sale price data from the Wisconsin Realtors Association for single family homes throughout the State of Wisconsin, the South Central Wisconsin region, and Sauk County from 2007 to 2017. The unit sales data is expressed in the following graphs showing the number of homes sold for the state, region, and county. The average monthly median sale price data was derived by taking the median sale price for each month of the year, averaging these twelve median sale prices for each year from 2007 through 2017. This review evaluated Sauk County's position relative to the larger region and the state as a whole.

Figures A57, A58 and A59 show annual home sales for Sauk County experienced a similar pattern as sales for the South Central region, and the State of Wisconsin as a whole. All three areas experienced a sharp decline in home sales in 2008 as a result of the Great Recession, followed by steadily increasing annual sales each year thereafter. All three regions recovered to pre-Recession sales levels by 2012 or 2013. In 2017, 970 homes were sold in Sauk County, six more than in 2016. Home sales in the South Central region dipped to 16,504 in 2017, down from 16,547 in 2016. Throughout Wisconsin, 83,150 homes were sold in 2017, up from 81,142 in 2016. At all three levels, sales figures have remained relatively stagnant over the past two years.

Figure A57: Sauk County Total Homes Sold

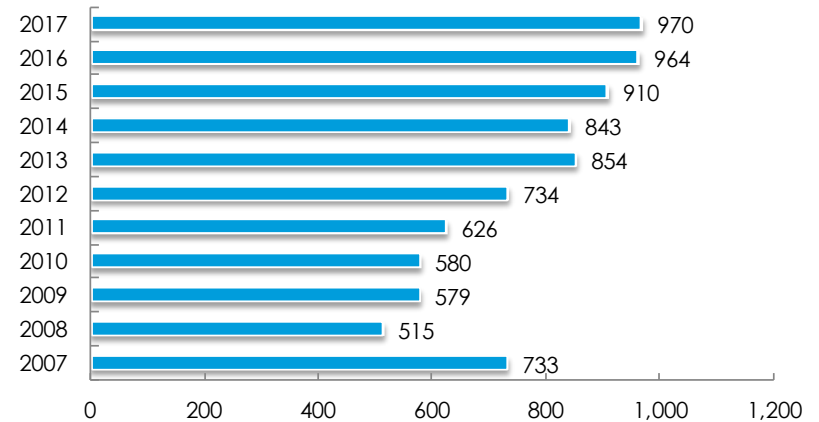
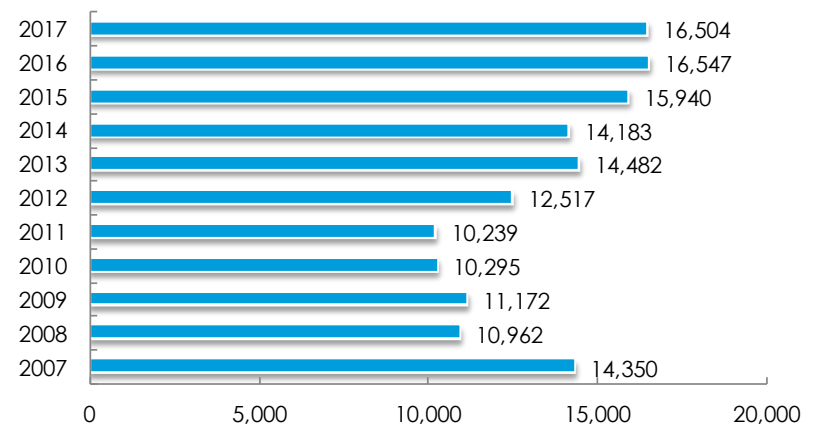


Figure A58: South Central Region Total Homes Sold



Figures A60, A61 and A62 show that sale prices seem to be following a trend similar to the total homes sold, as a sharp decline in the value of listings occurred immediately following the Great Recession was followed by steadily increasing average monthly median sales in subsequent years. Between 2016 and 2017, Sauk County's average monthly median sale price jumped by over \$12,000 from \$160,229 to \$172,335. Prices for the South Central region as a whole rose by over \$16,000, from \$191,065 in 2016 to \$207,450 in 2017. Similarly, the State saw prices rise by slightly less than \$10,000, from \$161,738 to \$171,450 between 2016 and 2017. These findings suggest that affordability for homebuyers is a growing concern for the Sauk County, the South Central region, and the State of Wisconsin.

Figure A60: Sauk County Average Monthly Median Sale Price

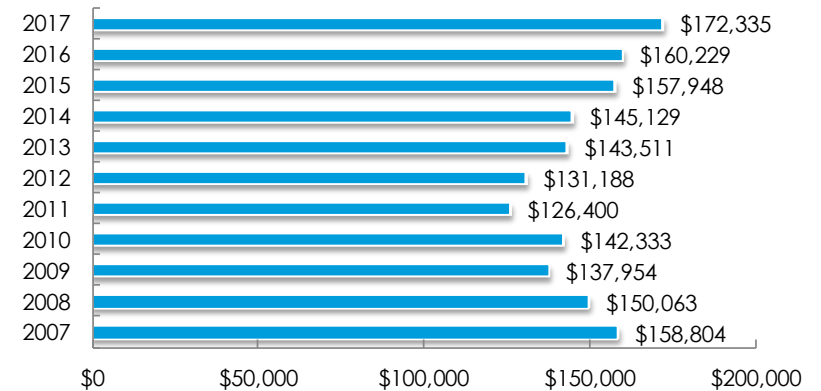


Figure A59: State of Wisconsin Total Homes Sold

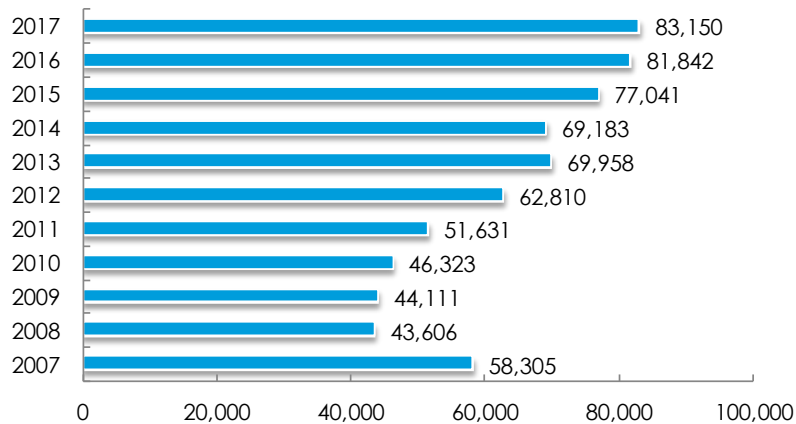


Figure A61: South Central Region Average Monthly Median Sale Price

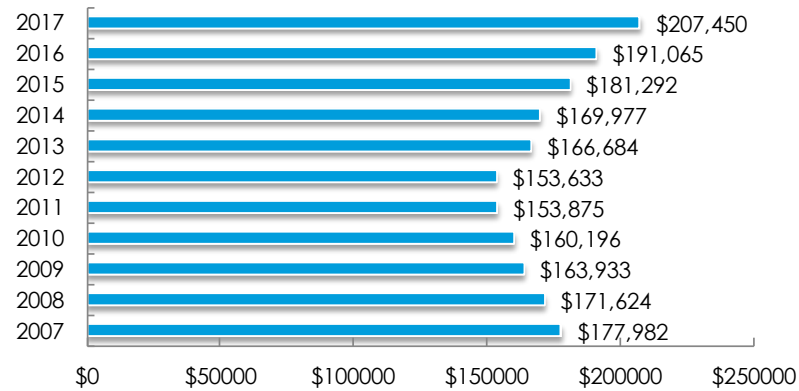
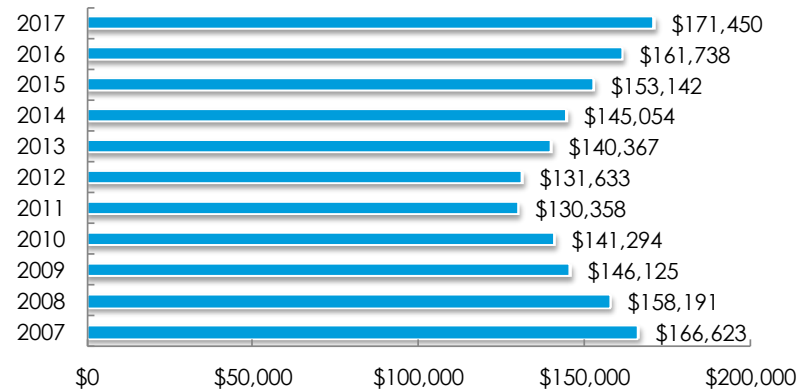


Figure A62: State of Wisconsin Average Monthly Median Sale Price



Rental Market Analysis

A rental analysis was conducted in order to compare current rental markets with census estimates. Figure A63 on the following page shows rent and vacancy information collected from four (4) sources along with the 2016 Census ACS. Data from each of the sources was collected by property types currently available. Rents and vacancy rates, where available, were then averaged for the County and for each participating community. This analysis is meant to show what a resident would experience in the rental market using readily available sources, in comparison with what Census data shows can be expected.

According to available sources, most rentals were found to be within the corporate limits of each community, with one rental located out in the County itself. The rental unit available has a current rent listing of \$1,300, far higher than the Census average rent of \$738. No vacancy rates are available from existing sources. The Census rental vacancy rate was 4.5% for the County.

Baraboo has an average rent of \$748, which includes rent from multifamily and single family units. The Census rent for 2016 was \$707, similar to the rent average found for this community. The average vacancy rate is currently shown to be 6.4%. The Census vacancy rate was considerably lower at 2%.

Prairie du Sac has an average rent of \$1,001, including rent from multifamily and duplex properties. The Census average was \$972, similar but slightly lower than the average rent found. The vacancy rate for this area is shown to be 6.3%, somewhat higher than the Census rental vacancy rate of 5.5%.

Reedsburg is showing an average rent of \$695, based upon multifamily units, no single family units were found. This rent number is very similar to the Census rent average of \$700. Vacancy rates for this area are currently shown as 6.4%, much higher than the Census rental vacancy rate of 2.4%.

Sauk City only showed one listing for a duplex, with rent at \$1,450. Census average rent was \$674. Rental vacancy rates for this area are shown to be 6.4%, much higher than Census rental vacancy of 0%.

No available rentals for multifamily or single family units were found for Spring Green.

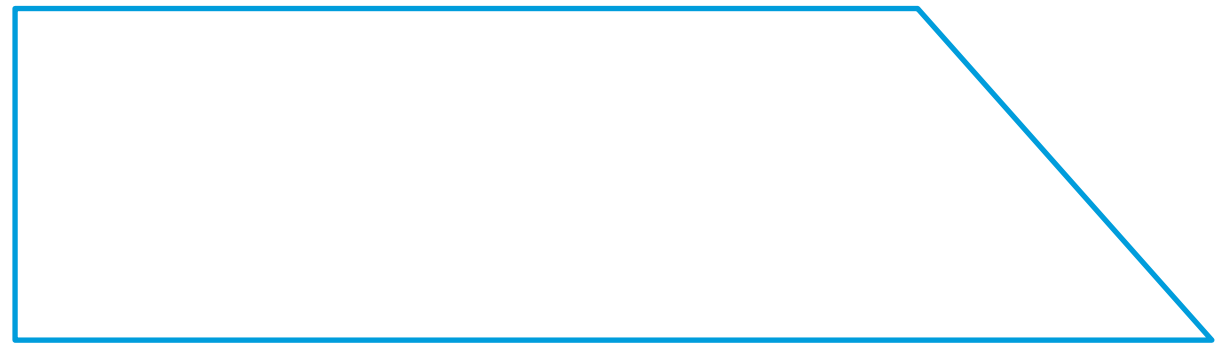
West Baraboo only has a single studio unit available at \$550, lower than the Census average of \$788. No vacancy rates were available.

An important common answer amongst the stakeholders was that observable rents ranged from \$1,100 to \$1,200 for a two (2) bedroom units and \$1,400 for a three (3) bedroom units, on average. Census data shows, for the Partnership Communities, that rents ranged from \$738 per month for Sauk County to \$674 in Sauk City to \$972 in Prairie du Sac. Census data shows average rents by the community, not by specific housing type or size. In addition, Census rents include very-low, low and moderate income rental units which are not available to many stakeholders and serve to bring the average rental rate down while not reflecting the actual market-rate rents seen in the communities. Also, Census data that includes studios and one (1) bedrooms would bring down rent averages and differ from the rents for the larger units preferred by the stakeholders. Looking at the Figure A63 in the Rental Market Analysis, rents are higher for most communities than Census rents, yet are reflective of a combination of smaller and larger units, as well as older units which may not be desirable and not reflective of those units which are currently leased and are in high demand. Thus, these rents will appear lower than those observed by community stakeholders.

Figure A63: Rental Market Analysis by Community

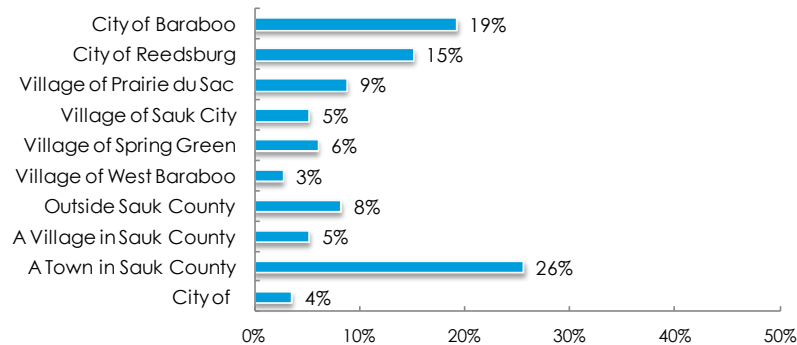
	Type	Apartments. com Rent	Apartments. com Ave. Rent	Zillow .com Rent	Realtor. com	Zilpy .com Rent	Average Rent	Census Rent	Zilpy.com Vacancy	Census Rental Vacancy
Sauk County	SF 3 Bed 1 Bath	N/A	N/A	\$1,300	N/A	N/A	\$1,300		N/A	
	Average & Census						\$1,300	\$738		4.5%
Baraboo	MF 2 Bed 1 Bath	\$699	\$846	\$735	\$840	\$750	\$774		3.2%	
	SF 3 Bed 1.5 Bath	N/A	\$875	N/A	N/A	\$1,100	\$988		9.5%	
	MF Studio	\$550	\$611	N/A	N/A	N/A	\$581		N/A	
	MF 1 Bed 1 Bath	\$599	\$697	N/A	N/A	N/A	\$648		N/A	
	Average & Census						\$748	\$707	6.4%	2%
Prairie du Sac	MF 1 Bed 1 Bath	\$725	N/A	\$610	N/A	\$695	\$677		6.3%	
	MF 2 Bed 1 Bath	\$835	N/A	\$875	N/A	\$845	\$852		6.3%	
	Duplex 3 Bed 2.5 Bath	N/A	N/A	\$1,475	N/A	N/A	\$1,475		6.3%	
	Average & Census						\$1,001	\$972	6.3%	5.5%
Reedsburg	MF 2 Bed 2 Bath	\$925		\$740		\$735	\$800		5.8%	
	MF 2 Bed 1 Bath	N/A	N/A	\$590	N/A	N/A	\$590		5.8%	
	Average & Census						\$695	\$700	5.8%	2.4%
Sauk City	Duplex 3 Bed 2.5 Bath	N/A	N/A	\$1,450	N/A	N/A	\$1,450		6.4%	
	Average & Census						\$1,450	\$674	6.4%	0.0%
Spring Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	
	Average & Census						N/A	\$743		7.4%
West Baraboo	MF Studio	\$550	N/A	N/A	N/A	N/A	\$550		N/A	
	Average & Census						\$550	\$788		4.3%

Source: Apartments.com, Zillow.com, Realtor.com, Zilpy.com, 2016 Census ACS

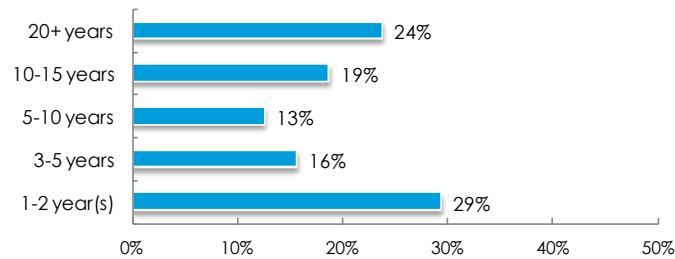


APPENDIX B – COUNTY SURVEY SUMMARY

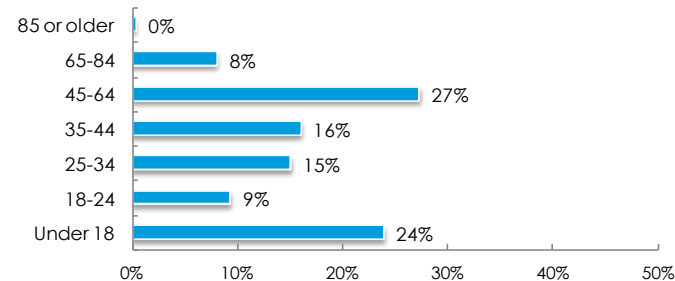
1. Jurisdiction of Residence



2. How long have you been at your current residence?



3. Number of household members by age?



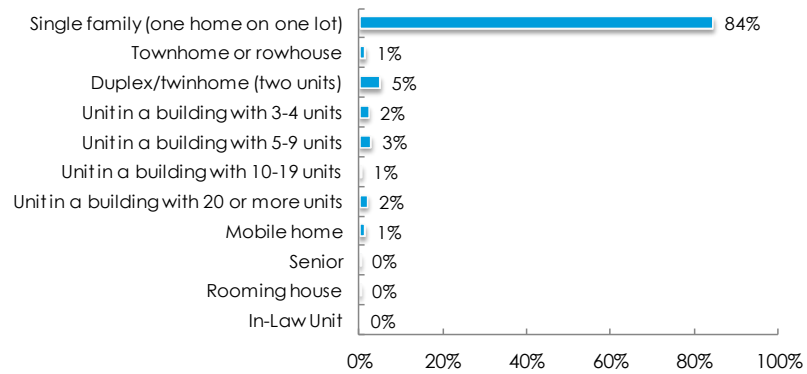
CURRENT HOUSING DESCRIPTION

The majority of participants are from the Towns located in Sauk County, followed by the City of Baraboo (19%), and then the City of Reedsburg (15%).

29% of the participants have been at their current residence for only 1-2 years. Then, 24% of the participants have been in their current residence for 20+ years.

According to the survey, the largest age group of household members is 45-64 at 27% followed by under 18 years old (24%).

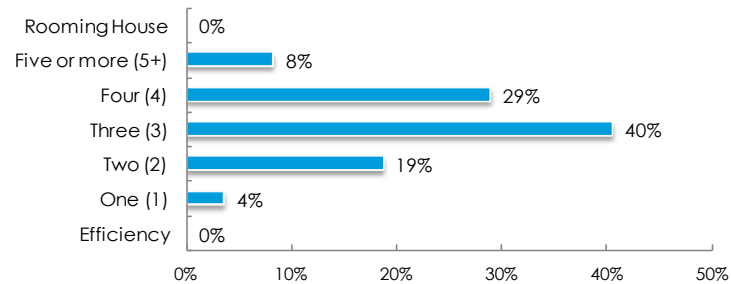
4. Current housing type:



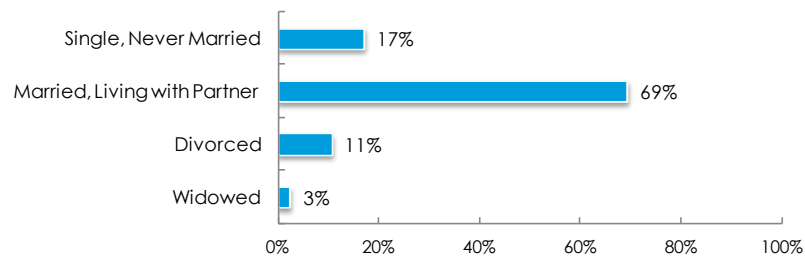
The majority of participants own a single family home on one lot (84%). 40% of respondents live in 3-bedroom homes, followed by 29% who live in 4-bedroom homes.

Almost 70% of participants are married or living with partner.

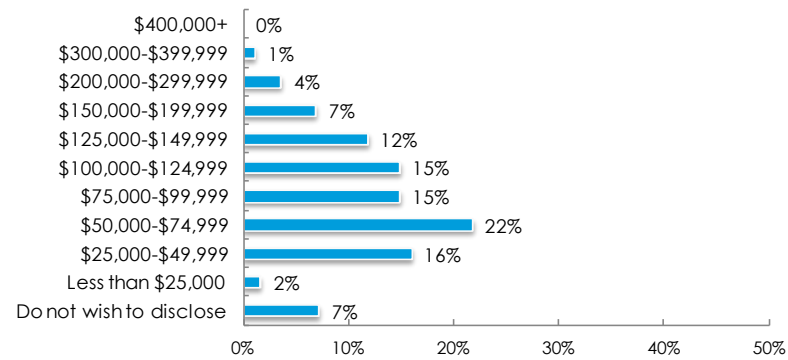
5. Current number of bedrooms:



6. Household marital status:

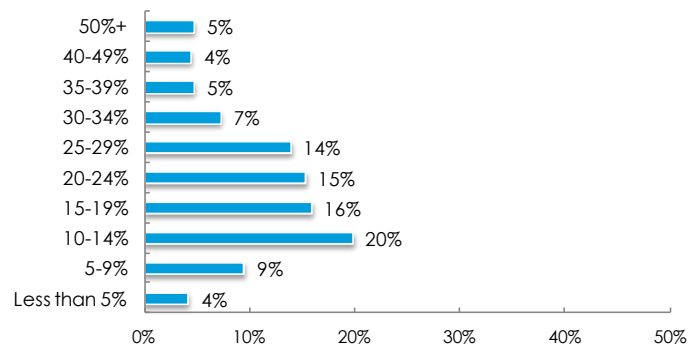


7. Estimated gross annual household income:

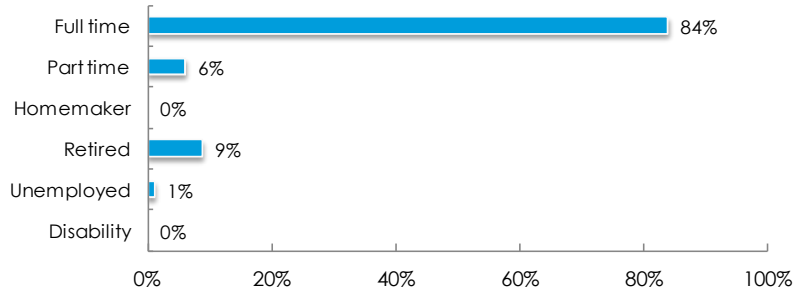


More than 21% of participants spend more than 30% of their annual gross income on rent/housing costs.

8. Portion of annual gross income spent on rent/housing



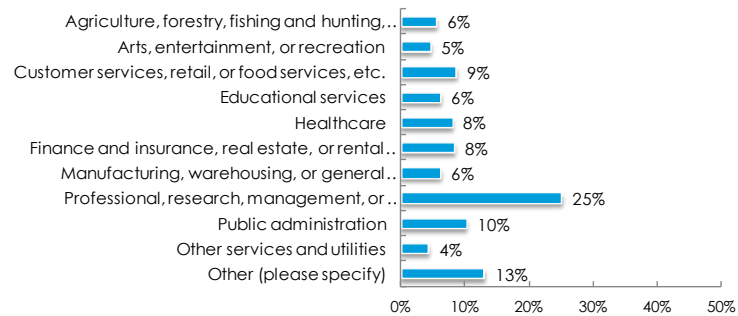
9A. Employment status of household member 1



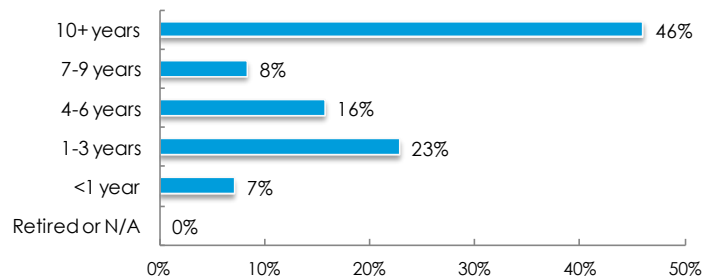
84% of participants work full time, while 9% are retired. For the household member no. 1, 25% of participants work in the professional, research, management field.

46% of participants have been with the same employer for over 10 years. 23% of have only been with their employer for 1-3 years.

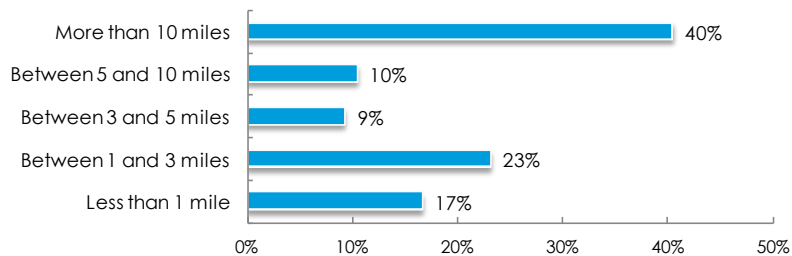
10A. Employment sector of household member 1



11A. Length of time with current employer (household member 1)



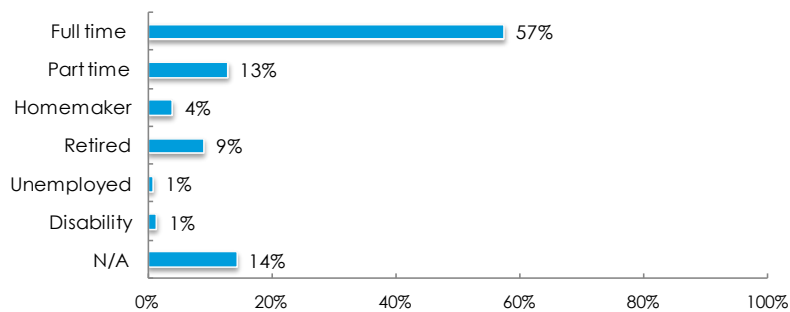
12A. How far do you travel to work (household member 1)



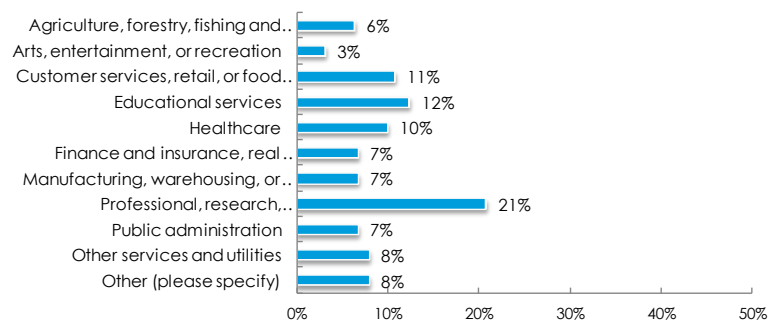
Over 40% of participants travel more than 10 miles for work. While 40% travel less than 3 miles.

57% of the household member no. 2 work full time. 21% work in the professional, research, and management field.

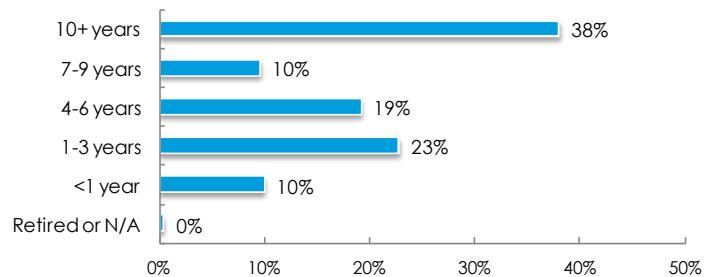
9B. Employment status of household member 2



10B. Employment sector of household member 2



11B. Length of time with current employer (household member 2)

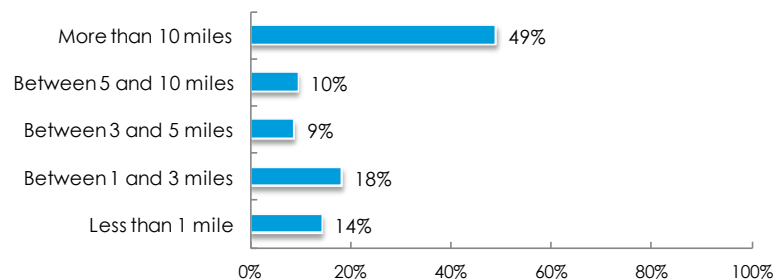


38 % of household member no. 2 participants have been with the same employer for over 10 years. 23% of have only been with their employer for 1-3 years.

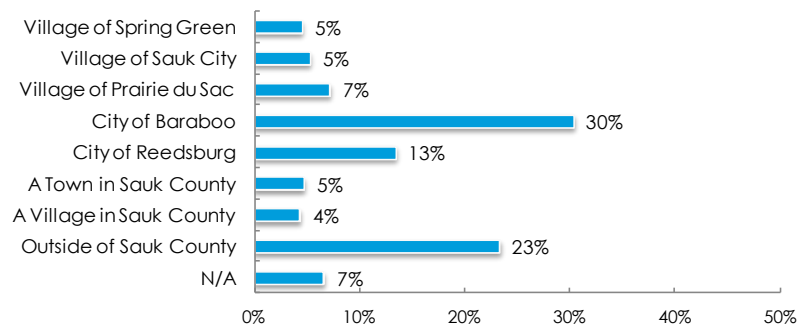
More household member no. 2 travel further to work than household members no. 1. A total of 49% state they travel more than 10 miles to work. 32% travel less than 3 miles.

A majority of employers are located in the City of Baraboo (30%) followed by 23 % working outside of the county.

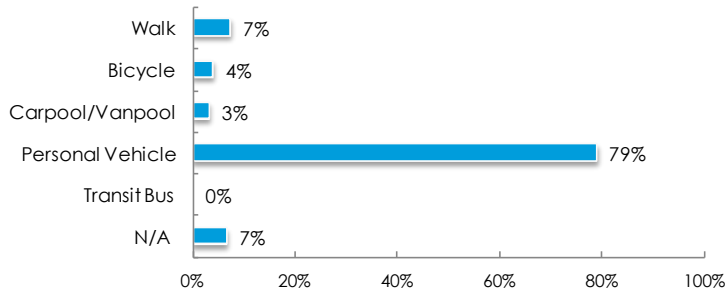
12B. How far do you travel to work (household member 2)?



13. Where are your current employers located for all employed household members?

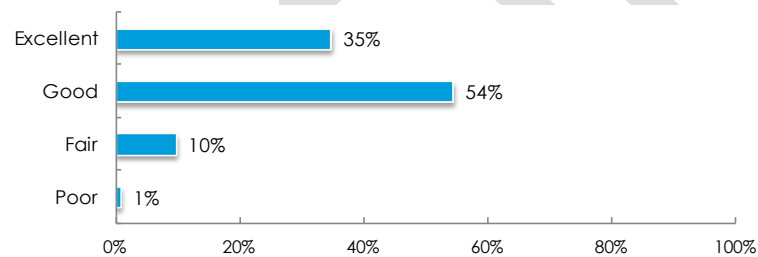


14. Mode of Transportation



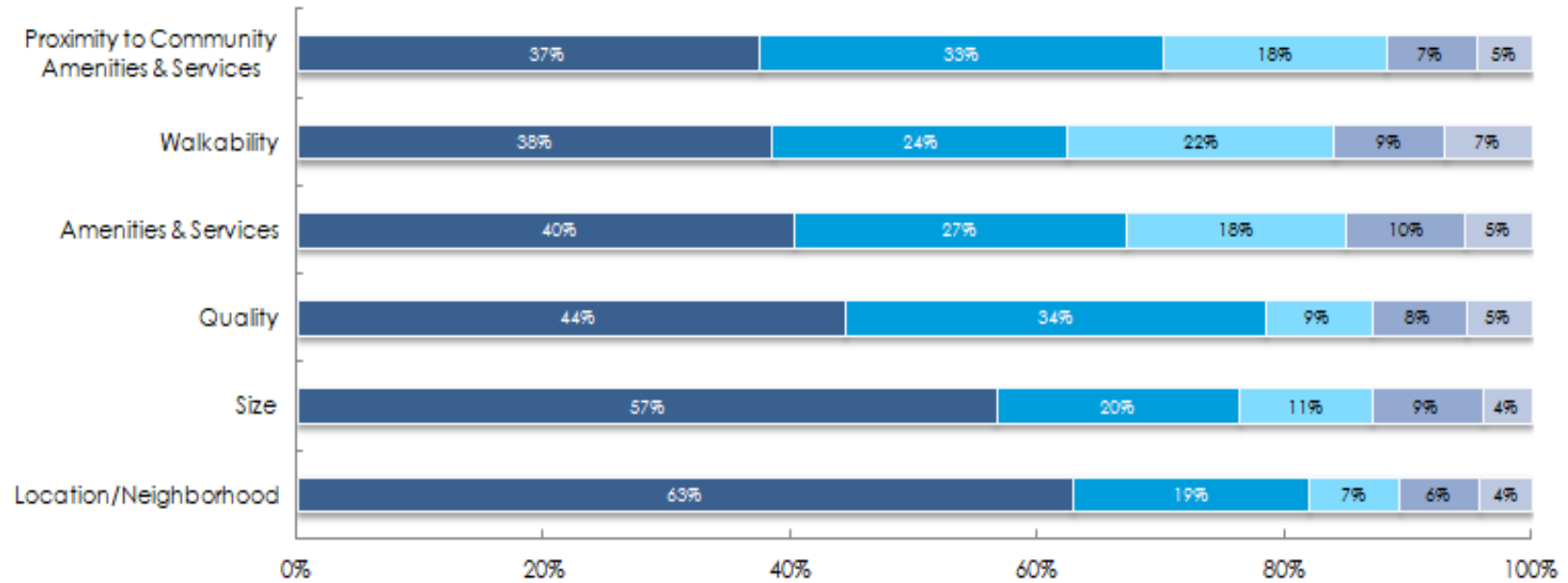
Almost 80% drive their personal vehicle to work. Nearly 90% of respondents rated the overall condition of their living space as either excellent or good.

15. Overall condition of home or apartment

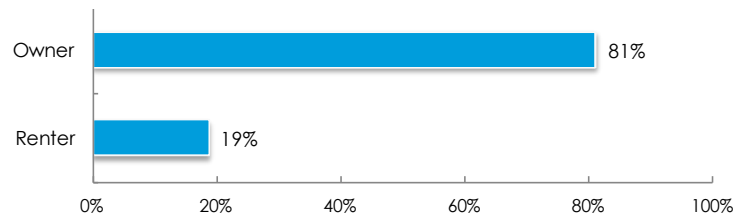


The following questions ask for the overall satisfaction with their current housing.

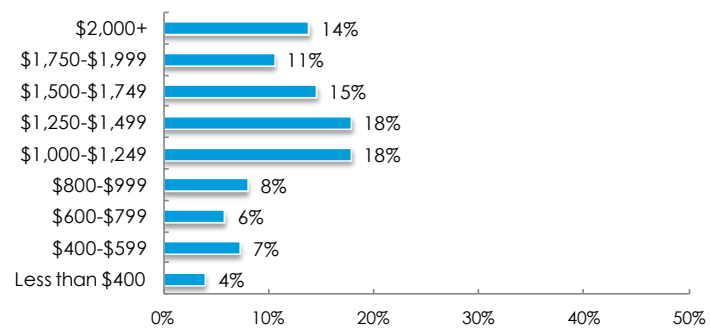
16. Please rate your satisfaction with your current housing:



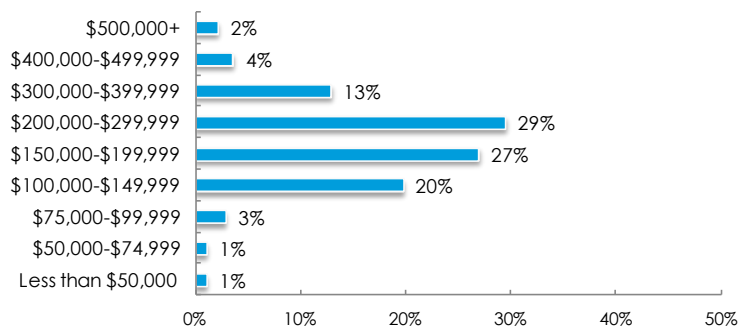
17. Owner or Renter



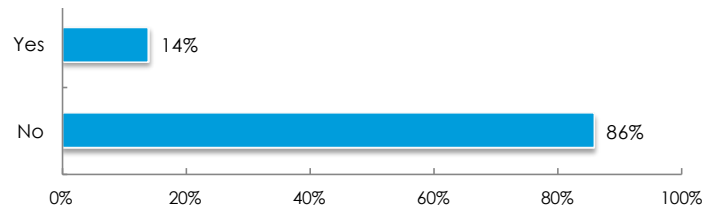
18. Owner – typical monthly housing



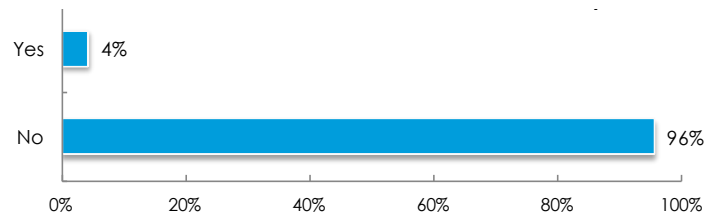
19. Owner – approximate assessed value of the



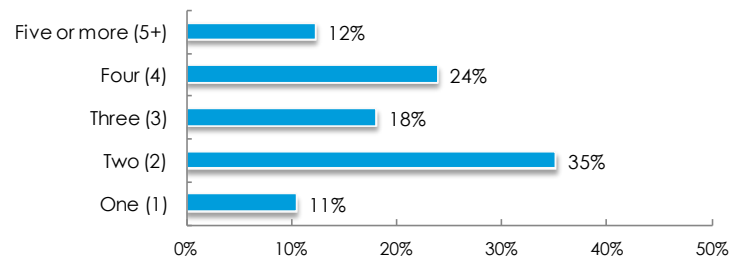
20. Owner – second mortgage or HELOC



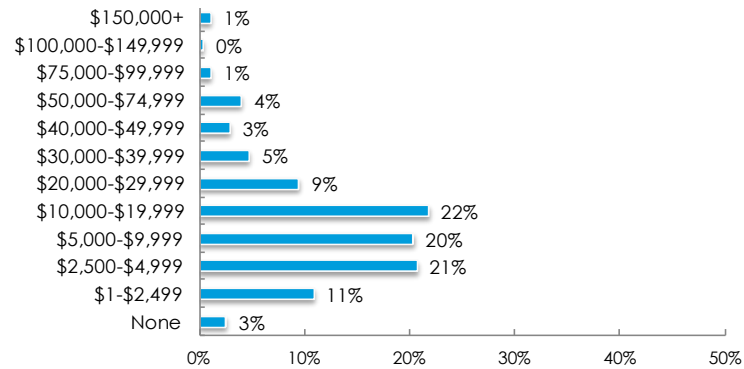
21. Owner – own a second home or vacation in Sauk County



22. Number of household members (related or not)

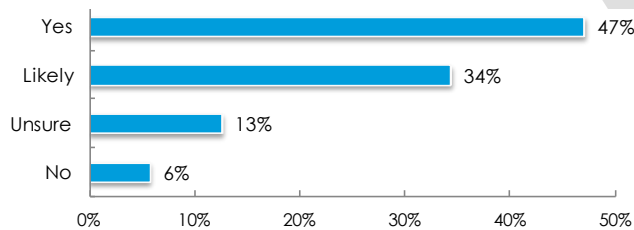


23. Owner – how much have you spent on your home for maintenance and improvement over the past 5 year, (not including replacement costs from emergency or storm damage)?

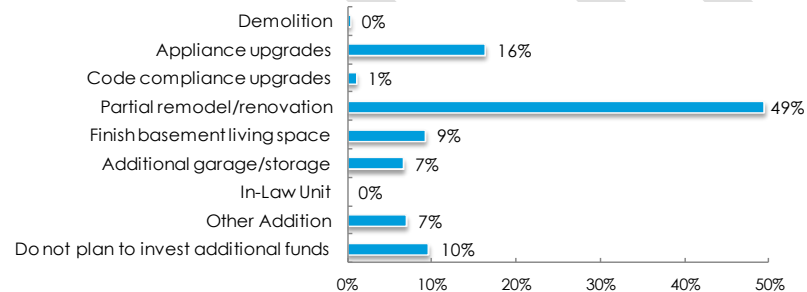


The following questions are directly related to home owners.

24. Owner – do you plan to invest additional funds into your home in the next 5 years?



24a. Owner – if you plan to invest additional funds, what level of work do you anticipate?



Please comment on any barriers that are preventing investment into your home. (Lack of qualified contractors, cost, government regulation, etc.)
Cost and contractors,
Age of Home
Architecture rights on the property preventing me from building fences and porches -- why am I being preventing from improving my property? I am building a \$15k vinyl fence. Also, difficult to find landscapers in Sauk Prairie area.
Availability of contractors
budget, 120 year old home, cost vs benefit,
Complexity of City of Baraboo building code to complete work mostly by myself. Can't afford to hire a contractor to handle the work, but can afford if done by myself.
contractors / time frame
cost x 34
Cost - costs continue rising (taxes, expenses) and wages stagnate.
cost and government regulation and tax credits
Cost and property taxes going up
Cost could be depending on the underlying issues in the house. For example, rotted boards.
Cost is always a factor as is finding help
Cost is prohibitive as I had to get the house painted upon purchase, which ran \$9300. Still trying to get that paid off.
Cost of hiring a contractor, cost of home increasing so taxes going up.
Cost of materials has made us remodel at a slower pace than we would like.
Cost of repairs are a lot we do what we can, we are caring for my mother in law and helping pay for two children in college.
cost versus return on investment
COST Not always a large selection for contractors to get enough estimates to do the work.
Decreasing property value due to increased high speed traffic on Hwy 12 and the lack of enforcement to control speed, noise, etc.; condition of Bluffview residences and the need for additional law enforcement presence in the area. Contractor availability, good contractors but booked too far into the future, cannot contract in a reasonable time frame.
Definitely a lack of qualified contractors. Small projects do not interest them.
Difficulty finding contractors to do 'small' renovation projects.
Family obligations that strain our finances.

Please comment on any barriers that are preventing investment into your home. (Lack of qualified contractors, cost, government regulation, etc.)
Finances
lack of funds x10
lack of acres / owned land
Lack of contractors, cost
lack of qualified contractors
Lack of qualified contractors
lack of qualified contractors with reasonable cost; rising interest rates mean refinancing house loan would cost more because of higher interest rates than when purchased
Lack of qualified contractors, Cost, Resale
lack of quality workers
lack of time and money
Lack of time to complete.
Lack on contractors, high permitting costs
Limitations of building/lot restrictions (need to update/replace existing yard sheds). Previously in code and changes in codes so now unable to because it would be too big for the size of the lot.
Cost of Maintenance. Return on investment. Work/Quality concerns.
Looking to move, but can't find suitable house in country. Don't want to do work prior to moving.
Lot is too small to add on to the house. Construction cost is very high right now. More likely to move than to invest in our current home.
Need to move to bigger home, unable to find many options outside of town.
One general issue is government regulation. That shouldn't affect what I'm doing, but every year, there are more laws and ordinances put on the books. That increases regulation, which increases permit, design, and construction costs. More regulation = more costs, plain and simple. I haven't seen that in Sauk County as much as other counties though. The other issue, currently is lack of contractors. There is a lot of development and not a lot of 'good' contractors. I think this is actually a good problem and that the free market/economy will fix this in the next few years.
Our home is already at the top end of the comps, so would not be a good investment
Outgrown current location
Property taxes - high x7

Please comment on any barriers that are preventing investment into your home. (Lack of qualified contractors, cost, government regulation, etc.)
People are having a hard time still, we make good money but with kids in college it makes it hard to invest in our home they get no kind of grants and we help pay, we also care for my Mom due to cost of housing she can't afford to live on her own and housing conditions are poor for her income or overpriced, Baraboo young adults can't afford to live, many of our kids friends will live in Madison or other places where income and housing can meet, Why don't we have Costco, Target, Olive Garden, and other businesses that help bring Jobs that are good to Baraboo. Towns grow or die. Youth coming back are important to build and take over. Housing and Jobs are the issue.
Planning to move soon.
Planning to move-- too many rentals in our neighborhood
Appliance Upgrades, partial remodel, additional garage/storage. Cost prevents investment into our home.
ROI when sell
Spouse to say when.
Subdivision restrictions. Lack of quality contractors
Survey is biased because I've only been there less than a year. Hard to say how much I would have spent in 5 years.
The cost of living here v. income is ridiculous.
the know-how on how to start
The neighborhood I live in is run down so investing more in our house does not make sense financially. Because of our neighborhood our home will not increase much in value.
The sales price of homes in Sauk County are inflated when compared to all counties but Dane Contractors are concentrating on new builds few will do small remodels
there is a lack of contractors
Time
Time/money
To live in Prairie takes a large portion of our income so we must save
Very few qualified contractors; prohibitive costs and lack of availability of contractors are tremendous barriers.
Very old farmhouse. Doesn't pay to invest in it.
Want to pay down other debt and save money for new projects.
Wanting to build a home on the land we now have the mobile home on. Needing to save money.
We may move.

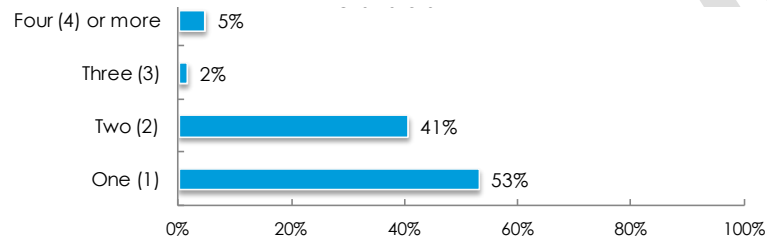
Please comment on any barriers that are preventing investment into your home. (Lack of qualified contractors, cost, government regulation, etc.)

We pay too much in taxes - Sauk COUNTY taxes are outrageous!!! Wasteful spending by Sauk County entities and officials is off the charts and DISGUSTING. Wasteful THEFT of our hard-earned money is STEALING from We The People and has to STOP!!!! We don't need to support the parasites at Sauk County!!!! We earn the money - not you!!! You people ALL have more benefits than We The People could ever receive as WE CANNOT AFFORD TO HAVE ANYTHING - since we have to pay such high taxes to you parasites and thieves at Sauk County!! I'm not kidding!!! And I'm not the only one who thinks this way about you thieves at Sauk County!!! You think you can take and take and take - our money!!! STOP!!!

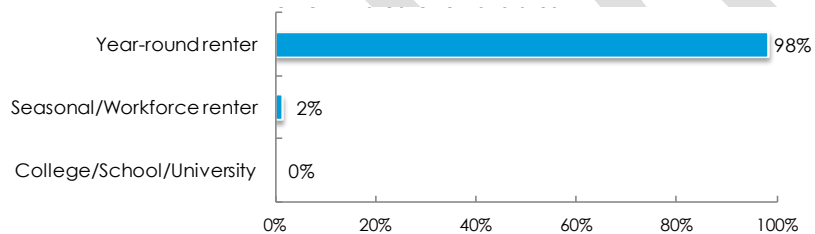
We will have to invest more money in maintaining the home, such a roof maintenance, driveway repair, insulation improvement and other general updates and repairs. Cost is the main barrier for investment.

Would love to have In law Unit Barriers zoning

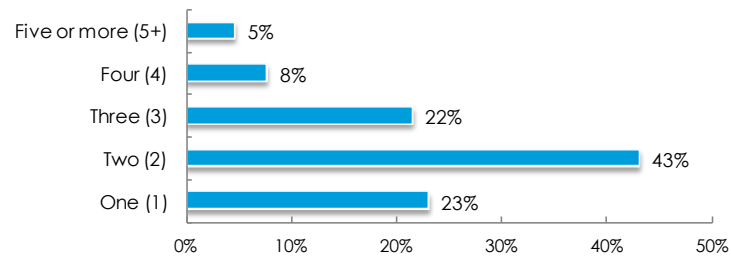
26. Renter – how many individuals in your housing unit pay rent to the landlord?



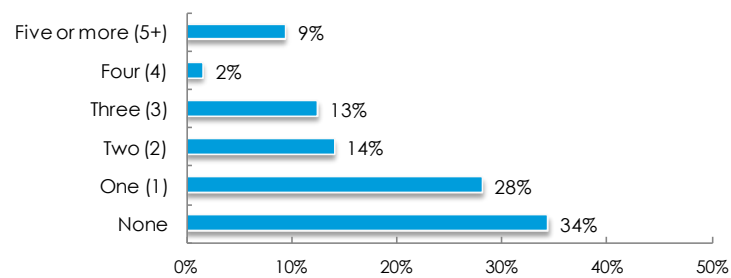
27. Renter – indicate rental status



28. Renter – how many members live in your renting



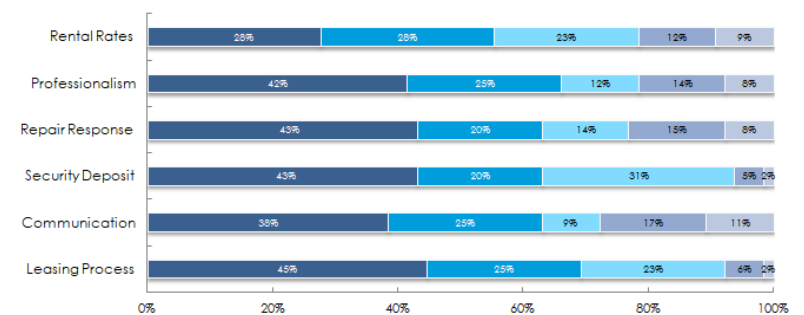
29. Renter – how many times have you relocated to a new unit within the last 5 years?



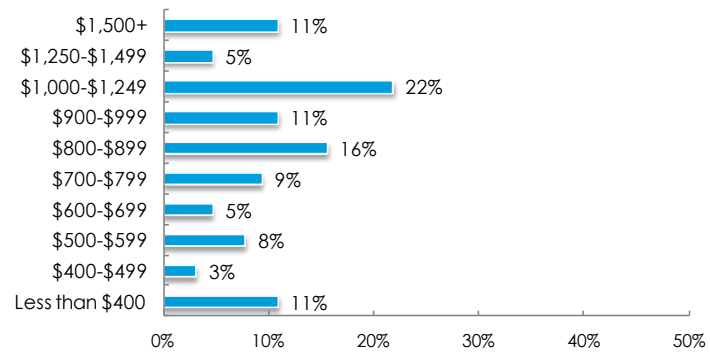
SELF REPORTED HOUSING – RENTER

The following questions are directly related to renters.

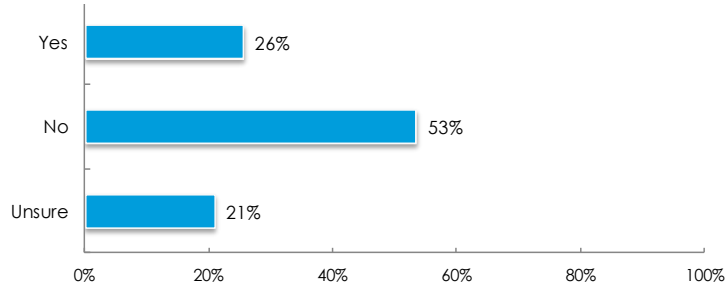
30. If RENTER, how would you rate the quality of your landlord



31. If RENTER, what does your household typically pay for housing expenses per month (not including roommates)?



32. Are you interested in purchasing a home in the next two years (renter) or selling current home and purchasing another (owner)?

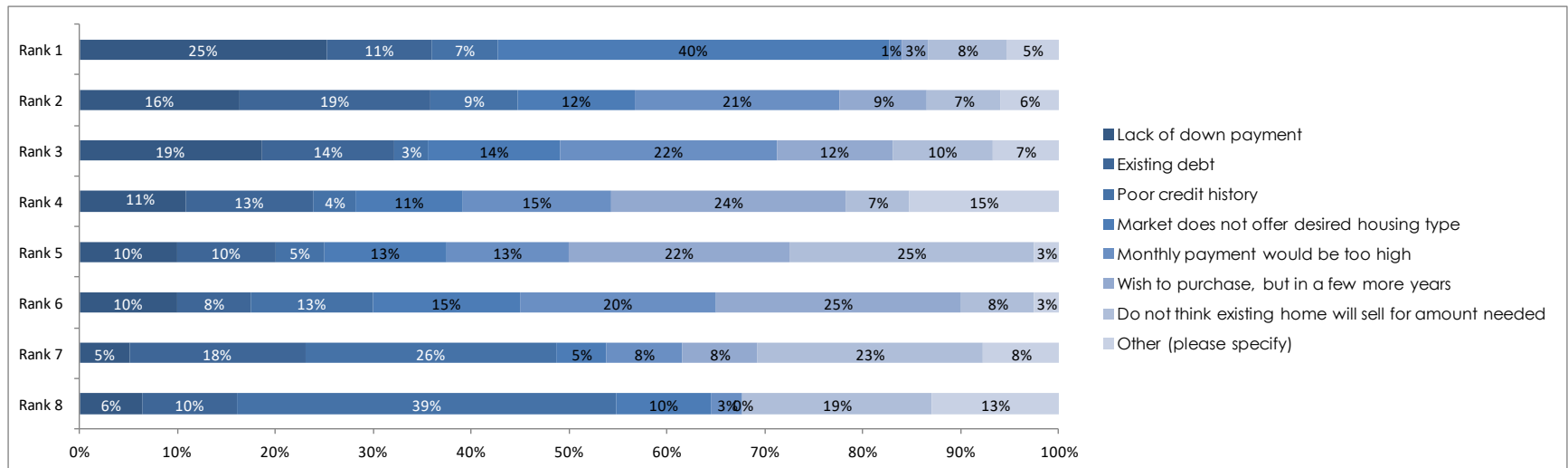


HOUSING LOCATION & PREFERENCES

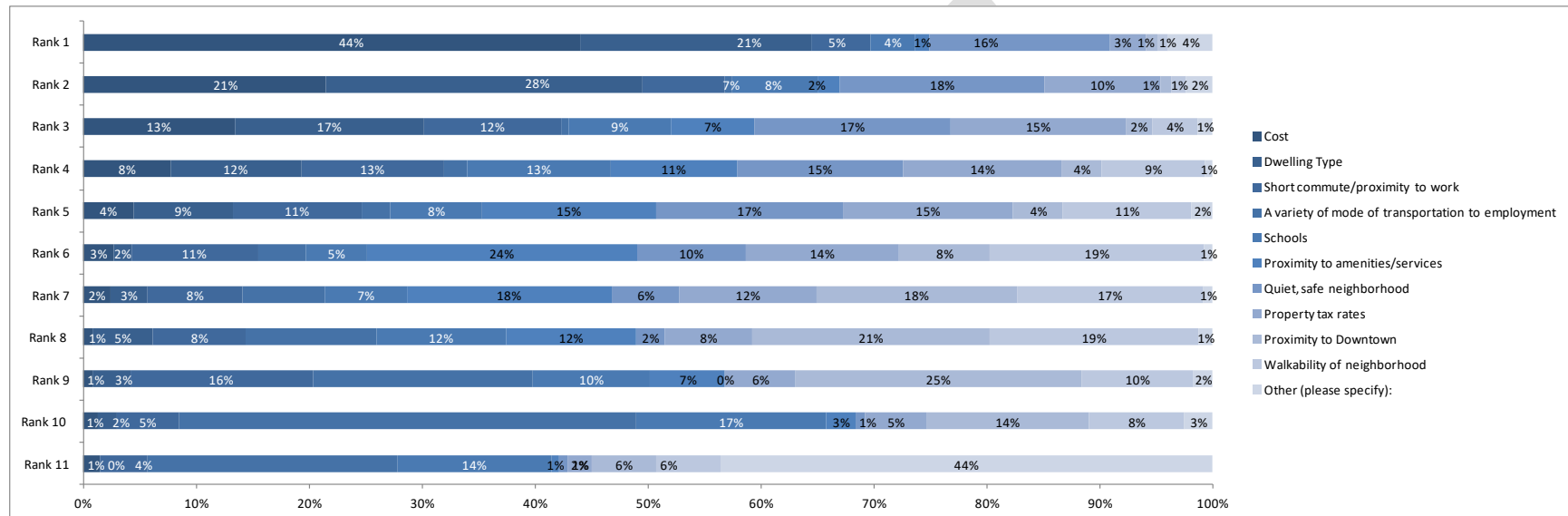
Renters ranked lack of down payment as the highest ranking barrier to purchasing a home, followed by existing debt.

Participants ranked cost and dwelling type as the top two barriers in determining current or future housing.

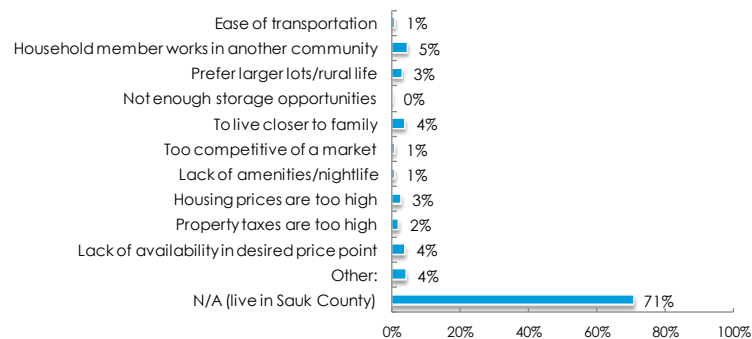
33A. If you are interested in purchasing, please rank any barriers you have to purchasing (1 for largest barrier, 2 for next largest barrier, etc):



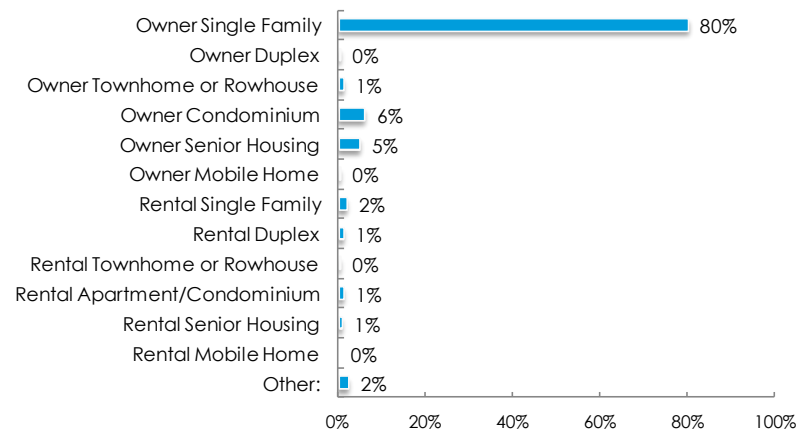
33. Rank these factors in determining your current or future housing location (1 for largest barrier, 2 for next largest barrier, etc):



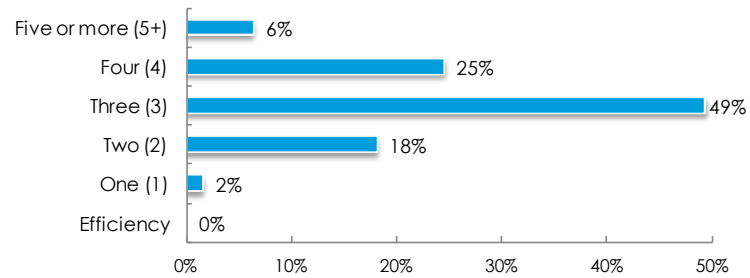
34. If you do not live in Sauk County, please indicate why (check all that apply).



35. If you were to move to or within Sauk County, what type of housing would you prefer?



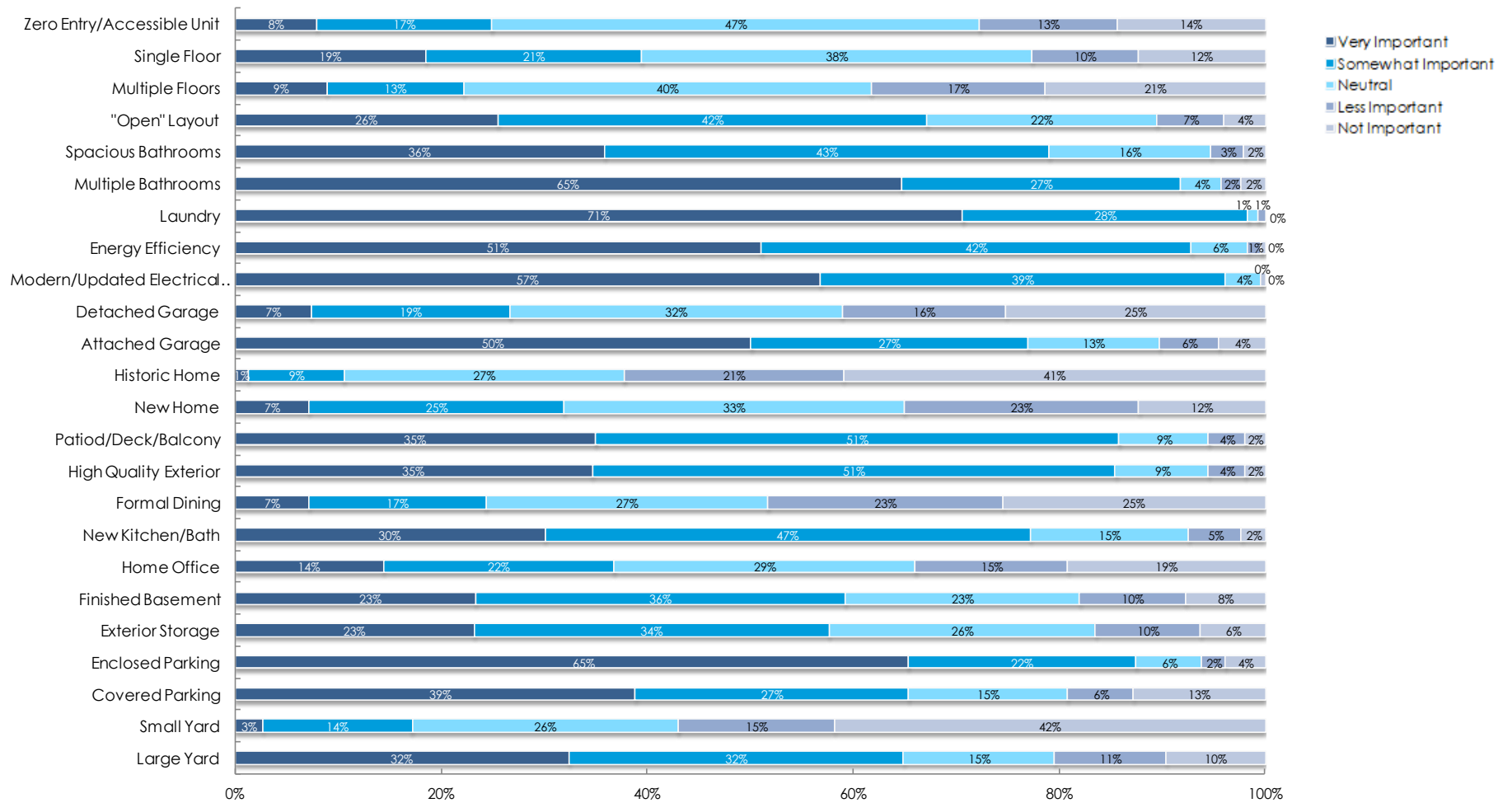
36. What size home is preferred (number of bedrooms)?



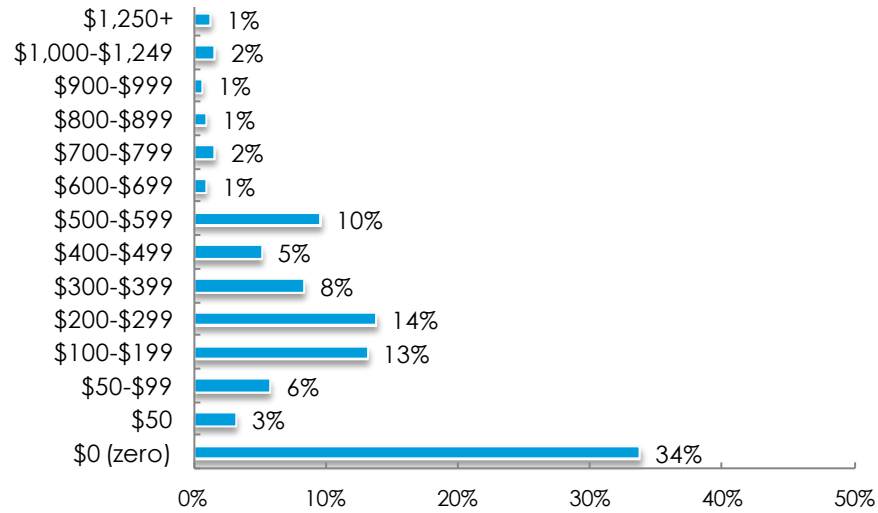
HOUSING AMENITIES & PREFERENCES

The next few questions asked the most important features when selecting a home or apartment.

37. What housing features are most important to you when selecting a home or apartment?

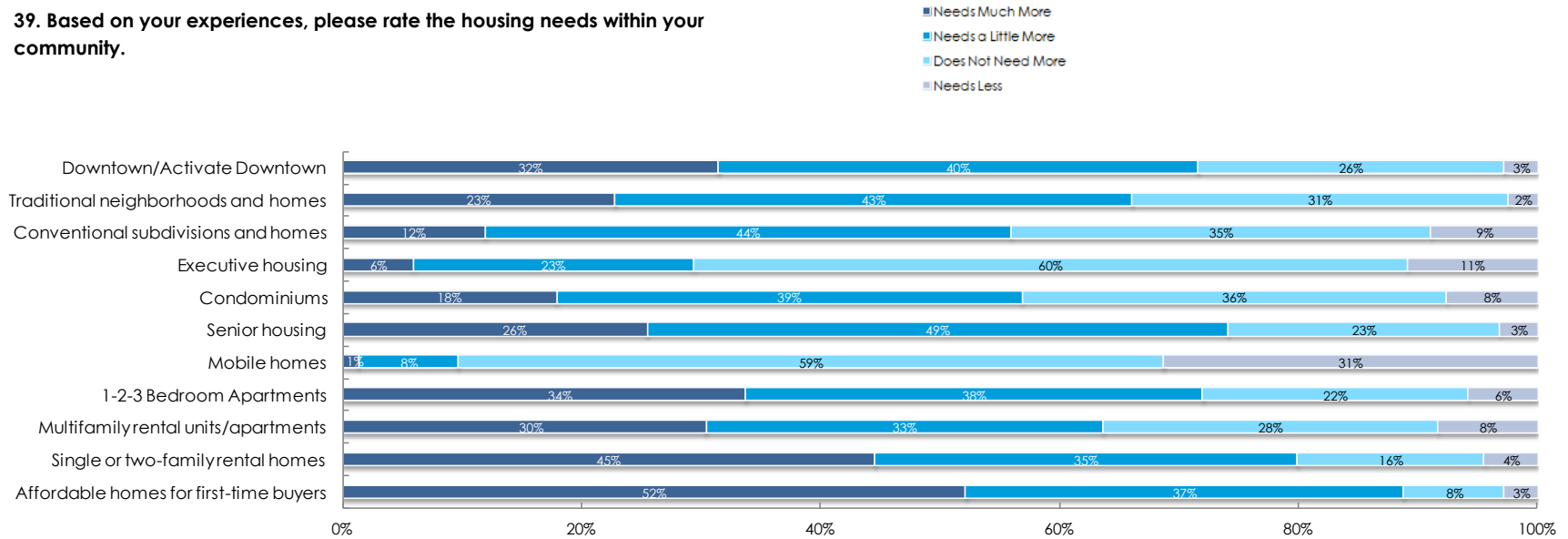


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Over 34% stated they are not willing to spend any additional funds to obtain the housing unit they prefer. While 36% are willing to spend less than \$300. 23% are willing to spend \$300 - \$599.

39. Based on your experiences, please rate the housing needs within your community.



HOUSING NEEDS

The following notes the housing needs in the participant's community.

Questions 40-43 are sorted by the respondent's geographic area. Responses for the six partnership communities are located in Appendix C. Responses for other jurisdictions in Sauk County that are not one of the six partnership communities and for jurisdictions outside of Sauk County are included below.

Jurisdiction of your residence	Based on your experiences, indicate where new single-family housing should be constructed in your community.
Town of Winfield	All communities!
Town of Baraboo	Anywhere
Town of Wyoming Valley	anywhere, we will take them anywhere!
Town of Dellona	anywhere. We need more people living here to fill all the vacant jobs.
Town of Rock Springs	AREA WHERE PROPERTY TAXES ARE AVERAGE RATE
Town of Excelsior	Around city/village/town centers.
Town of Dellona	away from Dellona
Town of Fairfield	City service
Town of Troy	Close to existing development
Town of Reedsburg	close to neighborhood schools
Town of Deltona	closer to downtown
Town of Westfield	Closer to downtown.
Town of Delona	Commercial development is taking up land in Lake Delton. Housing needs to be constructed in Delton and Dellona townships.
Town of Dellona	Convenient to schools and services.
Town of Baraboo	creat new neighborhoods on metro outskirts
Town of Spring Green	Cross lane estates and the prairie
Town of Winfield	East of Lands End
Village of LaValle	extending the village boundaries to the north and/or south west
Town of Reedsburg	Fill in the gaps around the Ernstmeyer divisions
Town of Spring Green	Going North and west.
Town of Excelsior	I really have no idea what additional housing needs might be necessary for Sauk County, so I cannot answer this or the prior question, or the next.
Village of Plain	I think that single family homes are on the rise in terms of demand, so every community should be looking into construction on unused lots.
Village of Merrimac	in new culdusacs that have empty lots
Town of Woodland	In my 'community', only single family homes are allowed per the homeowner association.
Town of Dellona	Infill existing vacant spaces in communities.
Town of Dodgeville	Infill whenever opportunities exist. As close to the Village as possible for utilities, water and sewer.
Town of Prairie du Sac	intermixed- in villages and cities
Town of LaValle	La Valle, Wonewoc
Lake Delton	Lake Delton does not have many places left to build so I'm not sure
Town of Winfield	Larger yards are nice, but cheaply constructed homes that all look the same are nauseating, and if there are existing structures that are not being used I think it's wasteful to take more land and build new structures.

Village of LaValle	More houses with acreage instead of lots
Town of Reedsburg	Near downtown centers. Near schools and parks. Close to the bustle. Not on the edge of town where it is difficult or a chore to get into town on bikes, walks.
Town of Westfield	North side Reedsburg
Town of Excelsior	on existing homesites
Town of Excelsior	On the East side of Reedsburg & Lake Virginia area
Village of North Freedom	On top of run down homes.
Village of Greenfield	PERHAPS REPLACE CRUMBLING OLD HOMES THAT WERE CHOPPED UP FOR APTS.
Town of Delton	south
Town of Bear Creek	Spec homes in existing new neighborhoods in both Spring Green and Plain
Town of fGreenfield	Spring Green miles from downtown
Town of Delton	STH 23 between Lake Delton and Reedsburg
Village of North Freedom	The outskirts of the town.
Town of Sumpter	Town of Sumpter has limited options. 49% of the Town is tax exempt limiting locations for housing or increasing the tax base.
Town of Baraboo	vacant lots
Village of LaValle	Village would need to annex more land from township in order to expand building potential.
Village of Merrimac	We need more single-family housing on BIGGER lots. Sauk City and Prairie Du Sac have houses so close you could use a walkie talkie to communicate with your neighbors!
Town of Baraboo	West of Baraboo and South of Farm and Fleet
Town of Honey Creek	West side of Villages
Town of LaValle	Wherever people may want to live
Town of Deltona	Within municipal boundaries
Town of Spring Green	Within walking distance of our downtown less than 1 to 2 miles
Jurisdiction of your residence (check one):	Based on your experiences, indicate where new multifamily housing should be constructed in your community.
Town of Greenfield	1 mile from downtown
Town of Woodland	In my community (i.e. within a few miles of my residence), multifamily housing is prohibited by the homeowner association.
Town of Winfield	All communities!
Town of Spring Green	Along Hwy 14 or within walking distance of downtown
Town of Baraboo	Anywhere
Town of Wyoming Valley	anywhere in spring green!
Town of Excelsior	Around city/village/town centers.
Town of Excelsior	Close to downtown

Town of Troy	Close to existing development
Town of Reedsburg	close to neighborhood schools
Town of Westfield	Closer to downtown.
Town of Baraboo	creat new neighborhoods on metro outskirts
Town of Winfield	East of Lands End
Village of Merrimac	in new culdusacs that have empty lots
Town of Delton	in cities
Town of Dellona	Infill existing vacant space/lots in cities, villages.
Town of Prairie du Sac	intermixed - in villages and cities
Town of LaValle	La Valle, Reedsburg
Lake Delton	Lake Delton does not have many places left to build so I'm not sure
Town of Rock Springs	NEAR AMENITIES AND CITY
Town of Deltona	near schools
Town of Reedsburg	Near schools and parks. Near open green spaces. Near libraries and community centers. By areas with lots of safe and friendly pedestrian options. Must be able to commute by bike or walking safely.
Town of Excelsior	No idea
Town of LaValle	No where
Village of North Freedom	No where.
Town of Excelsior	none
Town of Fairfield	None
Town of Dellona	none needed
Town of Bear Creek	North side of Spring Green near Community Church to allow access to downtown. Infill housing in downtown Spring Green - potentially retail/office on bottom floor, condos/apts on top floors. Multi-family units built in business park in Plain.
Town of Honey Creek	North side of Village
Town of Westfield	North side Reedsburg
Village of North Freedom	Not really needed.
Town of Spring Green	On the north west side of Spring Green. There are lots available for this.
Village of LaValle	Reedsburg area
Town of Reedsburg	Same as above
Village of LaValle	Same as above.
Town of Winfield	Some with proximity to grocery stores/services, some in more rural settings for people who might prefer that and have access to transportation. Not every renter wants to live in town.
Town of Delton	STH 23 between Lake Delton and Reedsburg
Town of Sumpter	The low income housing in Bluffview Village needs to be upgraded. This is currently slum living with deteriorating buildings, ceilings falling in, poor electrical, etc. Rather than more multi-family, we just need affordable, livable housing.

Town of Spring Green	The prairie subdivision
Town of Delona	There are apartment complexes in existence that have plans for additional units - those locations would work well.
Town of Baraboo	vacant lots near downtown
Town of Baraboo	West of Baraboo and South of Farm and Fleet
Town of Dellona	Where it would fit in to surrounding housing
Town of Dellona	Where there is available space for kids to play.
Town of Deltona	Within municipal boundaries
Town of Dodgeville	Within the Village limits wherever possible.
Jurisdiction of your residence (check one):	Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
Town of Dellona	****A residential subdivision should NOT be zoned AG. Wildflower subdivision is and should NOT be!!
Village of LaValle	A few homes could use major improvements.
Village of LaValle	a few specific spots within Village
Town of Reedsburg	A lot of the older parts of the city need repairs and need to be taken care of better.
Town of Baraboo	Baraboo Southside
Town of Winfield	Bluffview needs a lot of help!
Town of Sumpter	Bluffview Village and Bluffview Estates both need to be upgraded. The mobile homes in Bluffview Estates are now old and several are probably not fit for living in. However, the Town Board has not done anything and the County says they can't do anything. There needs to be a way to improve the living conditions in this area.
Town of Dellona	clean up some properties with excess junk
Town of Troy	Close to exsiting downtowns
Town of Deltona	"Concentrate on redeveloping existing housing. Discourage unplanned expansion in undeveloped areas.
Town of Baraboo	Downtown
Village of Merrimac	'downtown'
Town of Reedsburg	Downtown Reedsburg area is a pit all around. By the Baraboo River in Baraboo on Ash Street. Close to downtown on 2nd Street in Baraboo.
Town of Westfield	Downtown.
Town of Westfield	east side Reedsburg
Town of Dellona	Energy efficiency updates, rehabilitation.
Town of Wyoming Valley	everywhere in Spring Green!!!
Town of Dodgeville	For the most part most of Spring Green is in good shape with the exception of a few neglected properties.
Village of Greenfield	HISTORIC DOWNTOWN AREA (1-2 MILE RADIUS)
Town of LaValle	La Valle, Wonewoc
Village of North Freedom	Many houses need to be rehabbed or demolished and rebuilt.

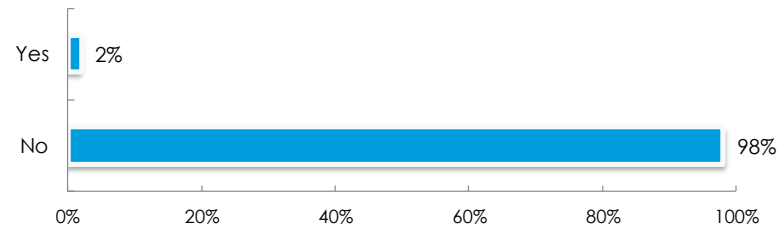
Town of Excelsior	No idea
Lake Delton	None at this time
Town of Honey Creek	Older areas of Sauk City
Town of Bear Creek	Older downtown homes between downtown and high school in Spring Green and west side of 23 in Plain.
Town of Excelsior	Older Part of town
Town of Woodland	Really wish I knew what you meant by 'community', but in the surrounding area, there are some older homes that could use renovation.
Town of Delton	Rural
Village of Merrimac	Sauk City and Baraboo
Town of Deltona	senior housing
Village of North Freedom	single family homes
Town of LaValle	Smaller villages in the county
Town of Spring Green	Some of the older homes downtown Spring Green.
Town of Baraboo	South of 8th Street
Town of fGreenfield	South side by south school
Town of Dellona	South side of Reedsburg
Town of Spring Green	Surrounding downtown areas/apartments
Town of Delona	The West Lake/Pilgrim/W Hiawatha neighborhood needs help.
Village of North Freedom	Throughout the town where older homes have gotten run down.
Town of Reedsburg	traditional neighborhoods and west side of town
Town of Excelsior	West side of Reedsburg
Jurisdiction of your residence (check one):	Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
Town of Excelsior	Adjacent to industrial areas
Town of Delton	along busy roads
Town of Westfield	By the river
Town of Dellona	Don't know.
Town of Reedsburg	downtown
Town of Dodgeville	Housing along STH 23, when available should be turned into office / commercial uses.
Town of Deltona	Infill of existing blighted areas look for gentrification opportunities
Town of Troy	Just discourage sprawl!
Lake Delton	None
Village of Merrimac	none
Town of Westfield	None.

Town of Reedsburg	Nowhere that I am aware of.
Town of Delona	There are a couple of homes along West Monroe that could be removed for commercial development otherwise the zoning in Lake Delton is working well.
Town of Dellona	Those mobile homes to close to foundry.
Town of LaValle	trailer parks
Town of Dellona	We just need more families in the Dells, Delton areas to supply people for the shortage of workers employers need.
Jurisdiction of your residence (check one):	Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Town of Woodland	"1) Transitional housing from a shelter to a permanent home. 2) affordable single family homes in areas with good schools.
Town of Dodgeville	Affordability and the type of community that attracts young professional / skilled people to the Village. Nothing here presently to make them move to the Village. We have many employees who live outside of the Village for this reason. This becomes a problem to attract and retain good people.
Town of Reedsburg	Affordable housing for families
Town of Honey Creek	Affordable rental units.
Town of Reedsburg	Affordable yet clean places to rent. The cost of rent is so high that affordable places are often disgusting. Single people cannot afford many places to rent. Many young professionals have massive student loan debt that also limits their rent affordability making it impossible to find a nice place. It is hard to find rural rentals as well.
Town of Baraboo	Affordable, NON-Trailer/Mobile Home, options. A mobile home represents too much of a social stereotype for all people.
Town of Spring Green	Apartment opportunities
Town of Sumpter	Clean water on the south and east sides of Badger. The Keller Road area could be developed if the Badger water issues were addressed.
Town of LaValle	Clean, affordable housing for low-income families.
Town of Excelsior	Continued price increases on purchasing a home and the costs of building a new home.
Town of Excelsior	Convert older homes with elderly into young first time home buyer homes with families
Town of Bear Creek	Could upscale senior housing / condos in Spring Green loosen the single-family housing market?
Town of Reedsburg	homeless shelters
Village of North Freedom	Houses are getting too close and too 'cookie cutter'. There is no privacy - which always leads to problems with neighbors.
Village of LaValle	HOUSING COSTS SEEM QUITE HIGH FOR THE SIZE/PROXIMITY OF BARABOO - ESP RENTAL APTS.
Town of Dellona	How about refurbishing some older homes, we have many that sit empty because of lack of upgrades.
Town of Rock Springs	I WOULD LIKE TO SEE TINY HOME COMMUNITIES FOR THOSE THAT ARE STRUGGLING WITH FINANCES AND OR ARE HOMELESS. COULD BE USEFUL TO HELP GIVE FAMILIES A CHANCE TO GET AHEAD OR BACK ON THEIR FEET.
Town of Delton	less vacation homes
Town of Troy	Loss of farmland and open space; sprawling exurban development; maintaining and improving transportation options and walkability; clustering housing in rural areas; fragmentation of natural areas
Town of Delona	Many older motels in Lake Delton are being lived in with week-to-week rentals. The conditions in many are horrible with

	babies and children living in them. Garbage, electrical hazards, and structural issues have been past issues when identified by authorities. It would be best if somehow it would never lead up to being that bad but the challenge is how to identify ahead of time.
Town of Westfield	More affordable low income housing.
Town of Delton	more affordable senior housing
Portage	need affordable housing - many people cannot afford rent on minimum wage. Wages need to increase or the government will need to subsidize housing.
Town of Delona	Need for low income housing
Town of Delton	NOT just for summer workers!!!!
Town of Spring Green	Parks improvements
Village of LaValle	paying for a new sewer system and well for the village!
Town of LaValle	People who get state assistance or housing help that use all their money on drugs cigarettes and tattoos.
Village of Plain	Raising several bad rentals, and creating decent multi family low income units.
Madison	Rent control, affordable housing for low-income/homeless, protecting tenant rights, honoring veteran housing vouchers
Town of Baraboo	Rent is extremely high with the wages that are available at jobs in Sauk County
Village of Merrimac	Rent is too high for most working parents of young children.
Town of Winfield	Rent, especially for single family homes, has gotten out of control. Part of the problem is a lack of single family homes available for rent.
Town of Dellona	senior housing
Town of Dellona	Shared transportation, Supercharger sites (for EVs), street improvements.
Town of Excelsior	Short term housing due to life circumstances--divorce, etc
Town of Prairie du Sac	"small, manageable, affordable housing. 2 Flats.
Town of Baraboo	Temp homeless
Town of Reedsburg	The lack of available single person rental apartments that allow cats without them being declawed. My mother had a hard time finding affordable accommodations for her and her senior cat.
Town of Deltona	The negative effect absentee landlords have in commercial areas.
Town of Baraboo	The work we have in the area.
Town of Wyoming Valley	We need affordable housing for newcomers to approach Spring Green. The houses on the market currently need so much work that it's unaffordable to even approach them. We need smaller, clean, safe, and simple housing with attractive exteriors. What about lots for tiny houses?
Town of Winfield	We need low income housing in every community!
Town of Excelsior	When searching for new housing in the Sauk Prairie area, costs were extremely high and deterred us from moving there.
Lake Delton	Where I work and live, I see many homeless people so I think we need more homeless shelters and housing options to help people get back on their feet and working so they can afford their own apartment or home in the future.
OUTSIDE COUNTY - Based on your experiences, indicate where new single-family housing should be constructed in your community.	
I really don't know anything about this, as I have no interest in purchasing a home	
Within walking distance to downtown	

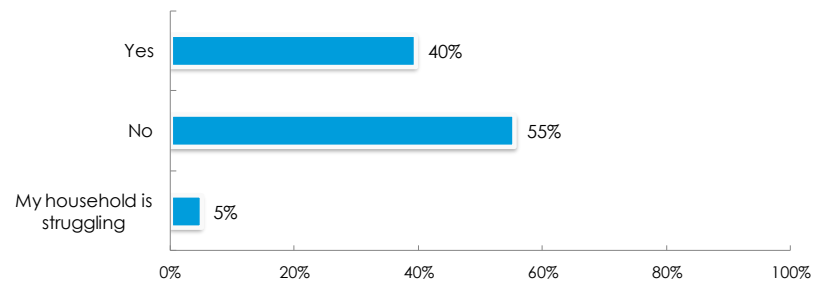
Closed to new Hw 12 for accessibility to Dells and Madison.
I wish that there were more rental properties outside of town -- in the country
West of town, rural subdivision.
anywhere near the downtown area
Closer to the City limits.
Wherever market conditions dictate
Open subdivision
OUTSIDE COUNTY - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
also near downtown
Existing older stock tear downs where houses are in poor condition. In main street corridors.
Mixed use buildings downtown
Redevelopment areas near the downtown.
See above.
subdivision along hwy 14
West or east of town, near river, downtown.
Within walking distance to downtown
OUTSIDE COUNTY - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
affordability
Along Main Street and the older sections of town near the old high school.
Aesthetic improvements
condo complex for seniors, rural subdivisions.
Downtown, older area
more houses and less trailers
See above.
OUTSIDE COUNTY - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
Large greenfield developments do not fit within the character of Sauk County due to the value we place on our natural resources
Near industrial areas.
Park Street, Madison.
OUTSIDE COUNTY - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Affordability for people who work in the Sauk Prairie community.
I would like to see very small apartments, either studio or one bedroom, for better affordability and decreased environmental impact.
many low income residents need homes
More affordable housing. The market is flooded with \$300,000, \$400,000, homes. Want more below \$300,000 . Too many people get over extended.
More options for people who need rental assistance
Quality affordable housing

44. Is there anyone living in your residence who does not have a permanent place to live?



OTHER CONCERNS

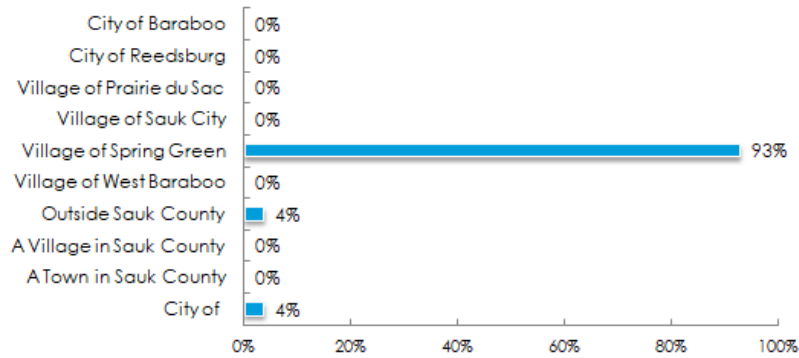
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



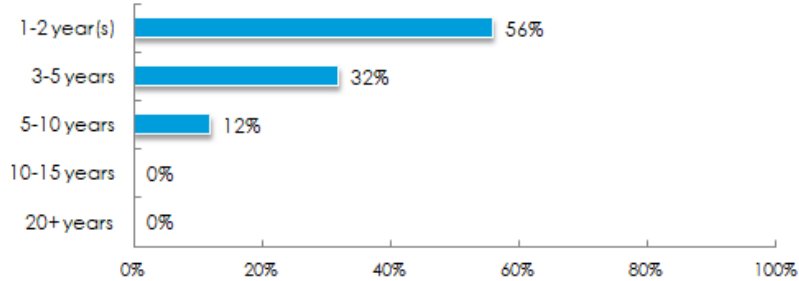


APPENDIX C – AMERICAN PLAYERS THEATRE SURVEY SUMMARY

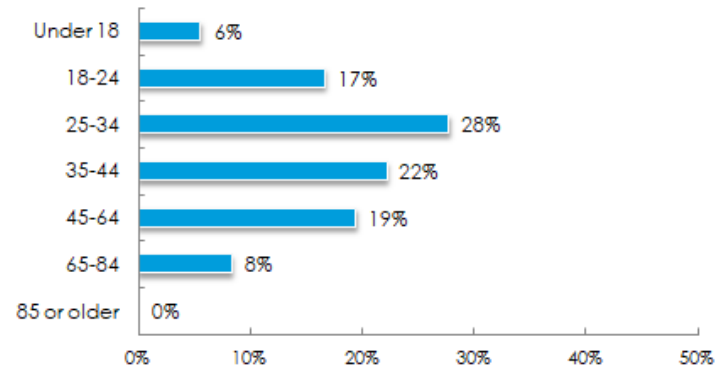
1. Jurisdiction of Residence



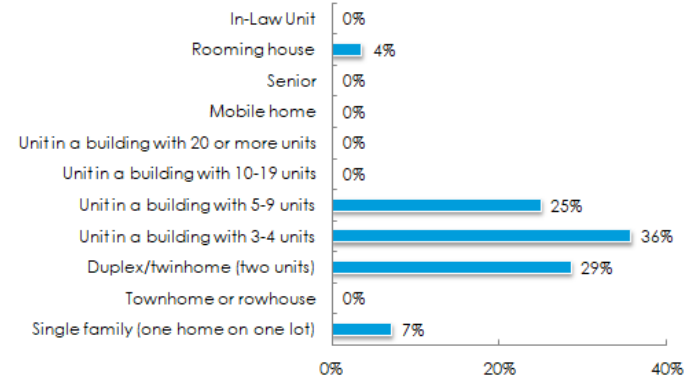
2. How long have you been at your current residence?



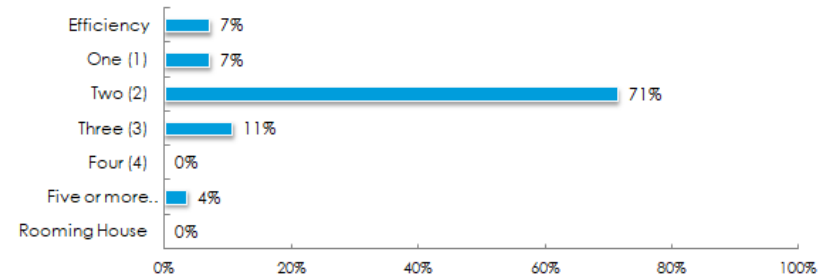
3. Number of household members by age?



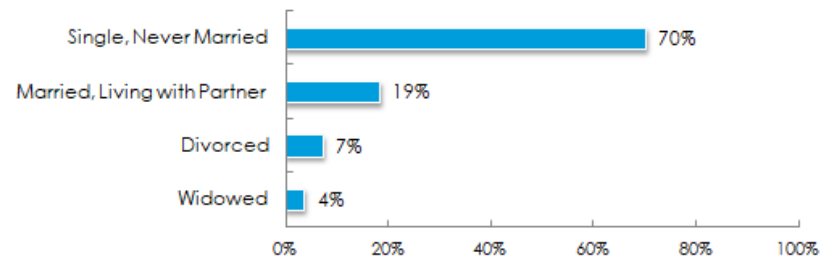
4. Current housing type:



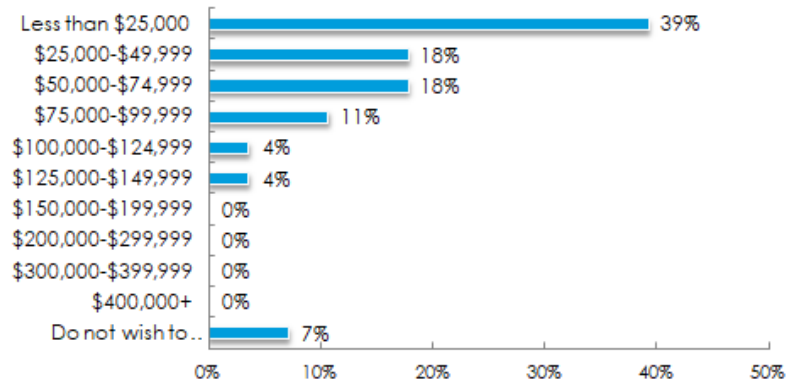
5. Current number of bedrooms:



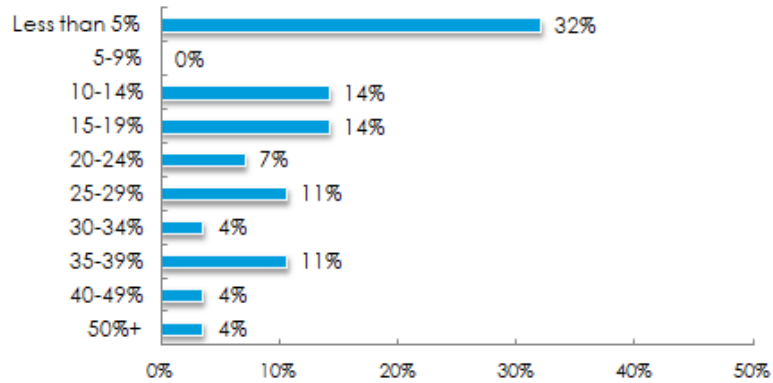
6. Household marital status:



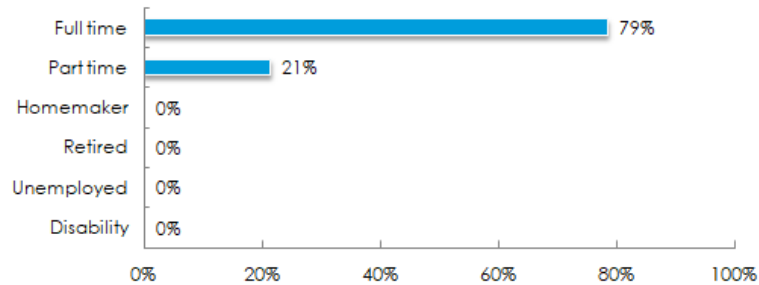
7. Estimated gross annual household income:



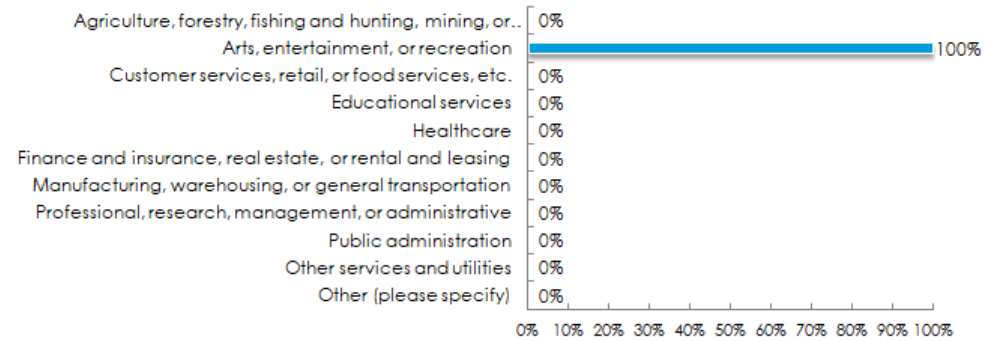
8. Portion of annual gross income spent on rent/housing



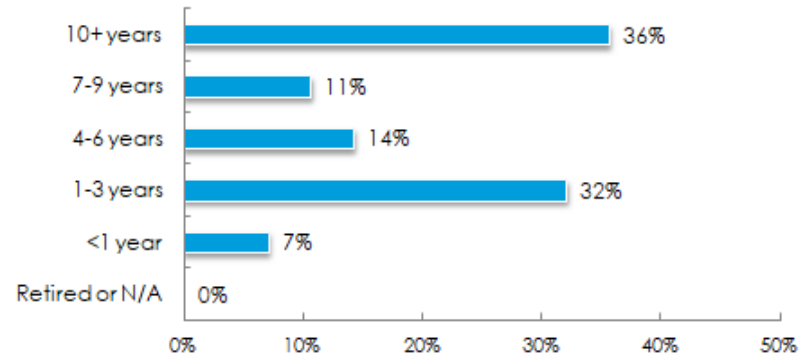
9A. Employment status of household member 1



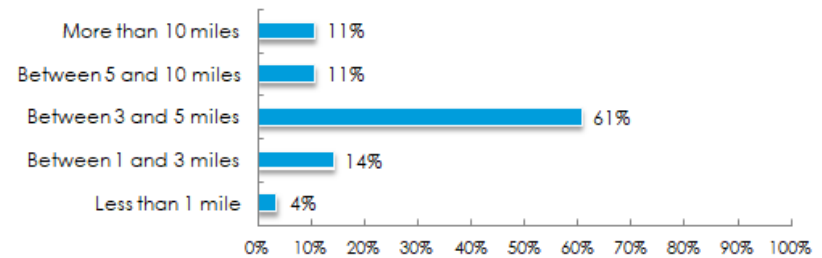
10A. Employment sector of household member 1



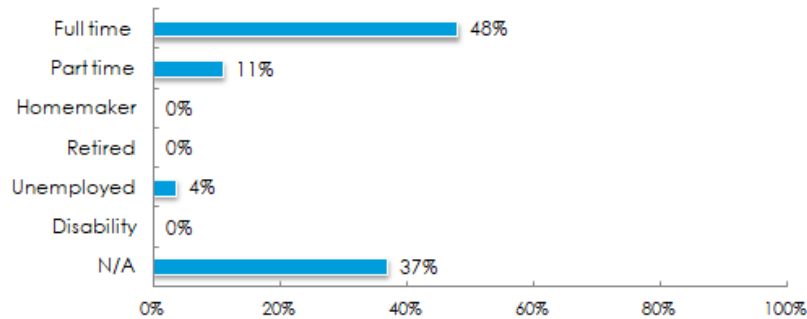
11A. Length of time with current employer (household member 1)



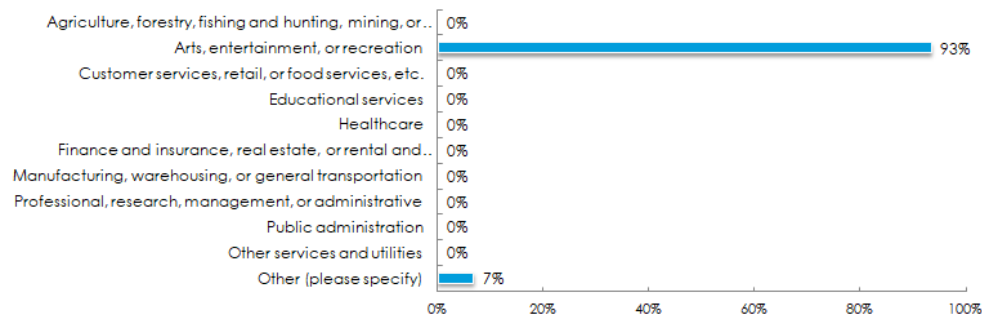
12A. How far do you travel to work (household member 1)



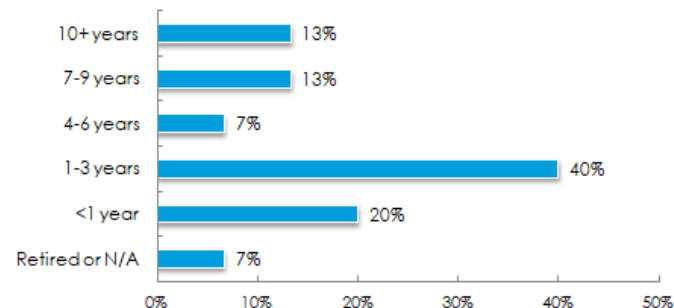
9B. Employment status of household member 2



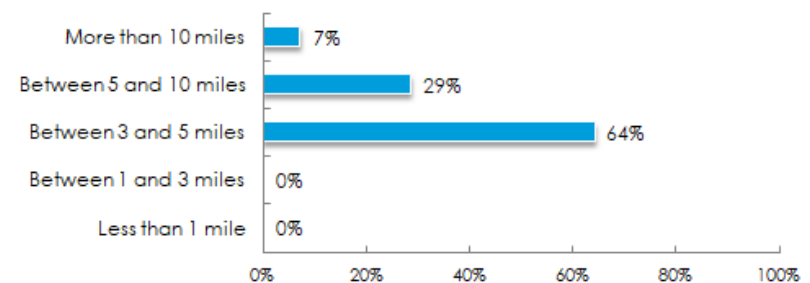
10B. Employment sector of household member 2



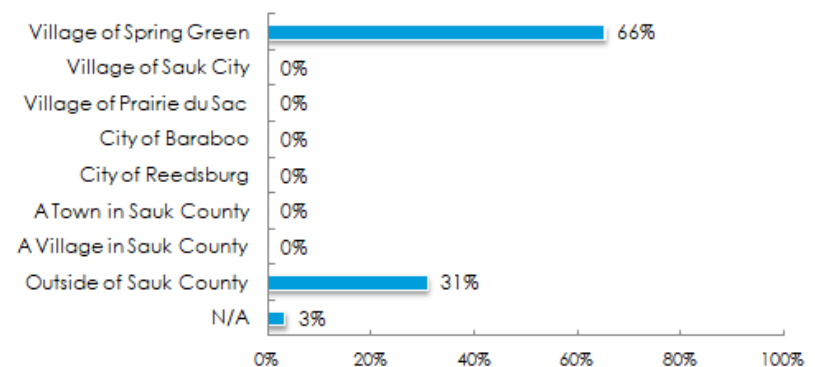
11B. Length of time with current employer (household member 2)



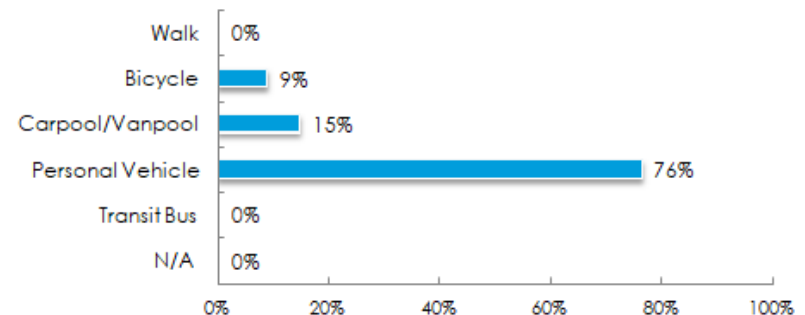
12B. How far do you travel to work (household member 2)?



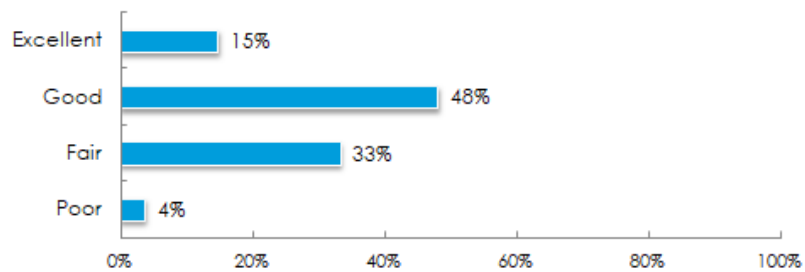
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

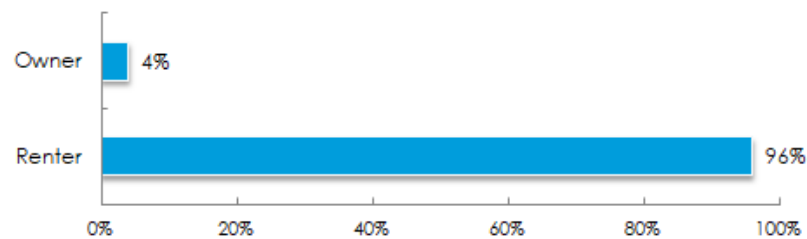


15. What is the overall condition of home or apartment?

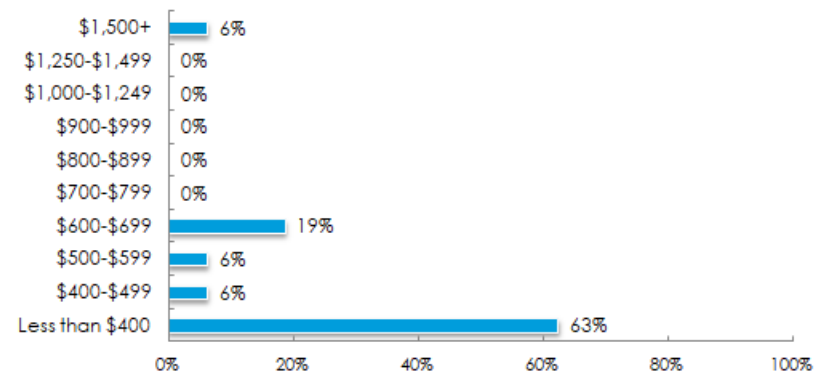


Question 16 can be found on the following page

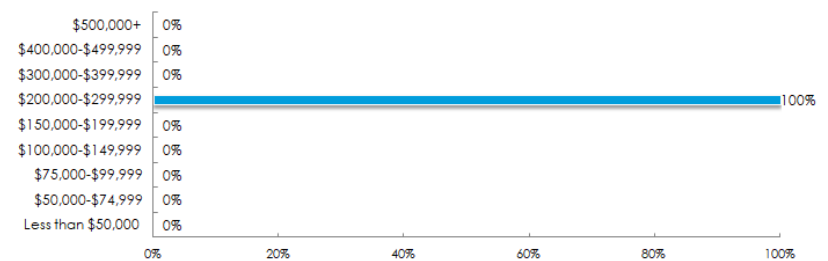
17. Are you an owner or renter of your residence?



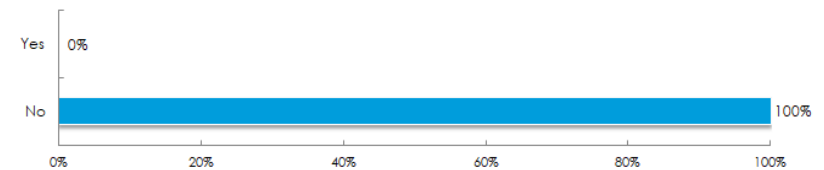
18. If OWNER, what are your typical monthly housing expenses?



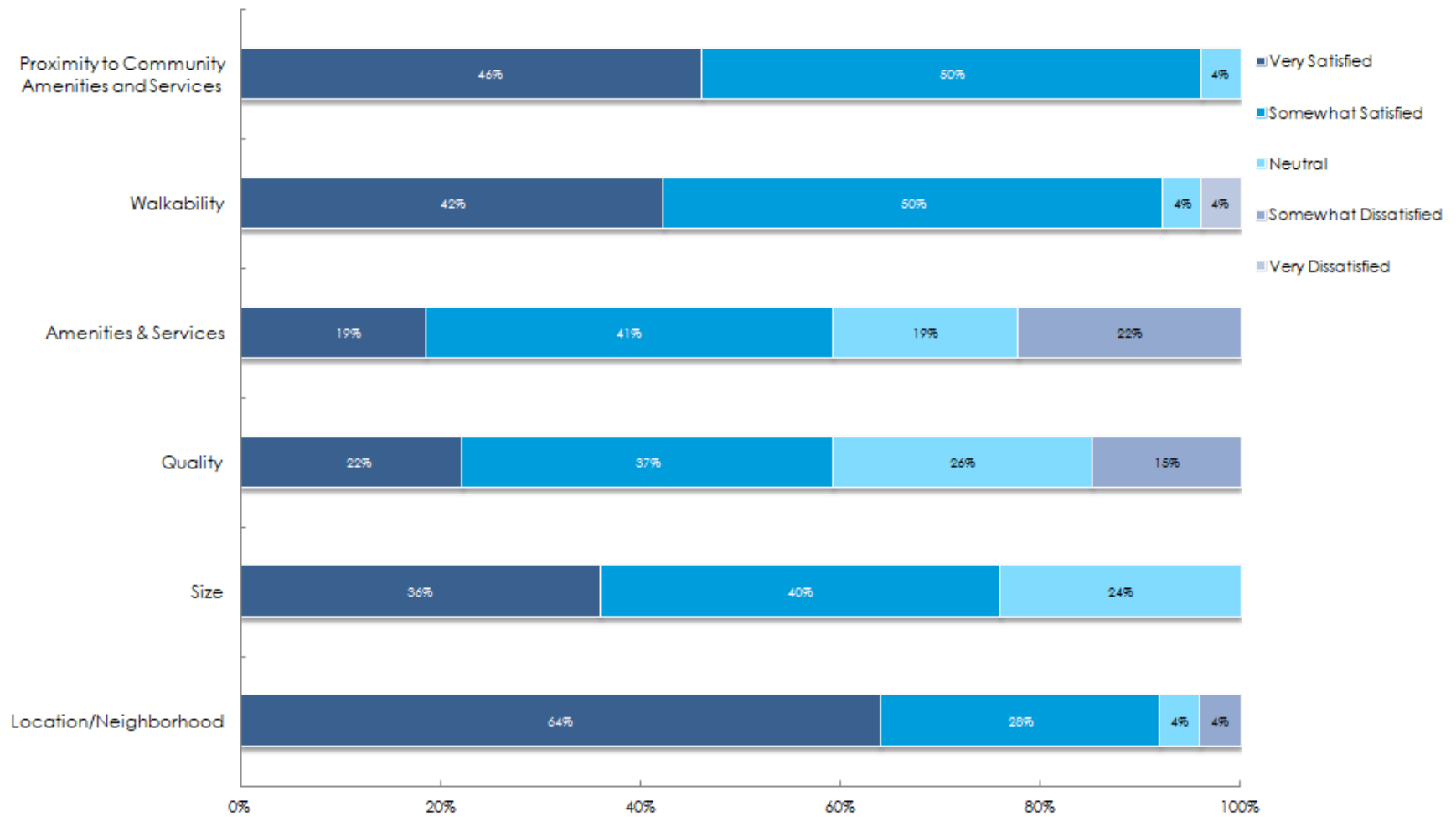
19. If OWNER, what is the approximate assessed value of your home?



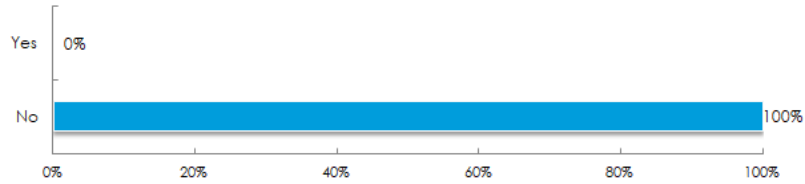
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



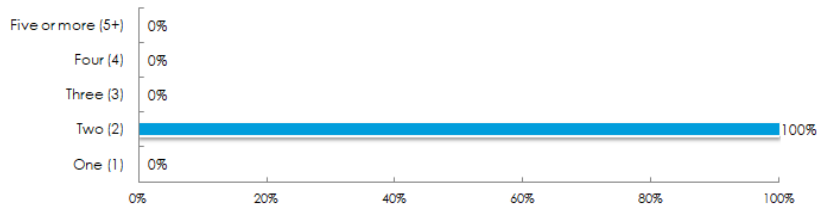
16. Please rate your satisfaction with your current housing.



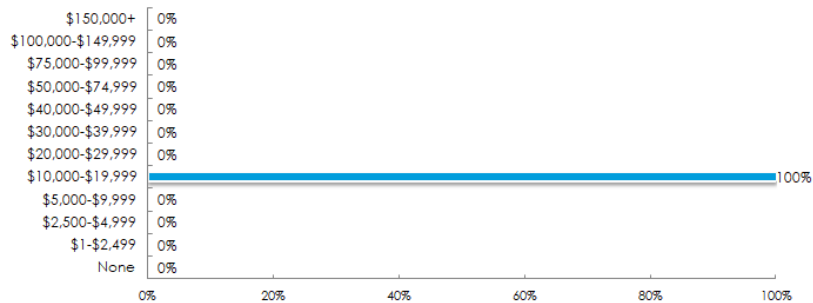
21. If OWNER, do you own a second home or vacation homes in Sauk County?



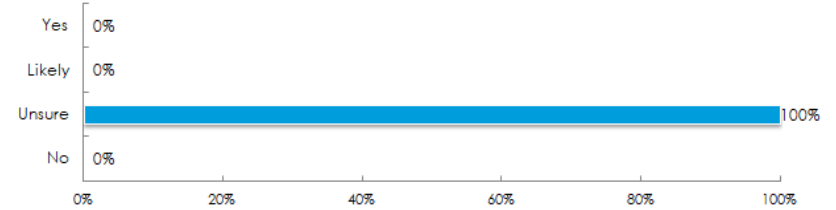
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



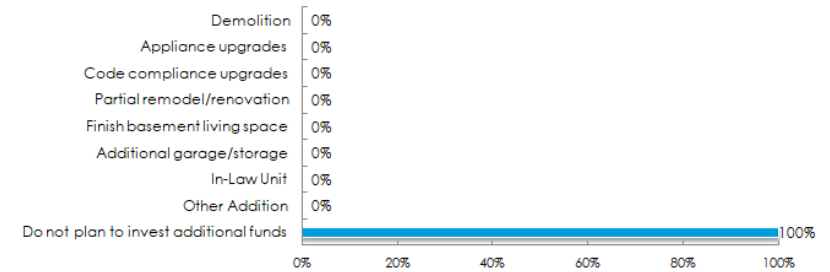
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



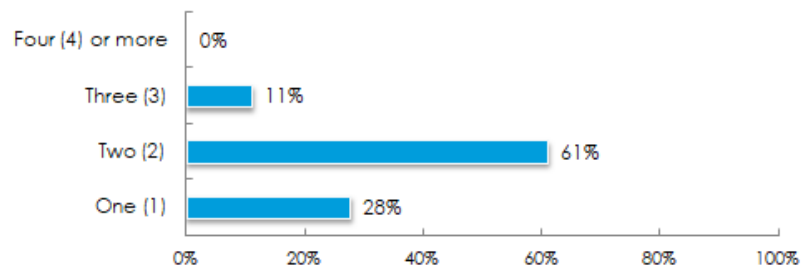
24a. If you plan to invest additional funds, what level of work do you anticipate?



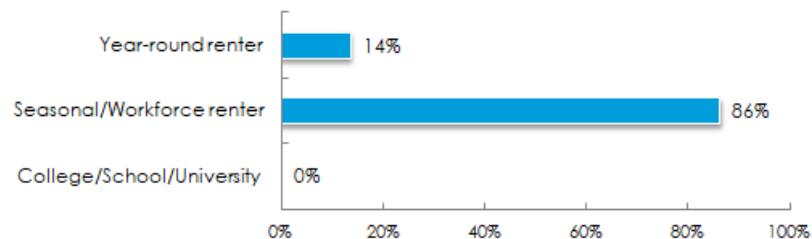
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

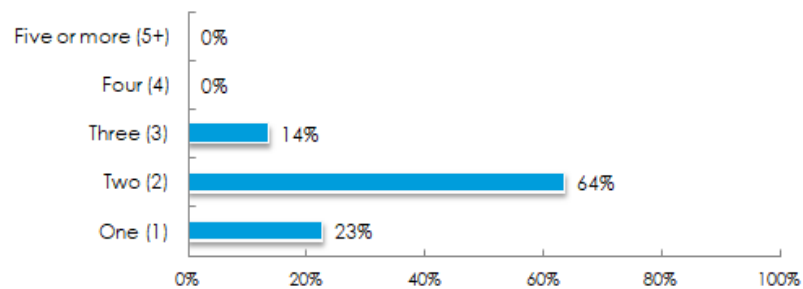
26. If RENTER, how many individuals pay rent to the landlord?



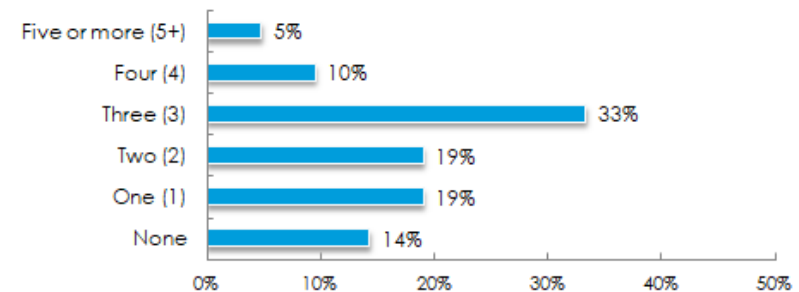
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

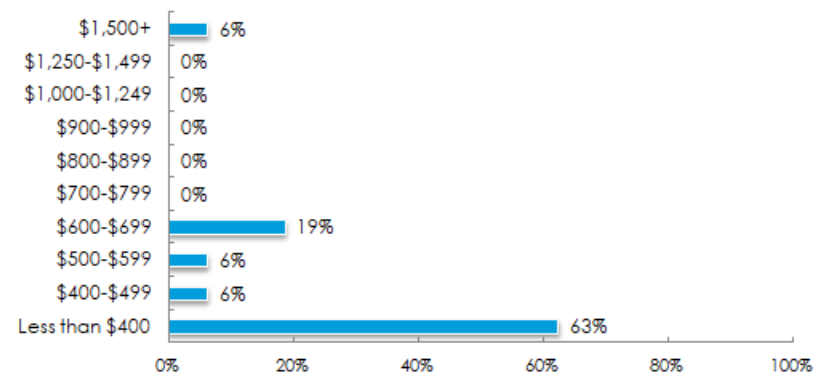


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

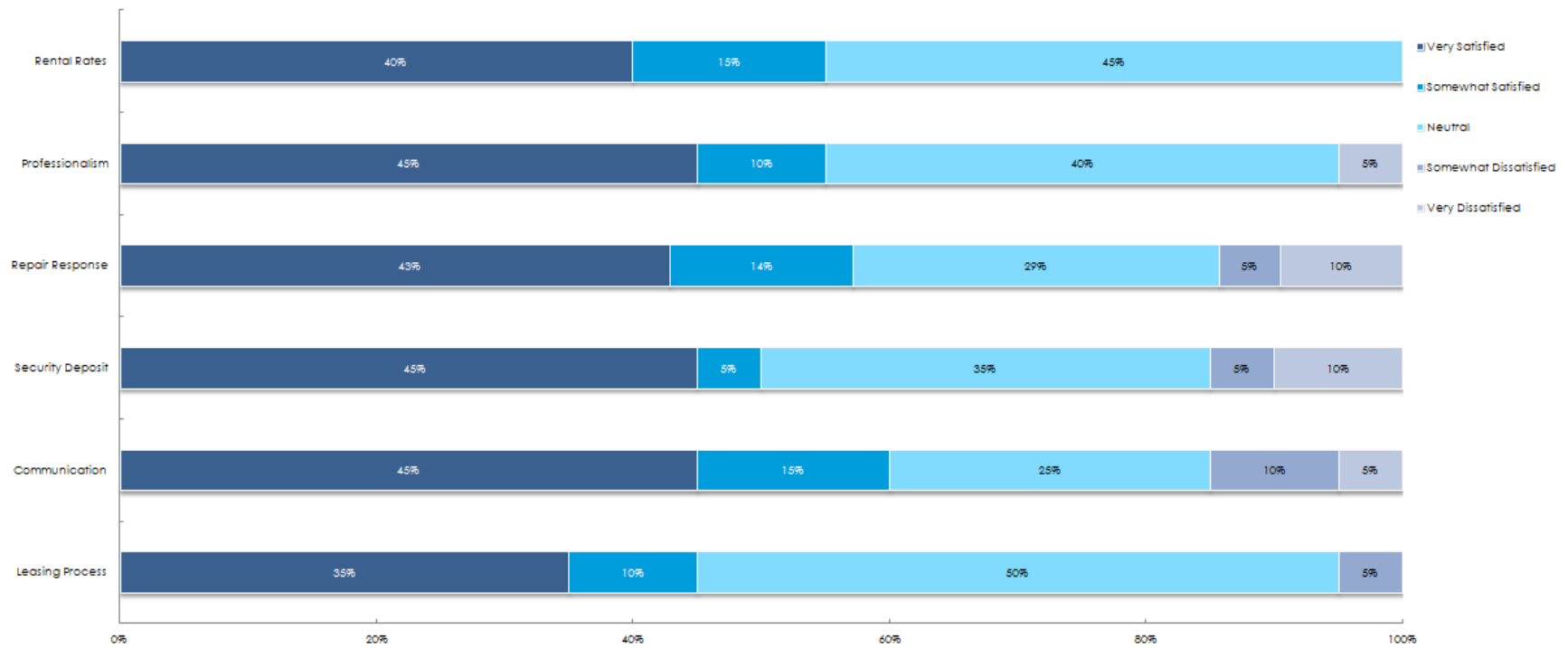


Question 30 can be found on the following page

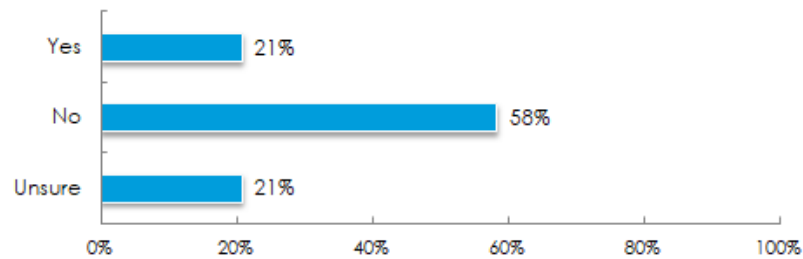
31. If RENTER, what does your household typically pay for household expenses per month?



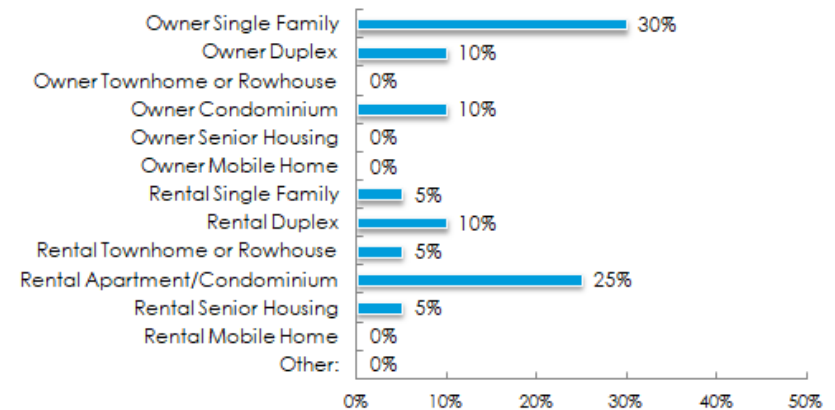
30. If RENTER, how would you rate the quality of your landlord experience?



32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

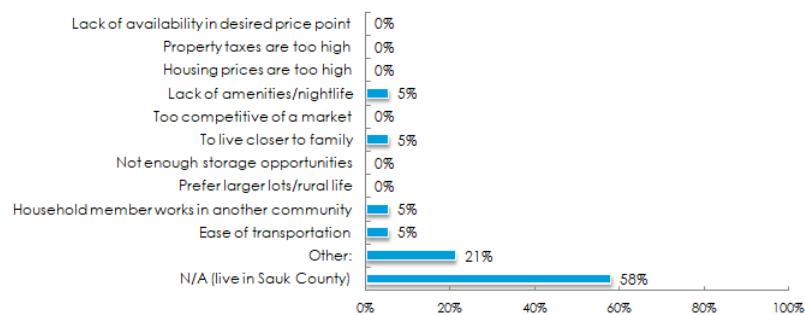


35. If you were to move to or within Sauk County, what type of housing would you prefer?

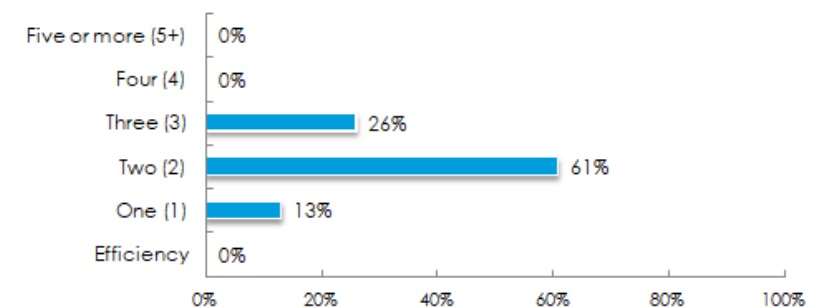


Questions 33A and 33 can be found on the following pages

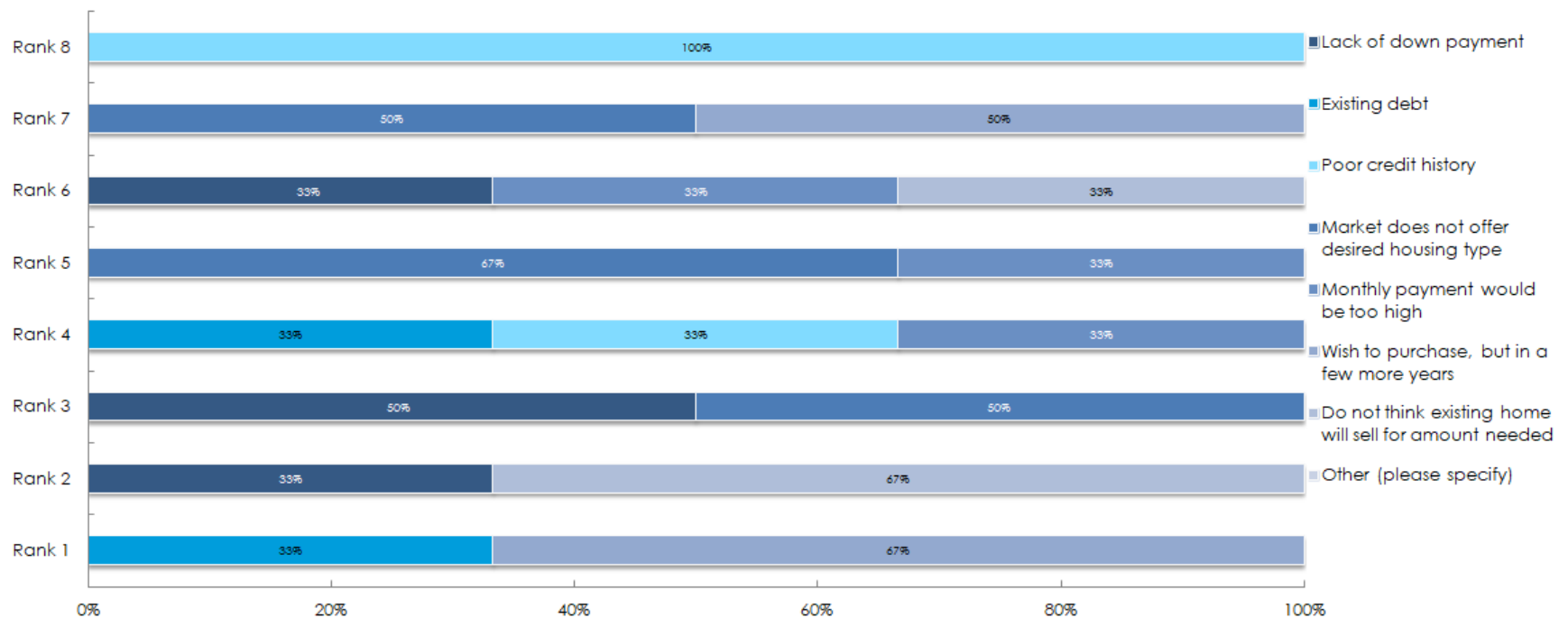
34. If you do not live in Sauk County, please indicate why (check all that apply):



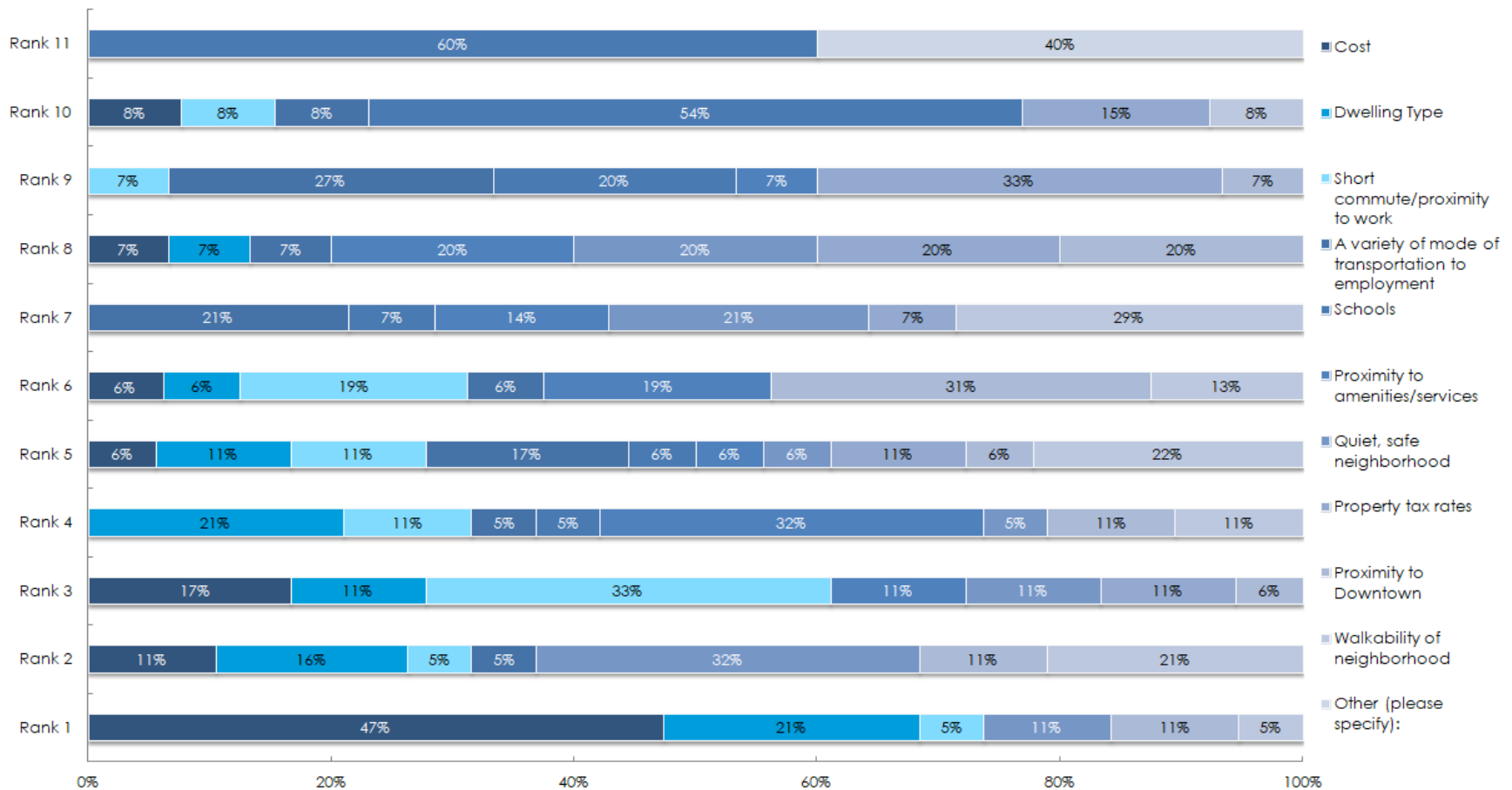
36. What size home is preferred (number of bedrooms)?



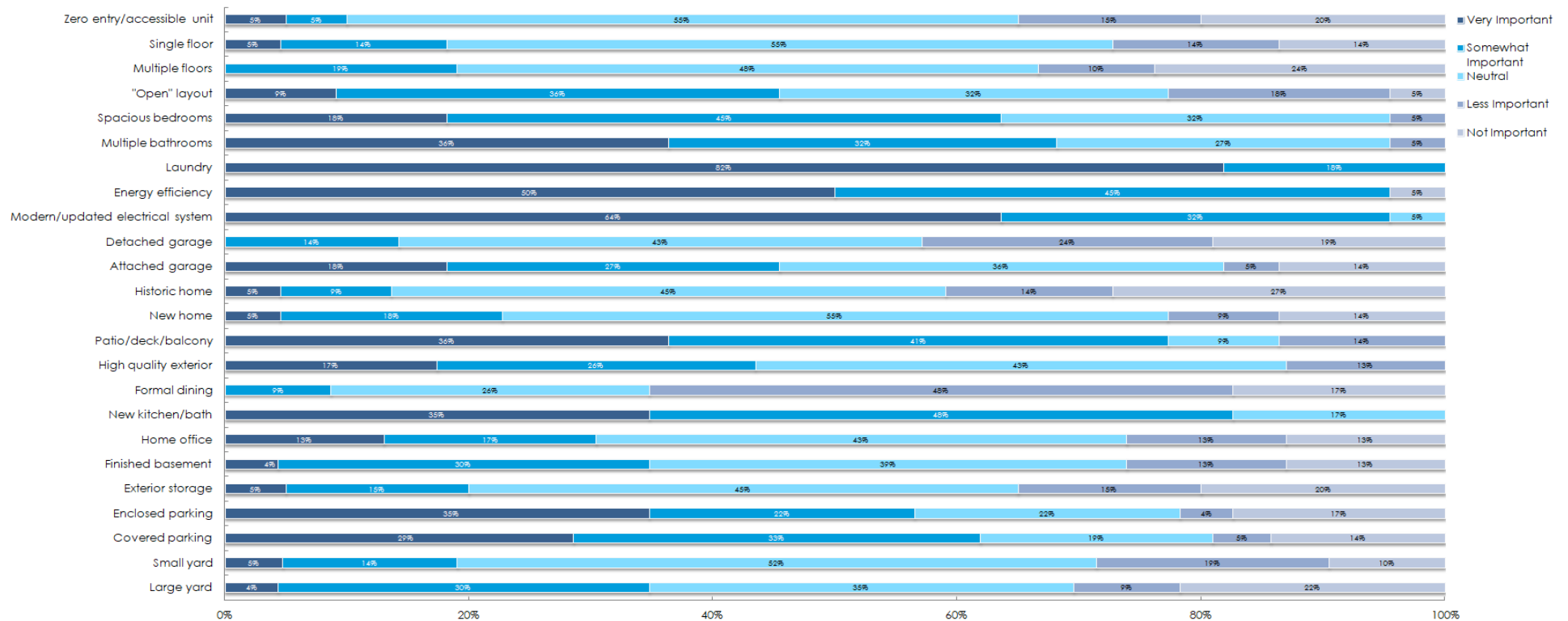
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



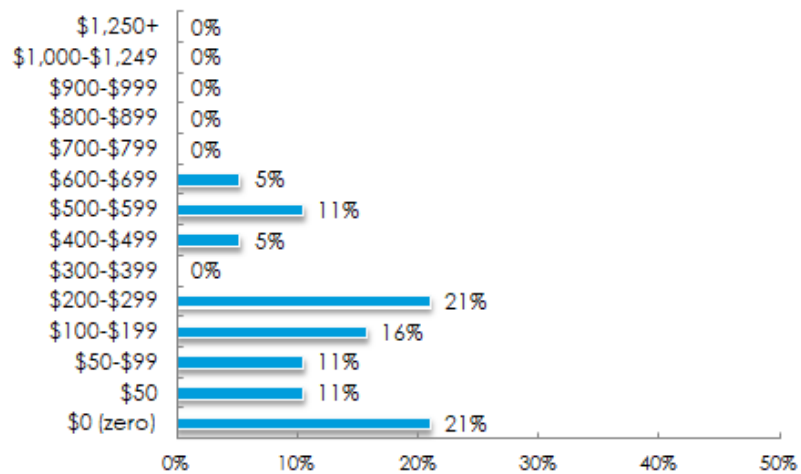
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

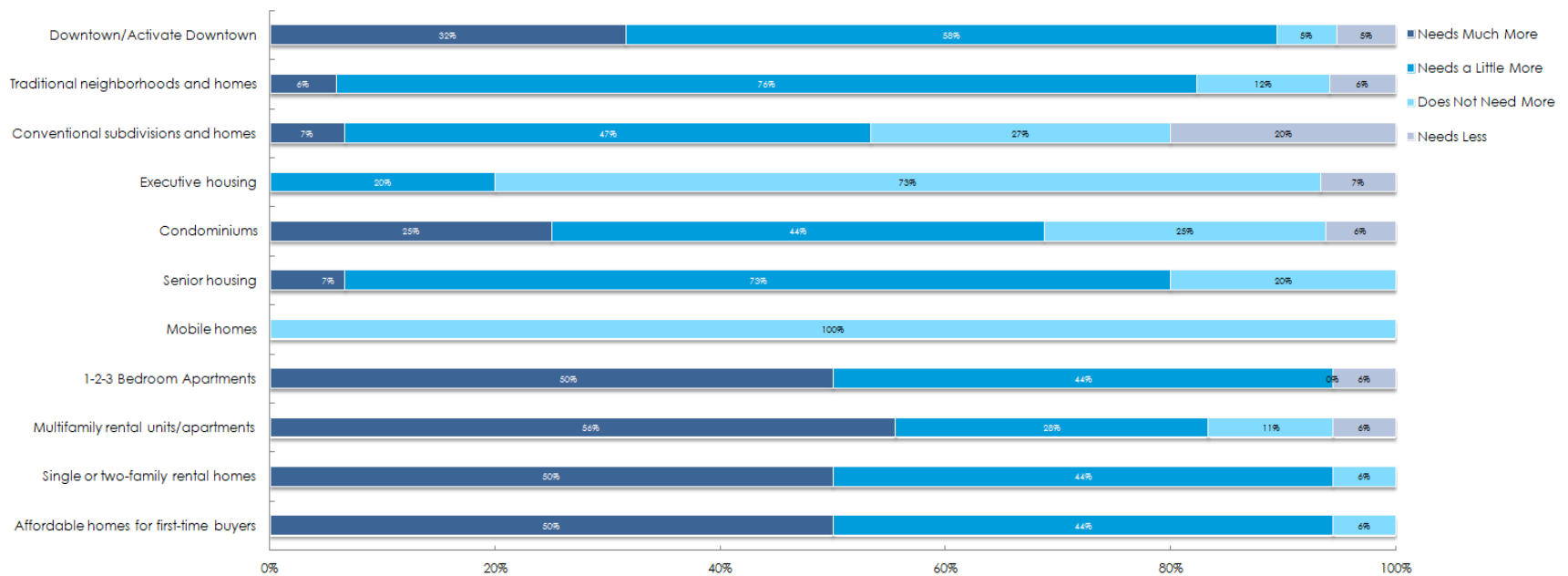


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

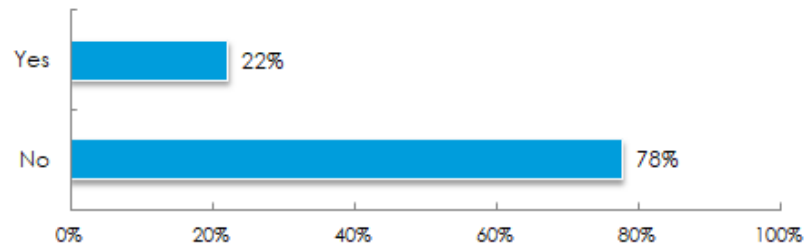
39. Based on your experiences, please rate the housing needs within your Community.



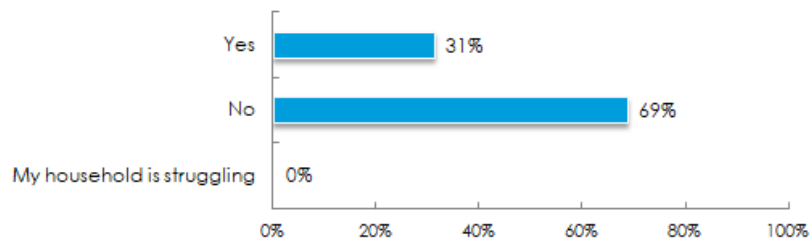
Answers to Questions 40-43 and 46 are featured in the following table:

AMERICAN PLAYERS THEATRE - Based on your experiences, indicate where new single-family housing should be constructed in your community.
in existing (empty) already layed out neighborhoods
On the west side, close to the high school.
Close to downtown
near downtown
In the wooded area east of downtown Spring Green toward Lone Rock.
Spring Green
AMERICAN PLAYERS THEATRE - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
adjacent to single family areas
Close to downtown
near downtown
The area between downtown Spring Green and the gas stations.
Spring Green could benefit greatly from more two and three bedroom apartments within reasonable walking distance to the downtown area.
Spring Green
AMERICAN PLAYERS THEATRE - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
many worn single family 'farm' houses could be gutted and remodeled and enlarged
The west side. There are some run down apartments along wood st.
Rehabilitation
downtown
Some of the apartments above the shops in the downtown area very badly need updating inside (remove decades-old carpet, replace bathtubs and vanities, replace stoves, add lighting in kitchens and bedrooms, etc).
Spring Green
AMERICAN PLAYERS THEATRE - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
On the highway
near highways
AMERICAN PLAYERS THEATRE - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
adequate fresh water, green spaces,
Only high end units being constructed
Spring Green should actively encourage more diversity in the community by providing affordable housing for a wider range of incomes.

44. Is there anyone living in your residence who does not have a permanent place to live?



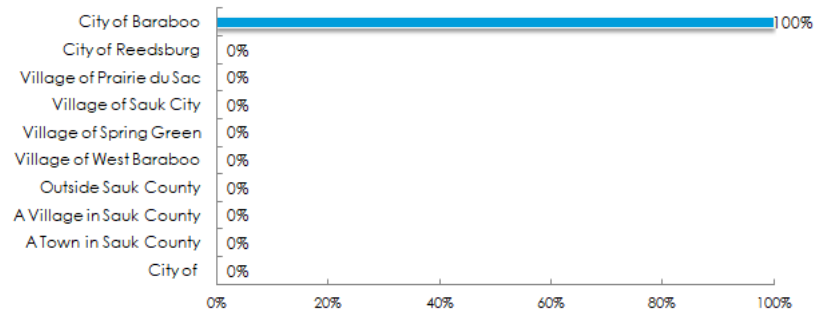
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



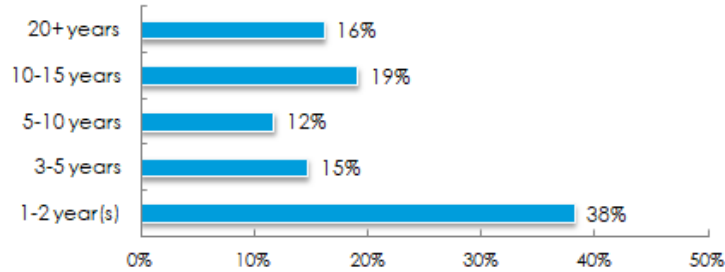


APPENDIX C – BARABOO SURVEY SUMMARY

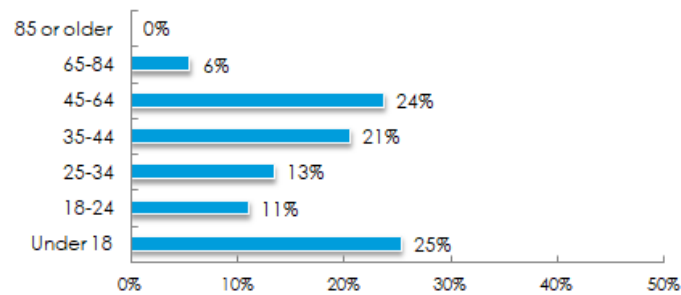
1. Jurisdiction of Residence



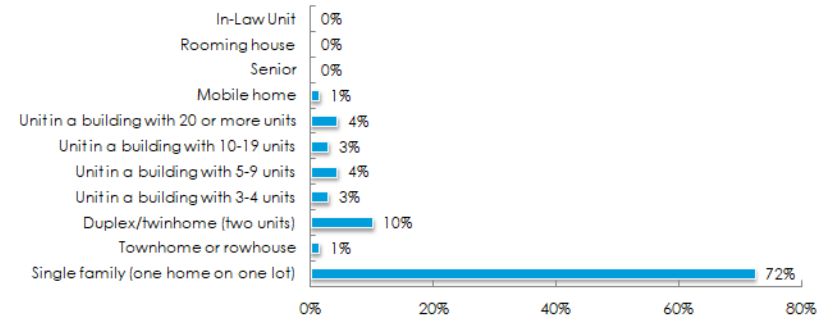
2. How long have you been at your current residence?



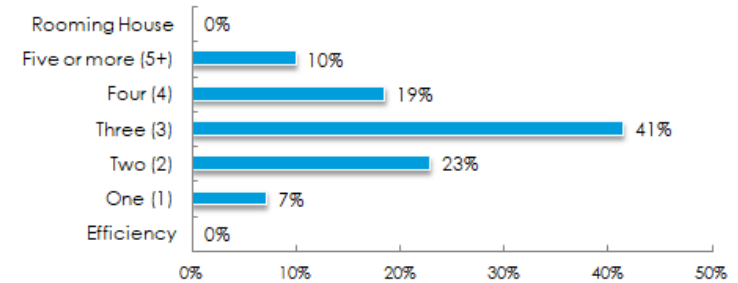
3. Number of household members by age?



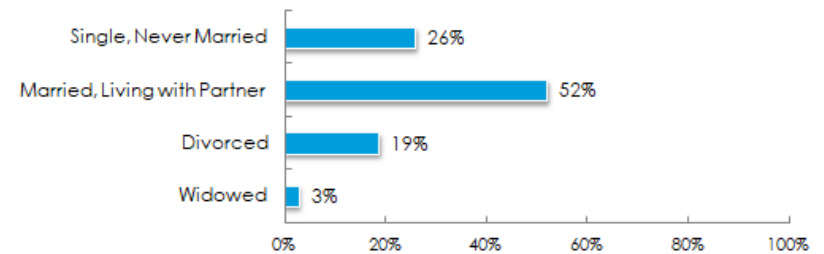
4. Current housing type:



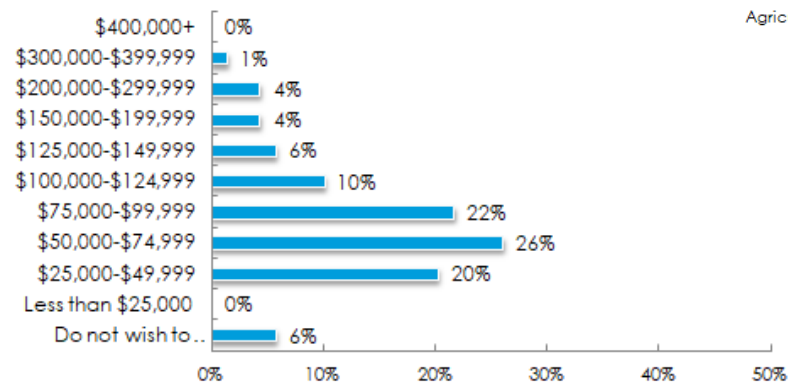
5. Current number of bedrooms:



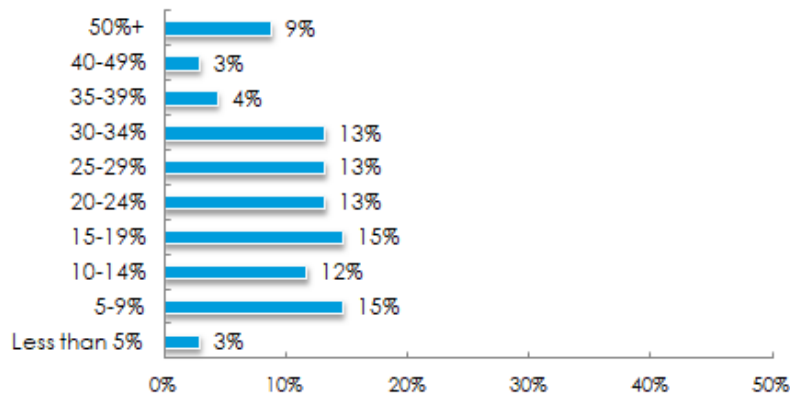
6. Household marital status:



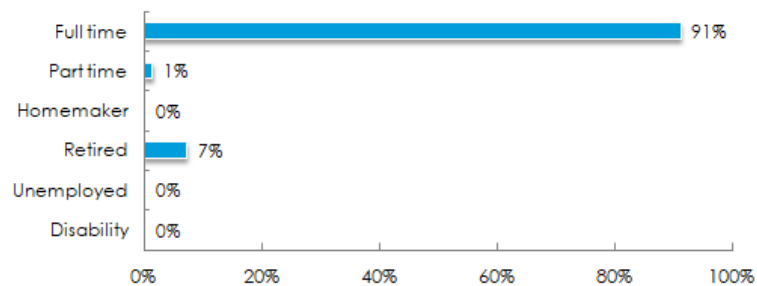
7. Estimated gross annual household income:



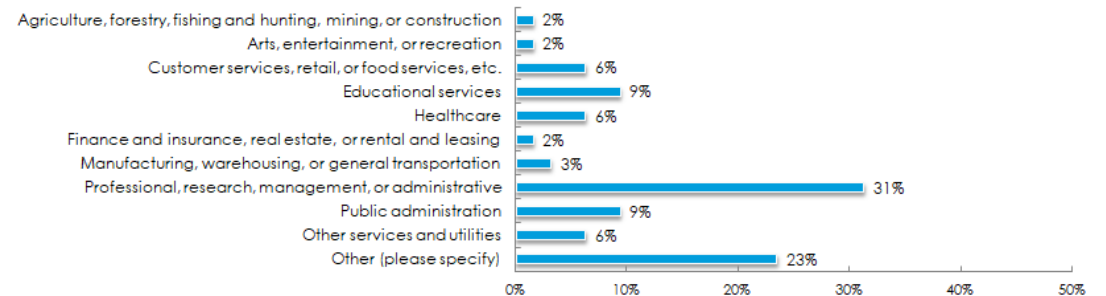
8. Portion of annual gross income spent on rent/housing



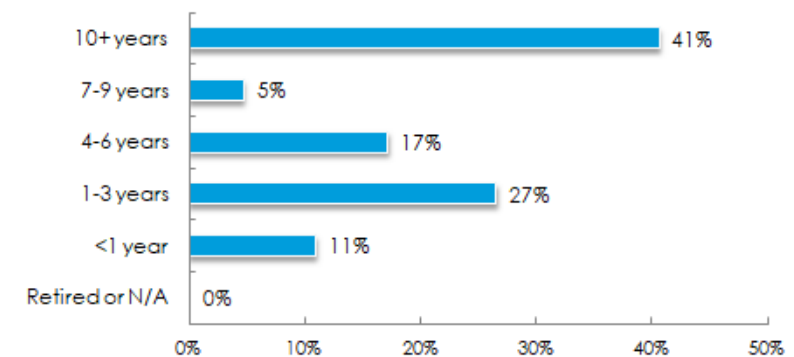
9A. Employment status of household member 1



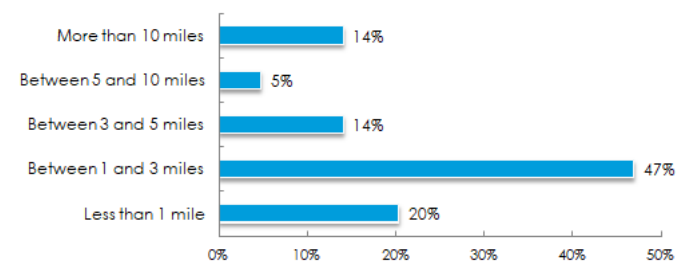
10A. Employment sector of household member 1



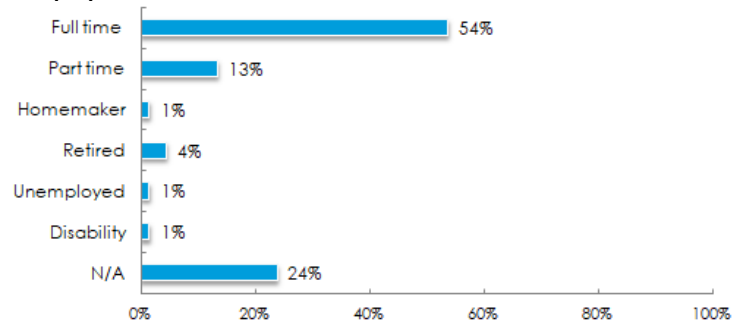
11A. Length of time with current employer (household member 1)



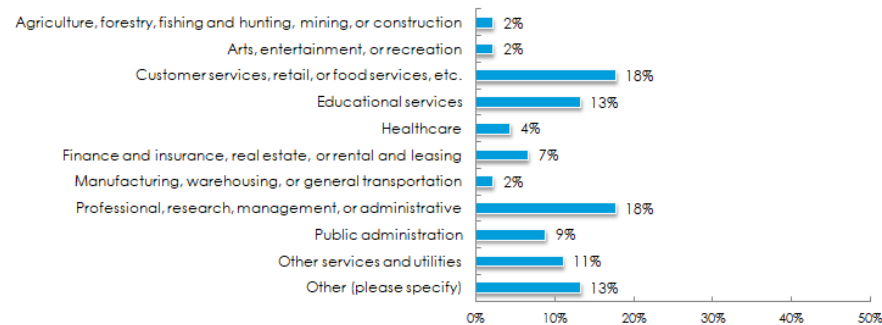
12A. How far do you travel to work (household member 1)



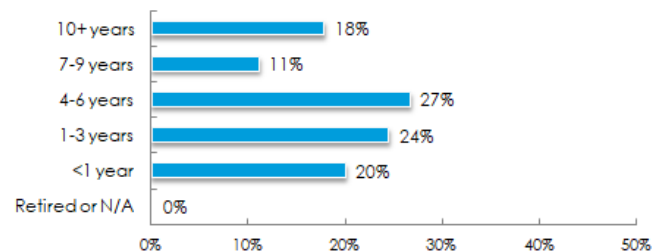
9B. Employment status of household member 2



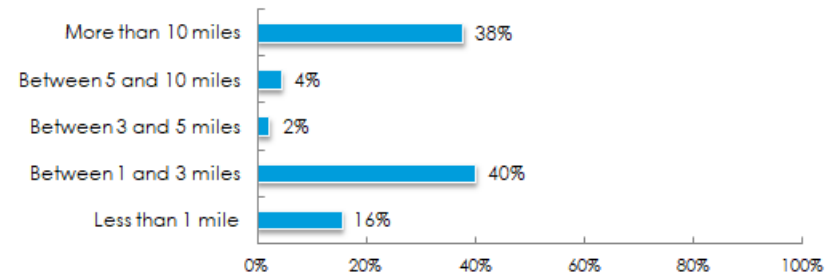
10B. Employment sector of household member 2



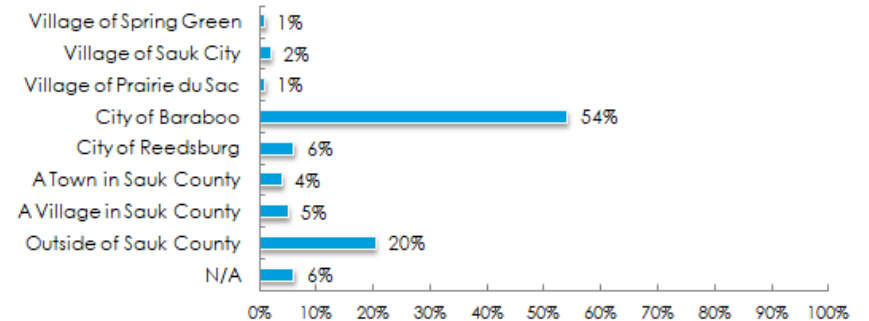
11B. Length of time with current employer (household member 2)



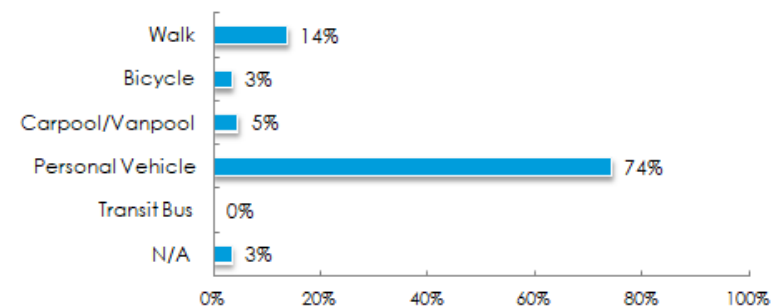
12B. How far do you travel to work (household member 2)?



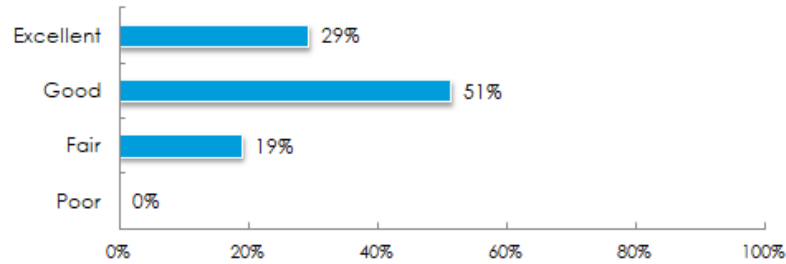
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

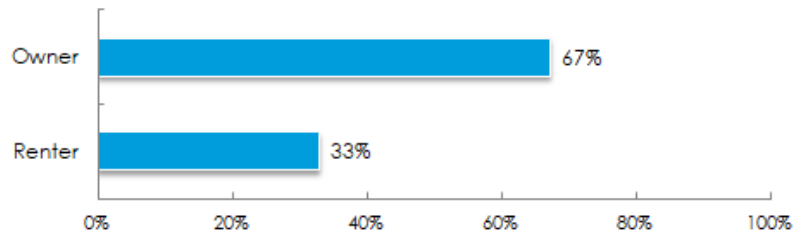


15. What is the overall condition of home or apartment?

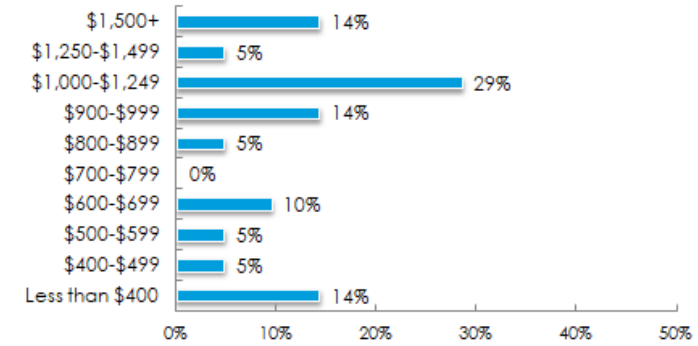


Question 16 can be found on the following page

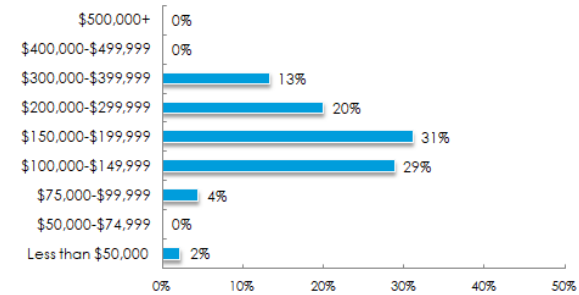
17. Are you an owner or renter of your residence?



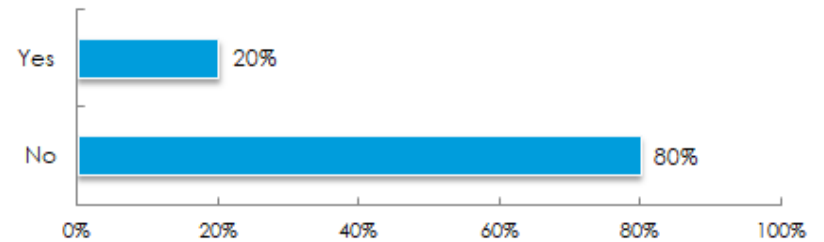
18. If OWNER, what are your typical monthly housing expenses?



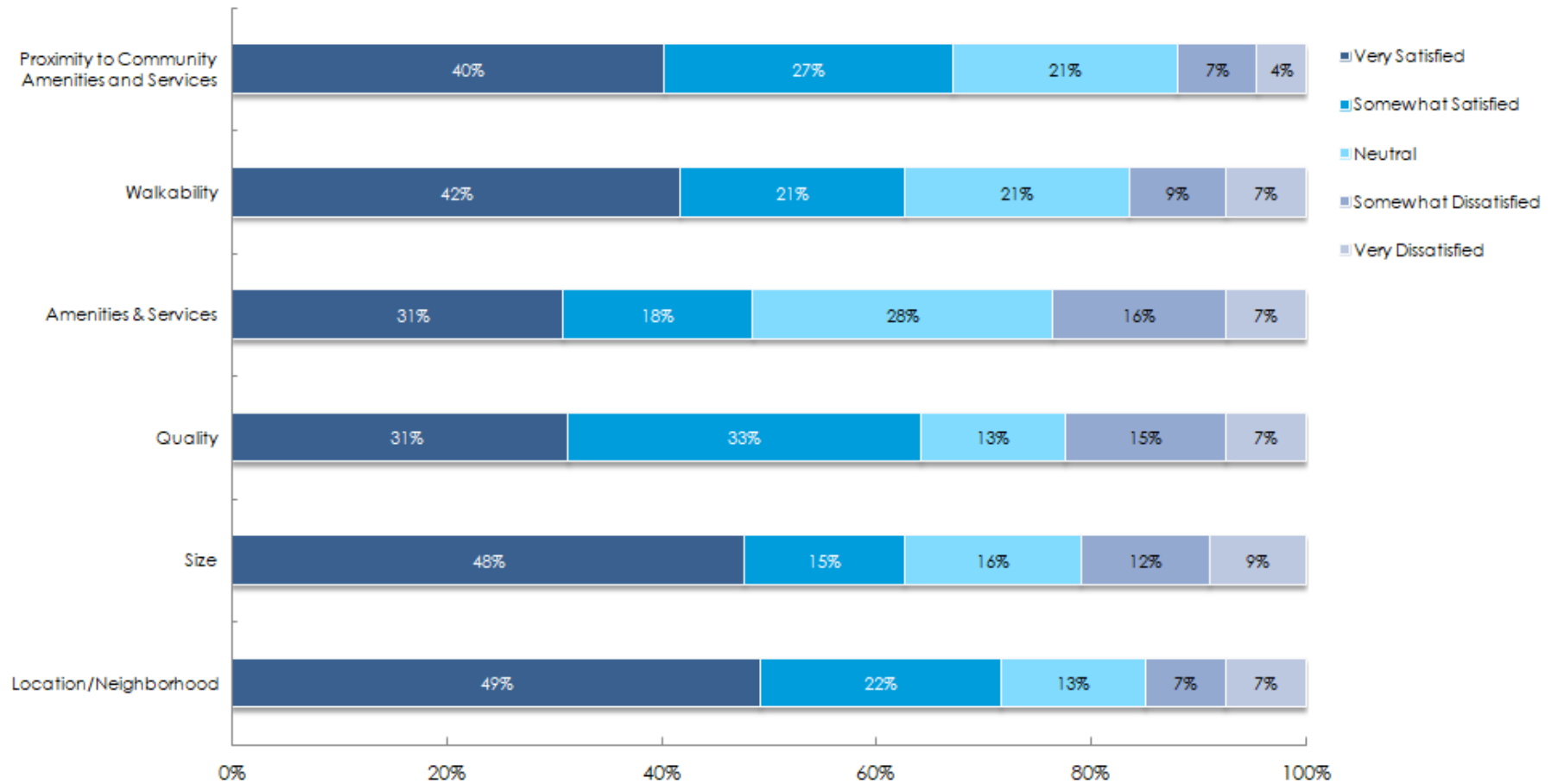
19. If OWNER, what is the approximate assessed value of your home?



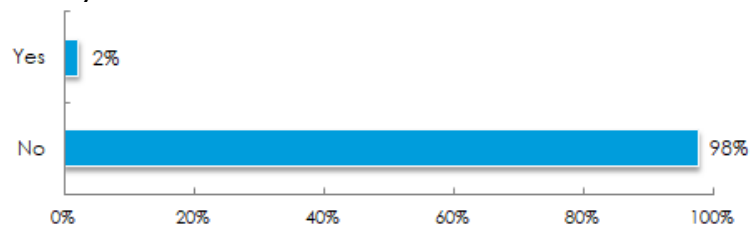
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



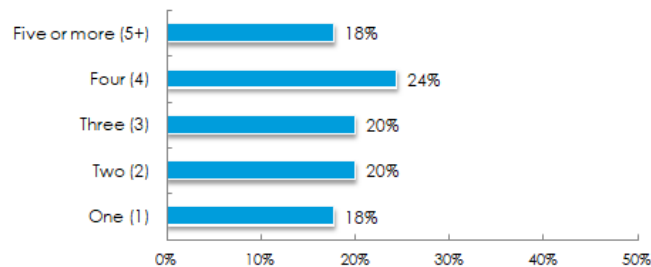
16. Please rate your satisfaction with your current housing.



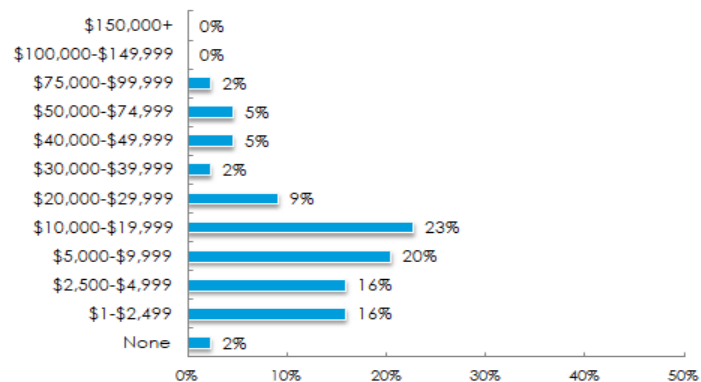
21. If OWNER, do you own a second home or vacation homes in Sauk County?



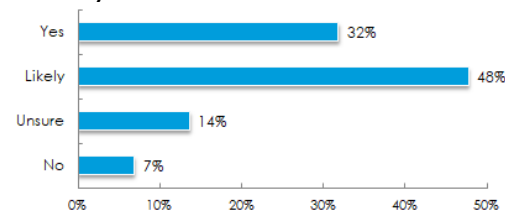
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



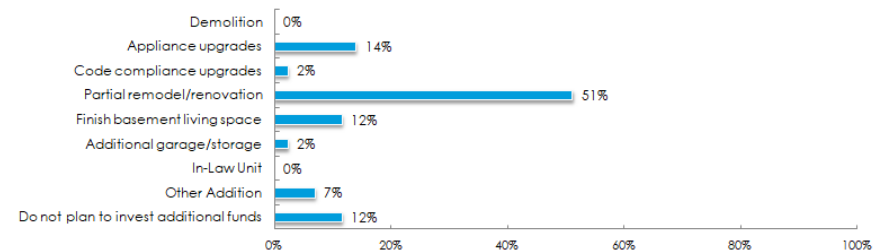
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



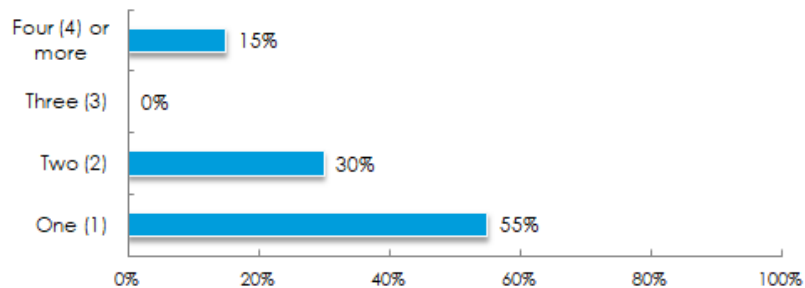
24a. If you plan to invest additional funds, what level of work do you anticipate?



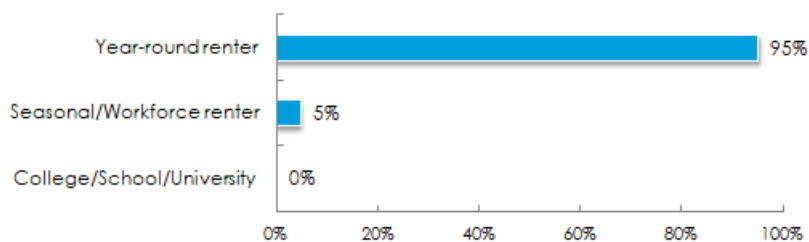
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

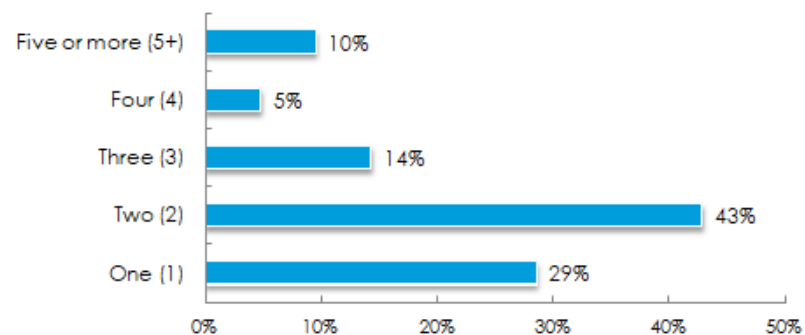
26. If RENTER, how many individuals pay rent to the landlord?



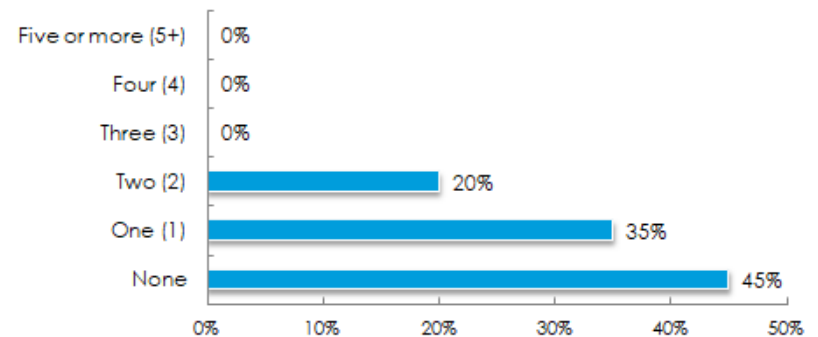
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

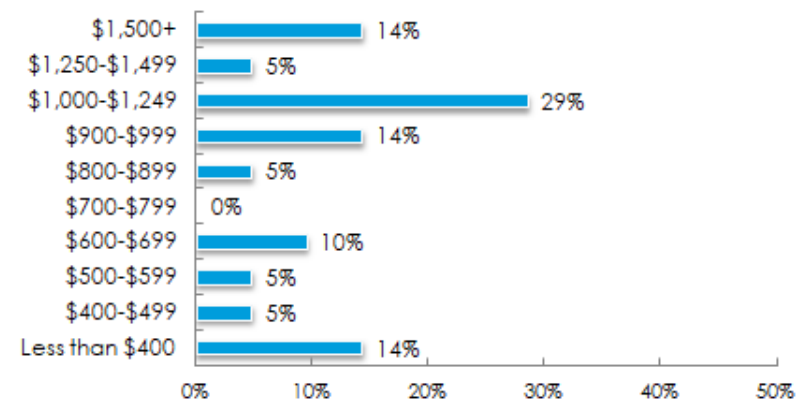


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

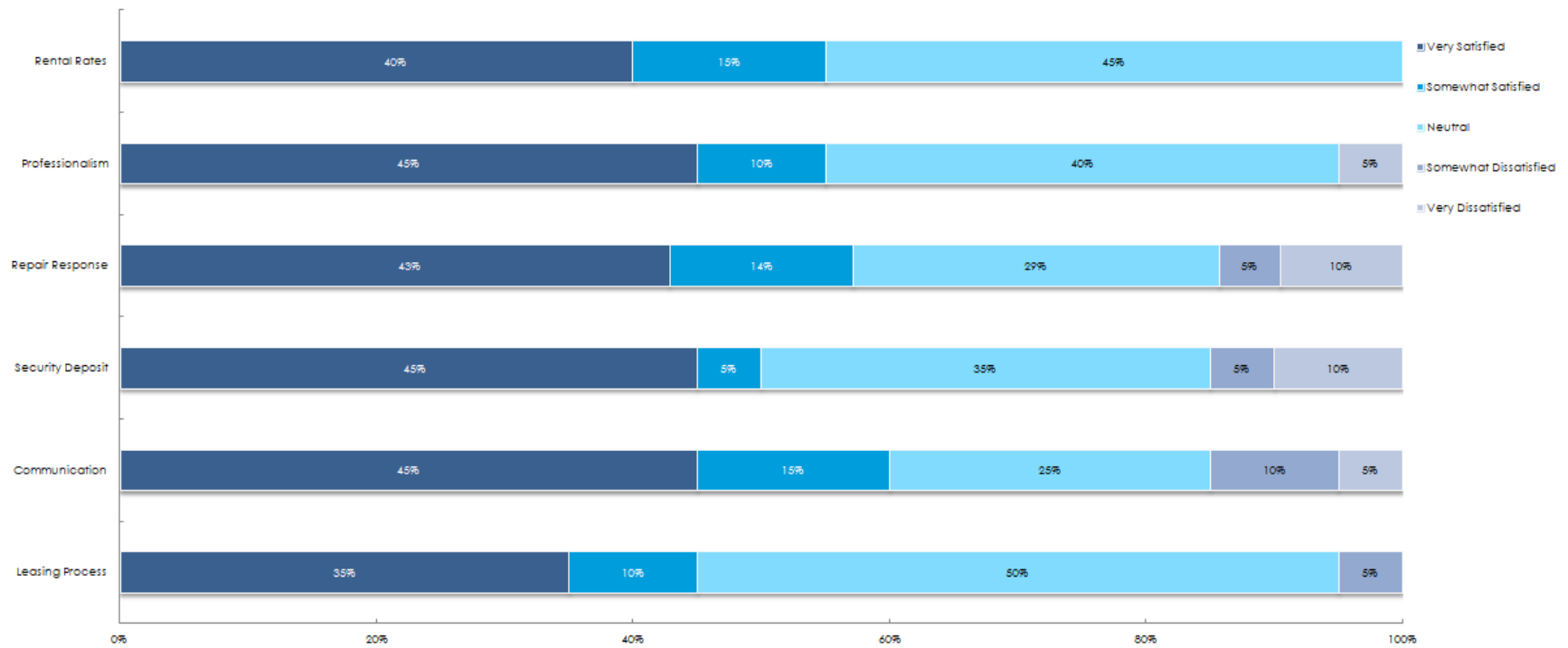


Question 30 can be found on the following page

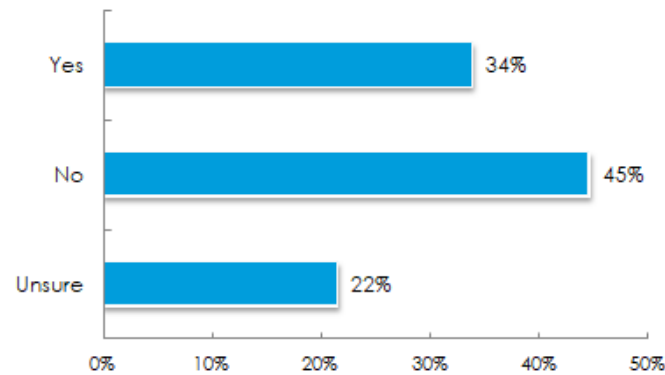
31. If RENTER, what does your household typically pay for household expenses per month?



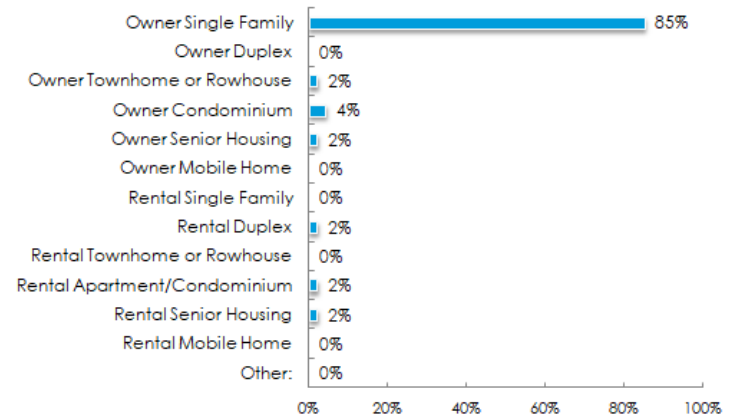
30. If RENTER, how would you rate the quality of your landlord experience?



32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

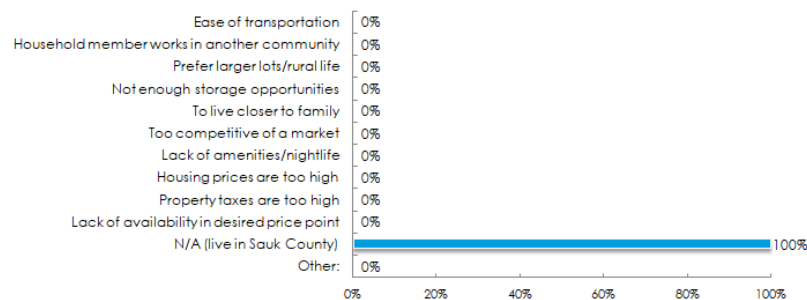


35. If you were to move to or within Sauk County, what type of housing would you prefer?

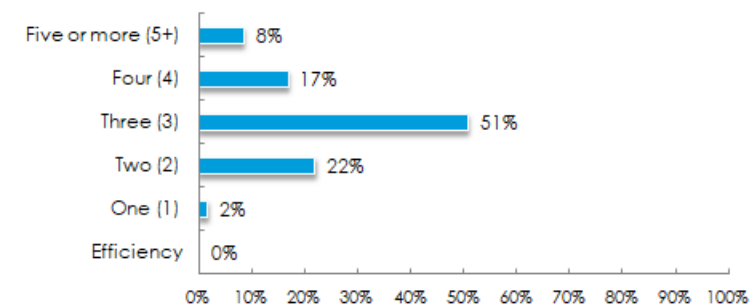


Questions 33A and 33 can be found on the following pages

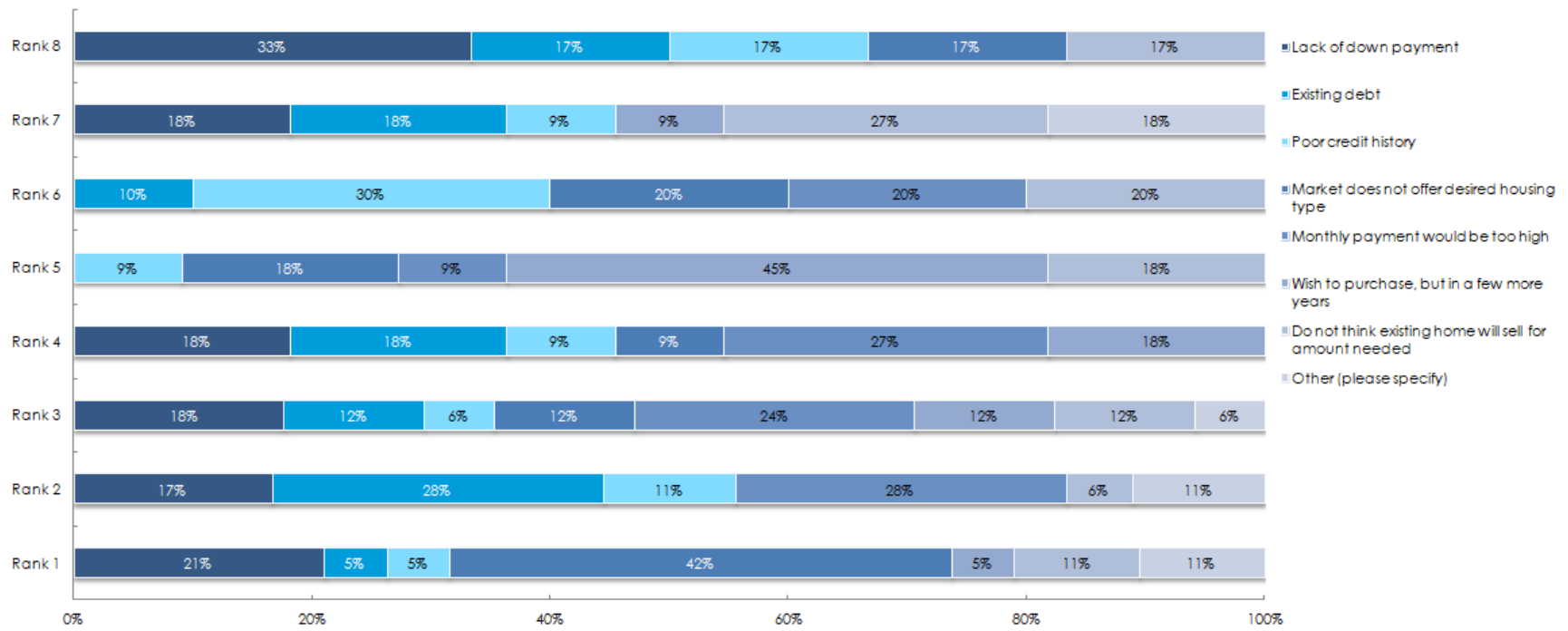
34. If you do not live in Sauk County, please indicate why (check all that apply):



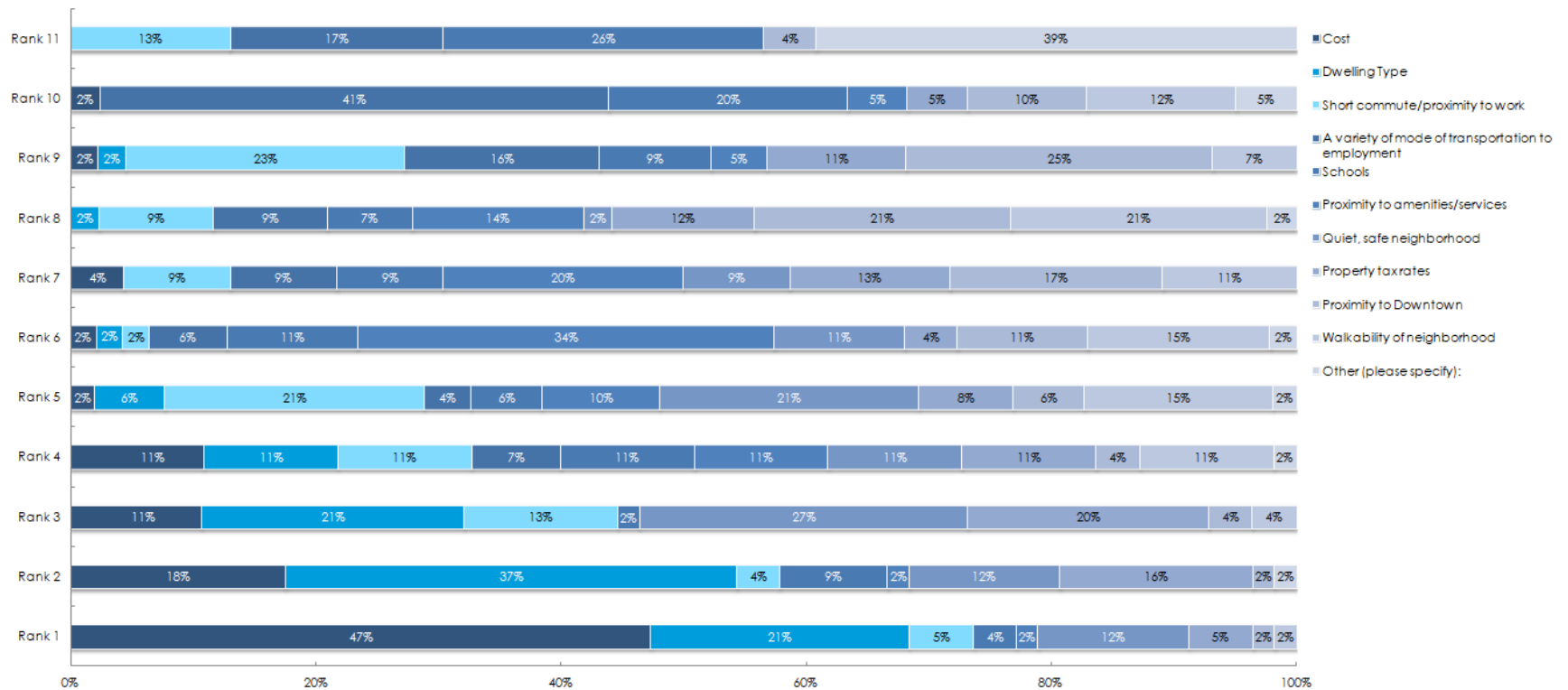
36. What size home is preferred (number of bedrooms)?



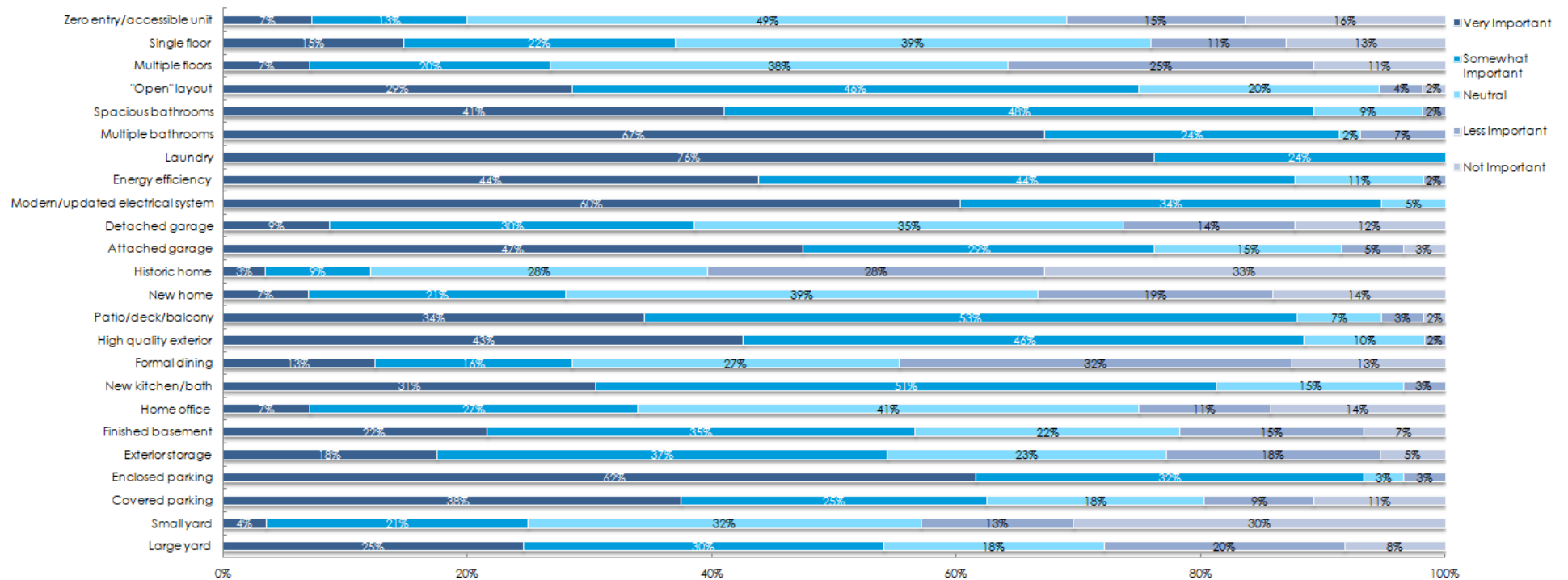
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



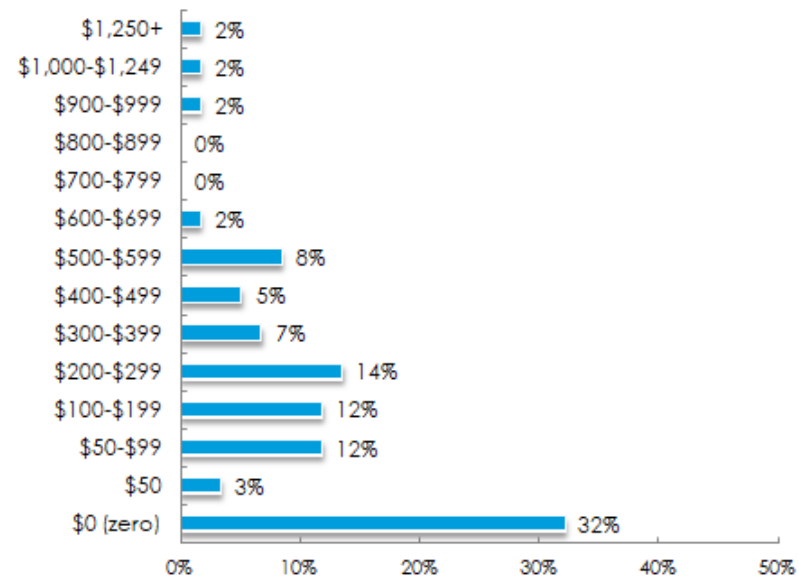
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

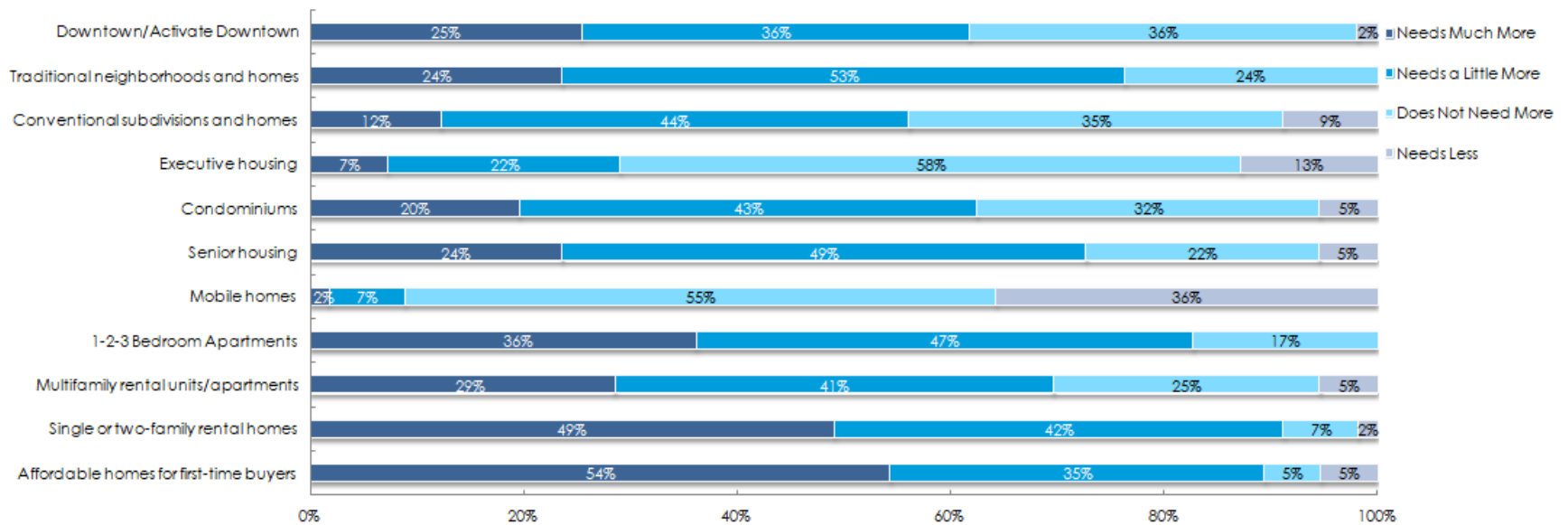


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.



Answers to Questions 40-43 and 46 are featured in the following table:

BARABOO - Based on your experiences, indicate where new single-family housing should be constructed in your community.
1.) East of (new) Hwy 13 West Baraboo, south of South Blvd, west of Walnut/DL, north of Devil's Lake
2.) old commercial buildings on Baraboo River directly behind (west) of St. Vincent de Paul
Affordable , not fancy , just better then renting
Affordable senior housing Spring Green Spring Green+ not income-based or assisted living....serious deficit!!
Because we are both approaching retirement in the near future, we prefer close to medical providers, grocery shopping and close proximity to the downtown area.
by the waterfront
Close to the existing elementary schools for first-time buyers and single family homes.
could tear down crap to rebuild homes people want
East Side and South Side
East side of Baraboo
Eastside
Good family neighborhoods
I don't know that new housing construction is the need. Perhaps rental homes could somehow be converted to ownership homes.
I like where all the new sub-divisions have been going. It would be nice to have a few more closer to Devil's Lake
I think more could be built out towards devils lake around mine road?
I wish I had ideas.
just outside of town
More single family homes could be constructed in and around the northeast side of Baraboo along county highway T.
NE of town off intersection of Hwy T and Hwy 33
near downtown, south side
Near farm and fleet in the big field across the street
Near the Highway 12 bypass and East side of town.
Near the schools
Near the square/ by the river
North and East of town
north of town
Northwest
Not mixed in with apartments, to many houses and apartment homes are mixed. If you have a Condo Division then build that but don't mix that with houses and than don't put houses, condos and houses on the same street.
Not sure, I'd like to see a way to use existing space within city limits be 're-built' with new dwellings. I just don't know if it's possible. It seems we have lots of run down neighborhoods - I don't know if they are owned or rented homes.
On east side of the City of Baraboo
Rural subdivisions with .Spring Green-1 acre lots; affordable yet quality construction.
safe area with low taxes
south side

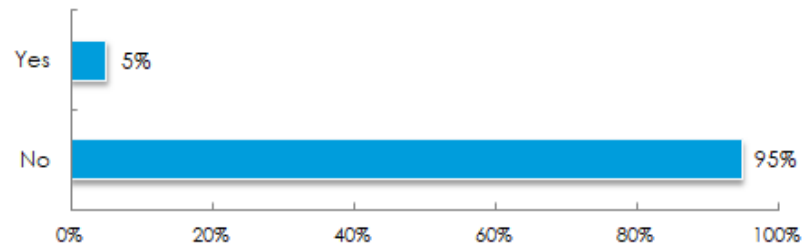
south side - w/in City
There is no room to construct new housing except on the outskirts, which defeats the purpose of having a vibrant walkable downtown.
West side Baraboo
BARABOO - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
1.) Lynn St. & Walnut St. (Old Baraboo Inn) could use face lift and new apartment maybe overlooking the river
2.) Closer to grocery & shopping, closer to river front, closer to UW Baraboo campus...
Affordable starter homes are needed , something 80k that's not falling apart
Continued development to the East side of Baraboo.
depending on type of Multifamily housing. Areas of town are beginning to look like the 'projects' and the current and traditional HUD housing is an eye sore.
down town
east of town
East side of town to promote growth.
East side of town?
I don't think this is a need.
I think that multi-family housing should remain on the fringe of the city.
Look and stop mixing community housing
More multifamily housing could be constructed in the village of Lake Delton and near the southeast side of Baraboo.
More on the West end of town, out Hwy 13 West Baraboo towards the new life lavender farm.
Near farm and fleet in the big field across the street
Near the schools
Next to the river on the north side of the river bank.
Northern Baraboo
Northwest
safe area with low taxes
Silver drive area
south of the city
South of Town
south side
South side
south side
south side - w/in City
South side of the City of Baraboo
tear down crap and start over
This answer is the same as for single family housing. I just wish we could use existing built areas better and leave in-built areas as is.
BARABOO - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).

1) 8th Street - between Broadway & Summit St. 2) Walnut St. – between Water St. & Lake St. 3) Riverview Apts on Broadway could use a 'face lift'.
8th street is in need of most help. Some houses and the road, everyone see it.
All of Baraboo seems to need improvement. Too many low quality homes or rentals.
Baraboo- 8th Street/8th Avenue, much of the very near downtown neighborhoods in each direction.
Central city
crap needs improvement both aesthetically and functionality
downtown
downtown & surrounding neighborhoods
Downtown Baraboo
downtown has many old and ill-cared for homes
I think the south side of town has come along way since I was a kid, but I think they still could use more especially the old business buildings along there.
just outside downtown area
low income housing
More help for the elderly, housing for the elderly-it doesn't seem like there are enough options for alzheimer's, dementia patients
Most of the downtown apartments that I've been in are in great need of repair/renovation. The exterior of a lot of the buildings is in need of upgrade also.
Near downtown
near west side between downtown and zoo, and south side Blackhawk
North of 8th Street in Baraboo. The public housing on the river should be moved as it is prime real estate.
Roads in community (not just the main roads) are terrible and need fixing not just filling in pot holes randomly.
South of the tracks - and by the river.
south side
South side - near Abe and Pierce Park, Baraboo Country Club
South side of Baraboo.
South Side of railroad tracks
the old downtown area
The trailer parks in the city of Baraboo including Honey Boy and Blackhawk Manor. When people enter the city of Baraboo on CTH W near Wal Mart one of the first things they see is the honey boy trailer park and it does not present a good image for the city of Baraboo.
Victory Heights area/South side
We need high quality , low cost starter homes
Westside
BARABOO - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
along hy 33 in Baraboo, mix of businesses and homes. walnut street in Baraboo by the river needs a lot of help
along parts of 8th street
Any new structures spreading toward the Bluffs should be avoided.
Carpenter/Moore/Sauk and Industrial

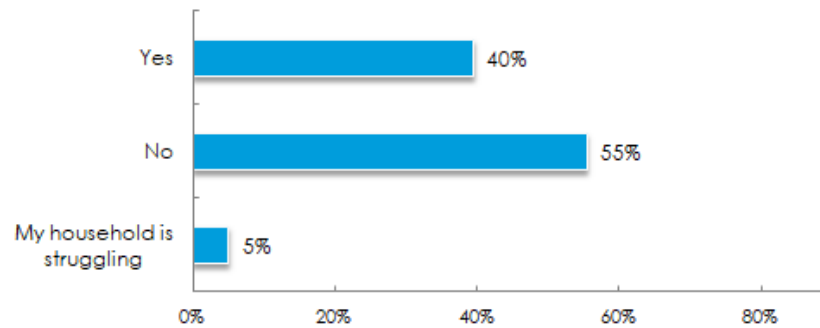
Empty houses sitting and waiting for years, also once you have mixed housing how can that be fixed? Someone loses.
far west
Flood-prone areas
Housing along Highway 33 could be redeveloped into commercial spaces on some blocks.
I don't agree with some of the recent South Blvd development in Baraboo.
I don't think there should have been so much housing developed out of Baraboo toward Devil's Lake, but we can't in-develop it.
Near downtown
none?
old downtown
Old Edwards farm should become a Sports Complex example...Woodside or Just a Game this would bring revenue to the areas Hospitality industry and bring those in willing to spend money in the community
On the west side of Baraboo by the bypass
Placement of apartment complexes should be designated to the outer portions of Baraboo. This would allow further expansion and developments of such housing tracks so as not to be land locked in the future. .
pre fab houses and trailer in town or in between regular homes.
south side
The housing in and around the Baraboo industrial area near Moore street.
The old Honey Boy Trailer Court is out of place anymore and run down and think it could be better used for business area
we should have more smaller homes for families instead of these 2000 square foot monsters
BARABOO - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Property Taxes and Employment
A lot of people looking for rental homes and duplex type properties due to not being able to afford buying a home, and not many available rental units of this type. Too many apartments not enough duplex type rentals that are affordable to them.
accessible walking & biking trails; green spaces where people can garden scattered throughout neighborhoods and benches & small pavilions for older folks to rest in and out of the sun.
Adequate maintenance of mobile home parks and housing.
Availability and affordability
Based on those I know, I believe that Baraboo is in dire need of affordable housing, including multi-family rent-controlled housing units. From what I understand, the waiting lists are incredibly long!
Cannot stress enough concern about lack of affordable Spring Green/Spring Green+ community housing, currently being in the process myself of searching. This population is living longer and developments here need serious consideration and priority.
Consider more development into tiny homes...
high rise apartments; keeping drugs out
Homelessness
Homelessness and transition/emergency housing for families and individuals working through crisis-not a long term band aid-West Baraboo month or less.
Inventory. More zero lot line units for market comparables. Better apartment/condo options.

low income housing-need much more.
More opportunities for the low-mid income families
More rentals that are affordable (Spring Green 00-800 dollars a mo) with better amenities. Closer to the square. Not appartments on the outskirts of town. Develop what we already have.
More sidewalks and bike paths.
N/A
Not enough low-income housing for those struggling to make ends meet. Worked with the low income population, and was challenging to help people get back on their feet. Many clients living on the streets.
pay in the area should support proper housing
Providing homes shelter funded through the community.
Safety is huge concern with growth, in my mind.
Senior assisted living and senior apartments.
Short term housing for people that are here for work that won't be living here permanently but are doing internship, summer help, etc. Families on a very fixed income and have at least 4 kids can't find housing that is reasonable for them.
Taxes – interest rates.
Waunakee, Verona, and Sun Prairie are good examples of how to build a community. Baraboo is less than Spring Green, 0 minutes from most places in Madison. The east Beltline is a drag and people want to enter the city from the west. Take advantage of this.
We do not have housing for the medium house income of \$39,000 per year. Single parents are struggling and elderly are forced out of their lifelong homes. We need to do better.
With the opening of the bypass, demand for single family homes has increased dramatically, creating a housing shortage and raising home costs.

44. Is there anyone living in your residence who does not have a permanent place to live?



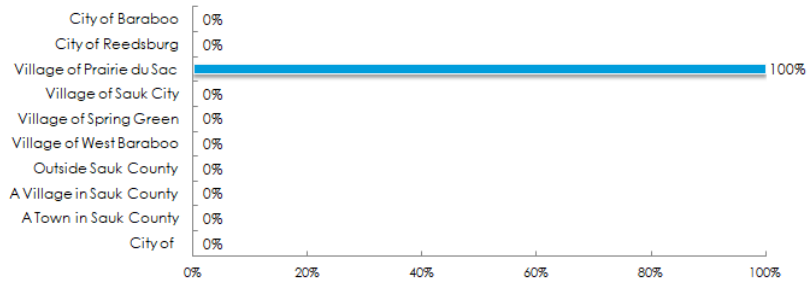
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



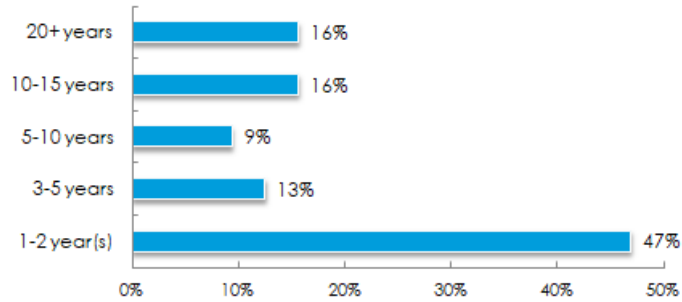


APPENDIX C – PRAIRIE DU SAC SURVEY SUMMARY

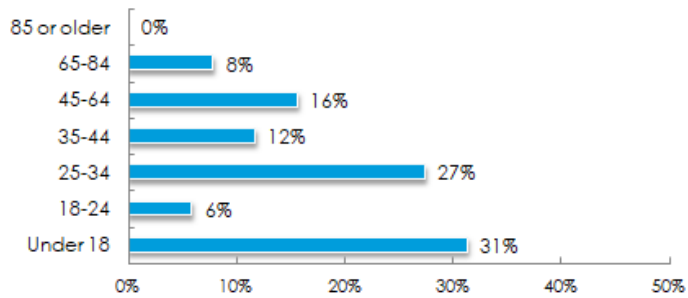
1. Jurisdiction of Residence



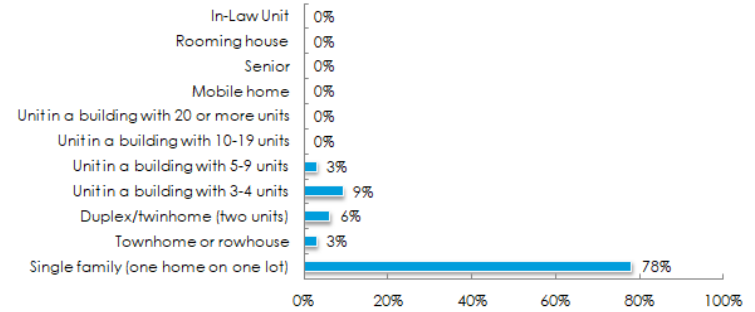
2. How long have you been at your current residence?



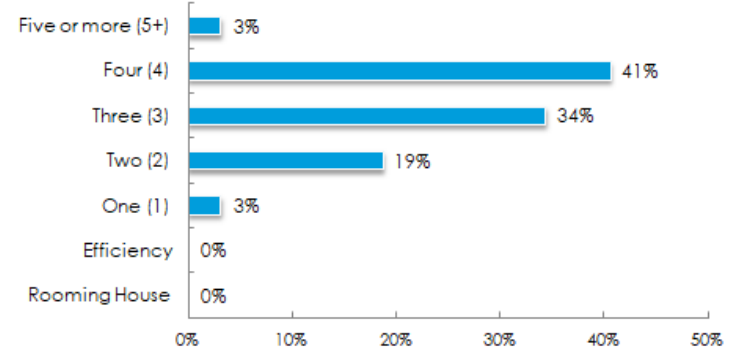
3. Number of household members by age?



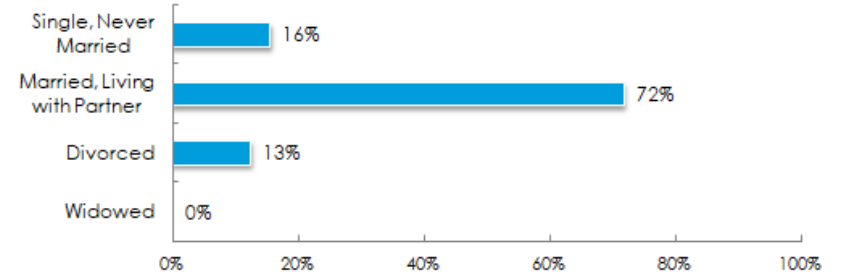
4. Current housing type:



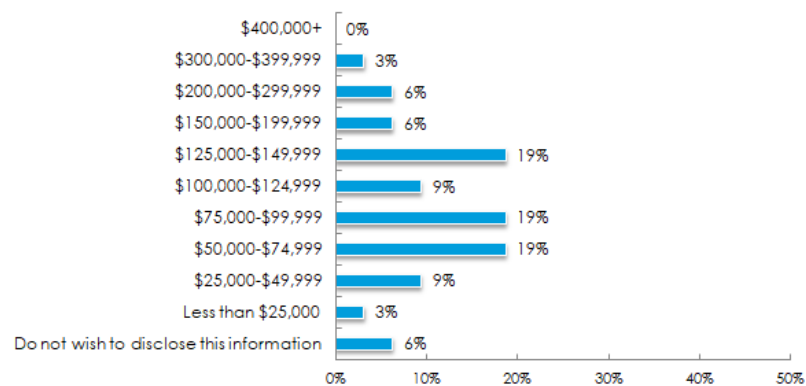
5. Current number of bedrooms:



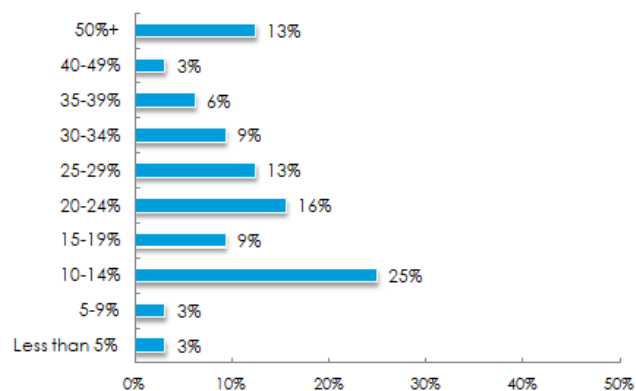
6. Household marital status:



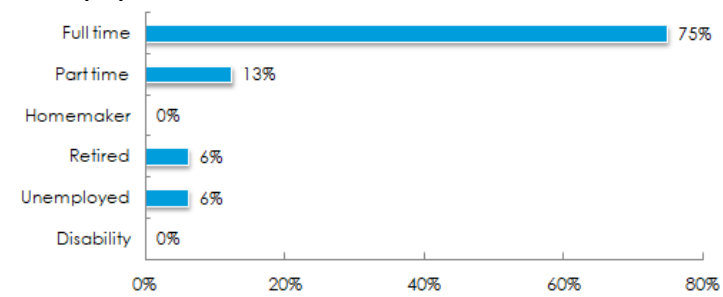
7. Estimated gross annual household income:



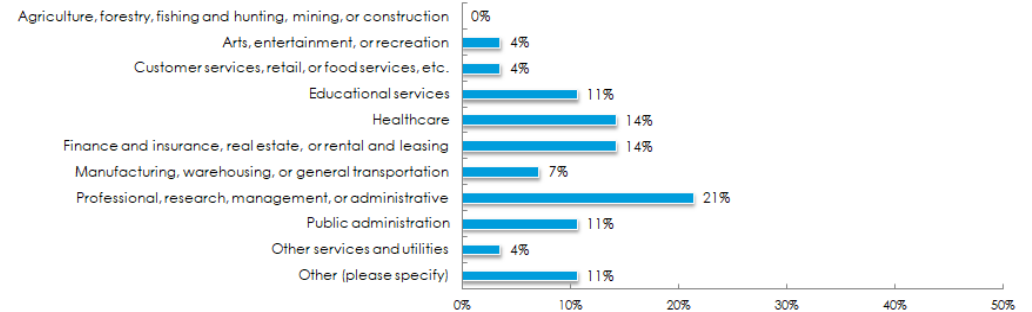
8. Portion of annual gross income spent on rent/housing



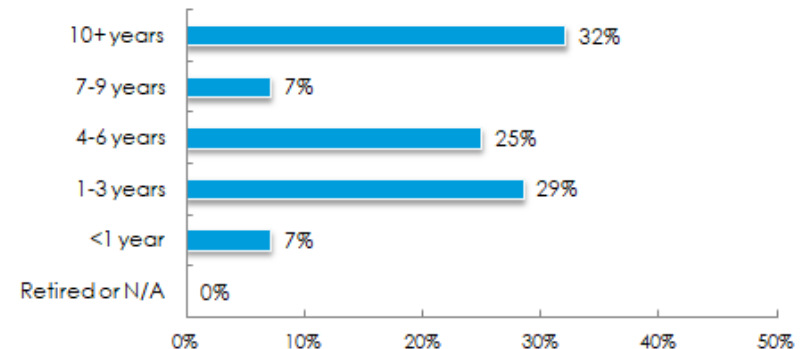
9A. Employment status of household member 1



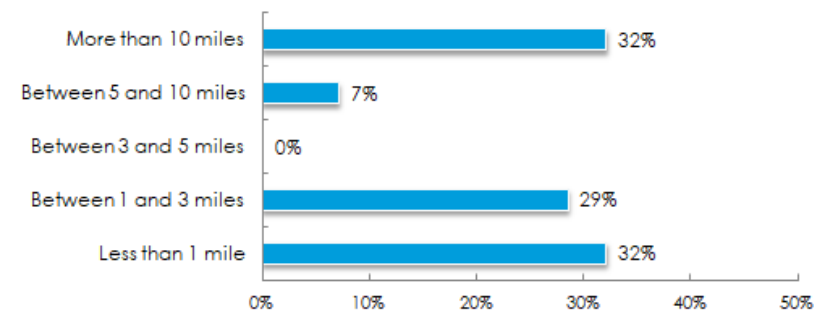
10A. Employment sector of household member 1



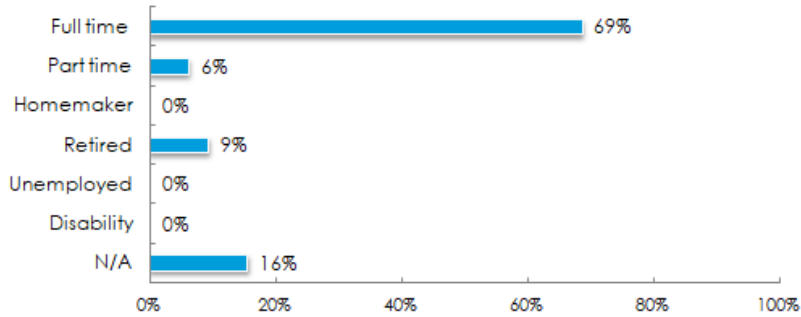
11A. Length of time with current employer (household member 1)



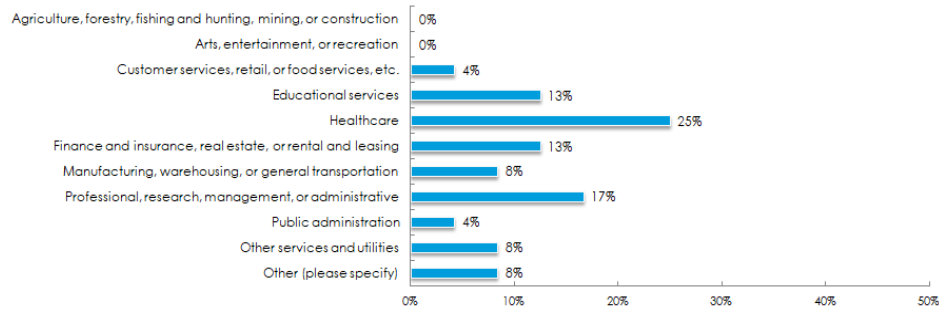
12A. How far do you travel to work (household member 1)



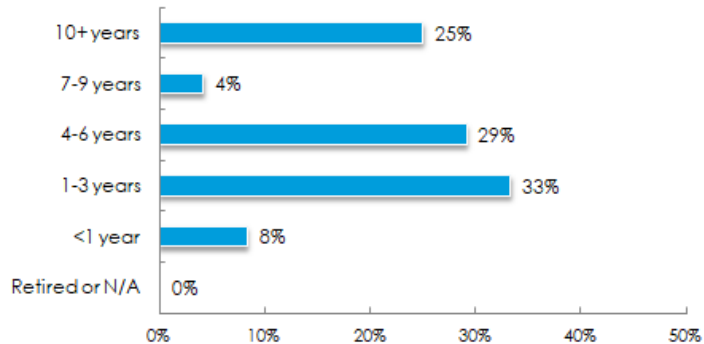
9B. Employment status of household member 2



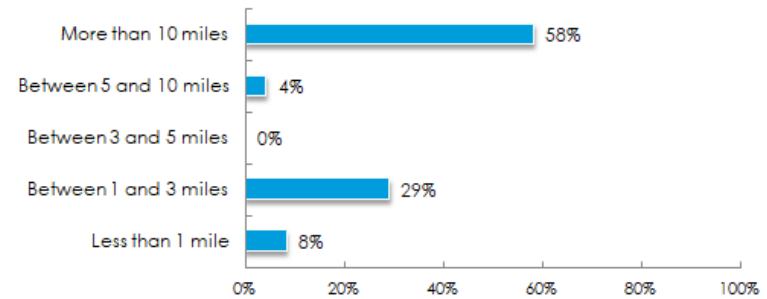
10B. Employment sector of household member 2



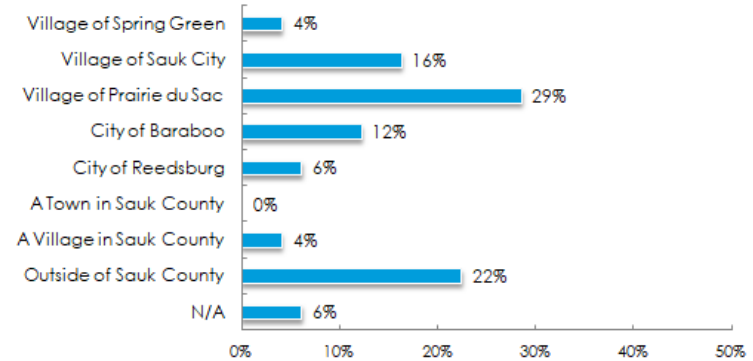
11B. Length of time with current employer (household member 2)



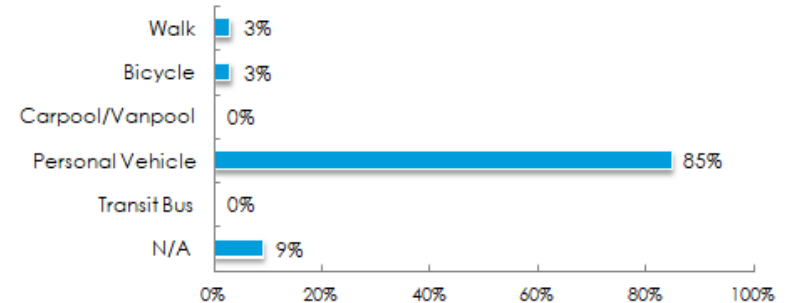
12B. How far do you travel to work (household member 2)?



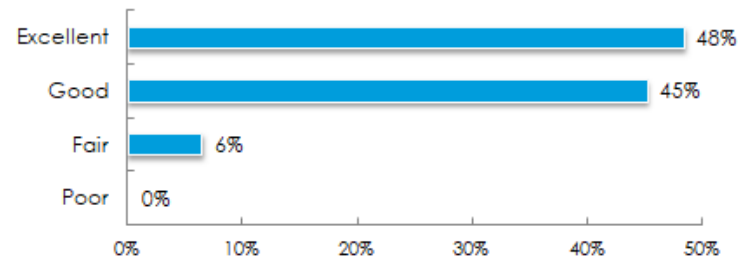
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

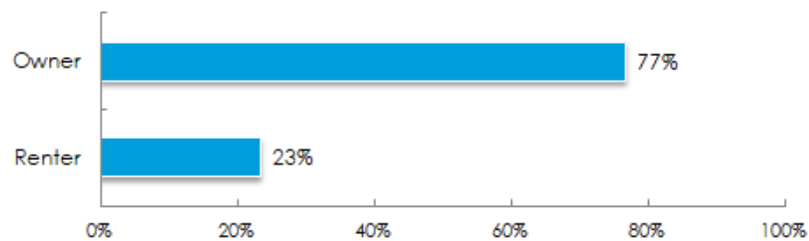


15. What is the overall condition of home or apartment?

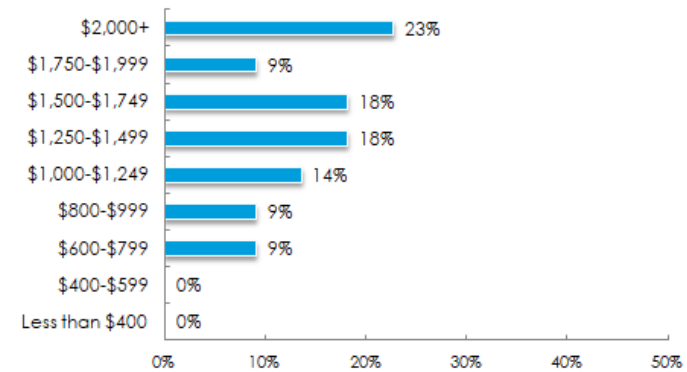


Question 16 can be found on the following page

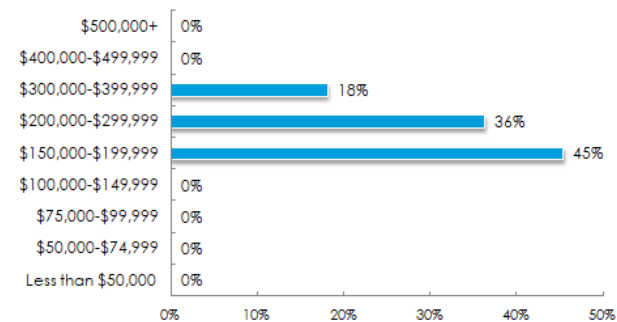
17. Are you an owner or renter of your residence?



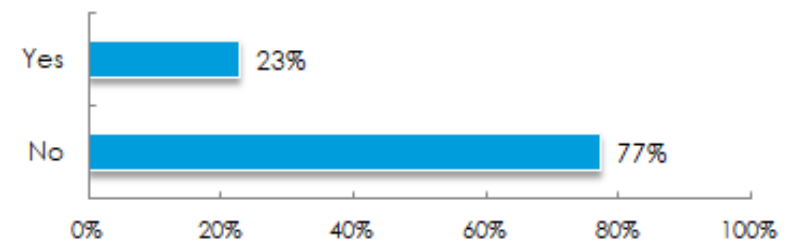
18. If OWNER, what are your typical monthly housing expenses?



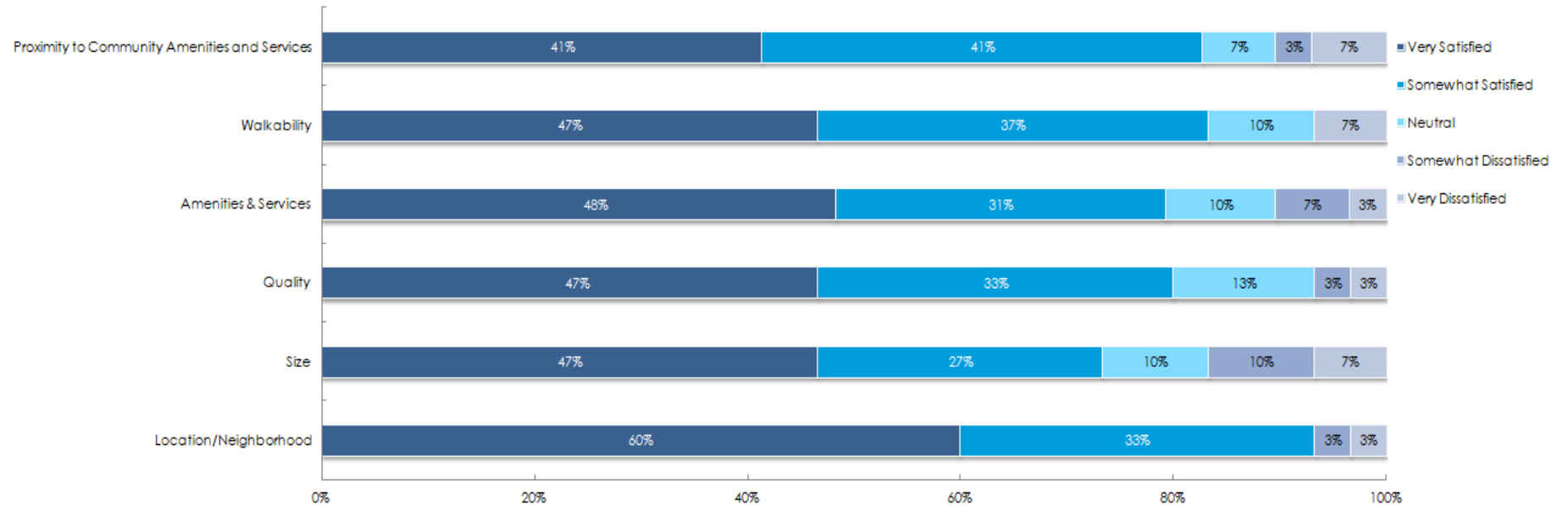
19. If OWNER, what is the approximate assessed value of your home?



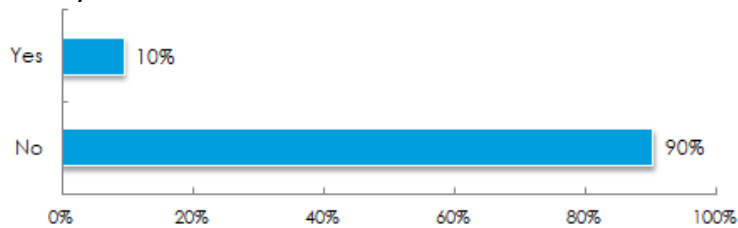
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



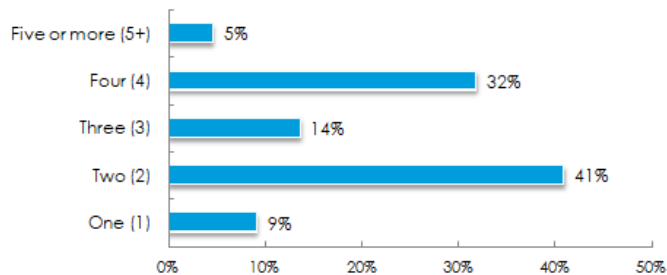
16. Please rate your satisfaction with your current housing.



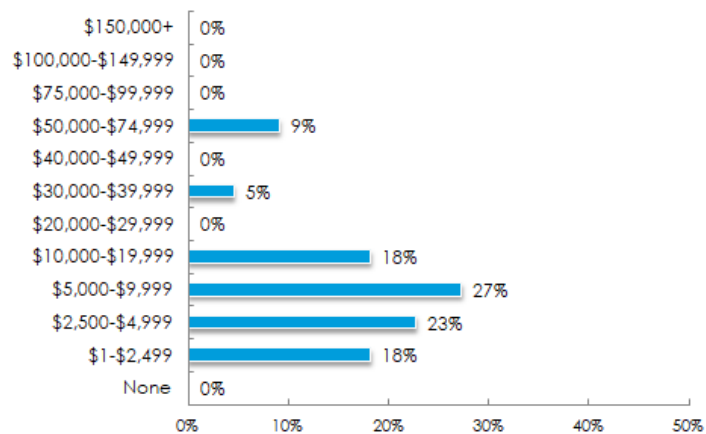
21. If OWNER, do you own a second home or vacation homes in Sauk County?



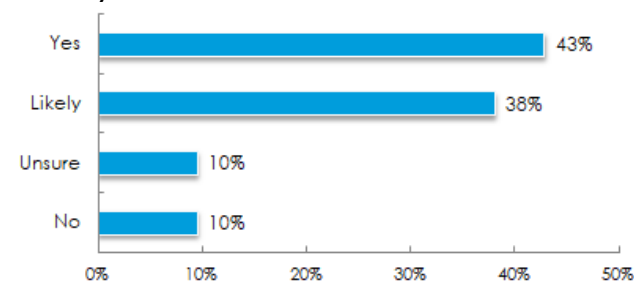
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



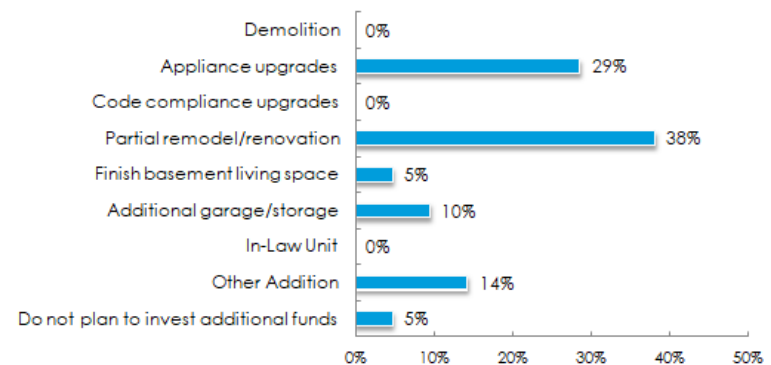
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



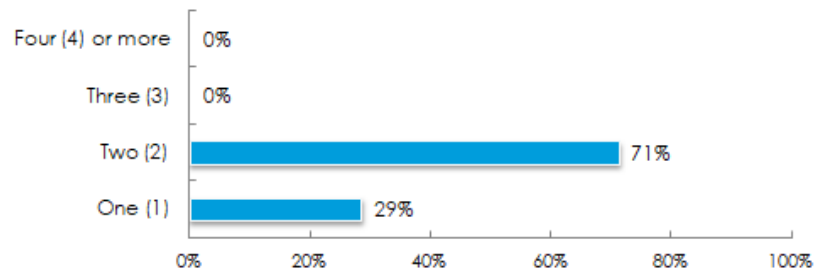
24a. If you plan to invest additional funds, what level of work do you anticipate?



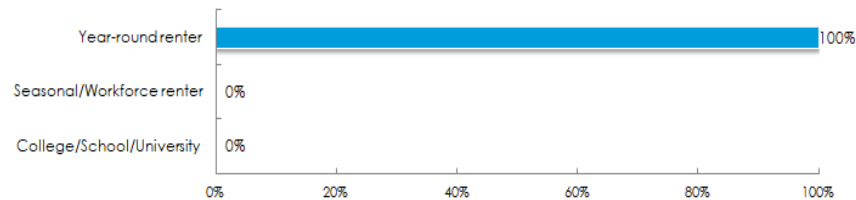
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

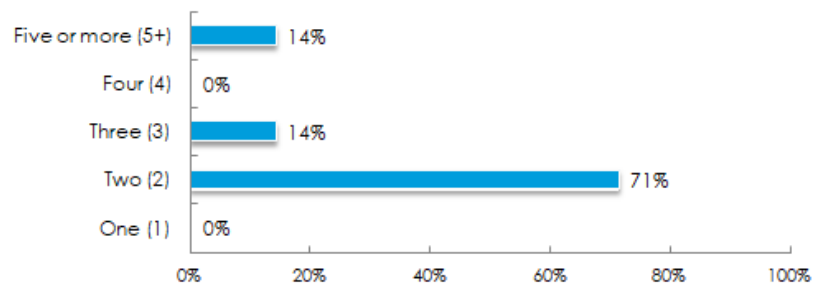
26. If RENTER, how many individuals pay rent to the landlord?



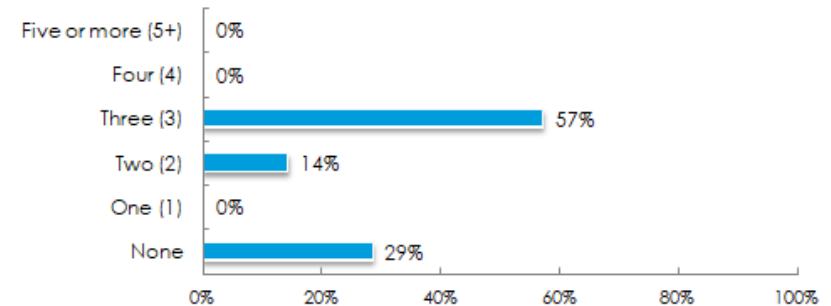
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

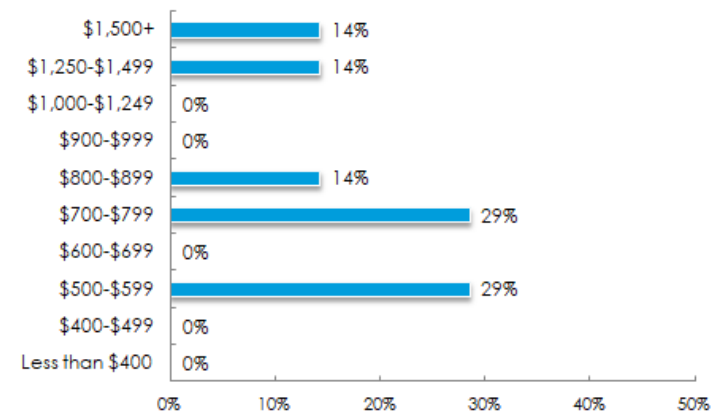


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

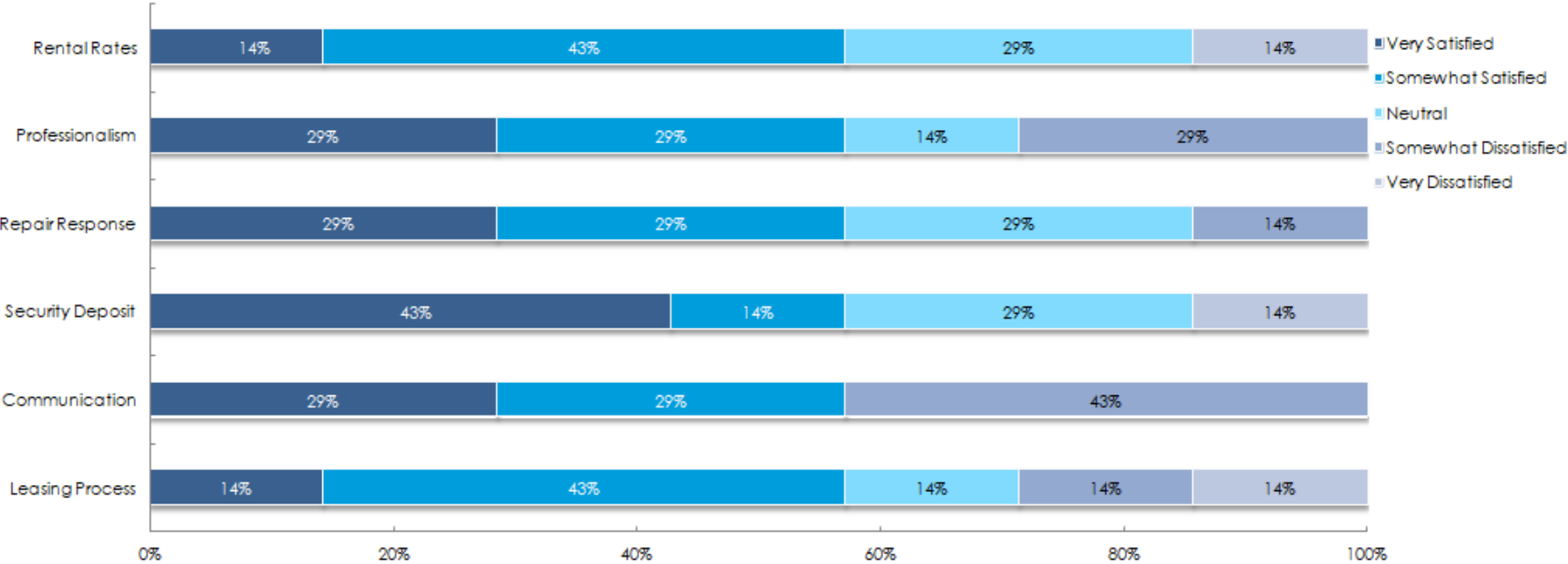


Question 30 can be found on the following page

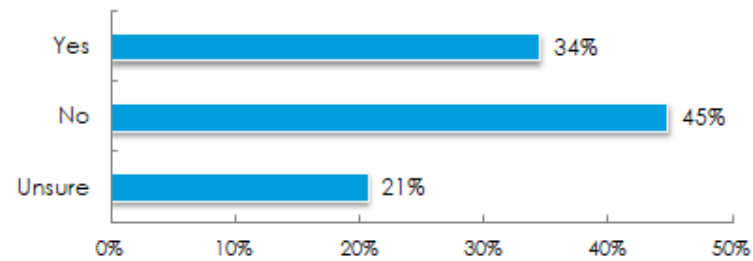
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

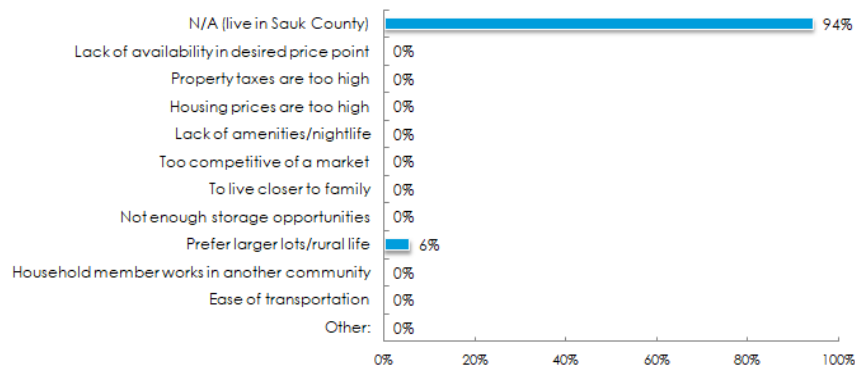


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

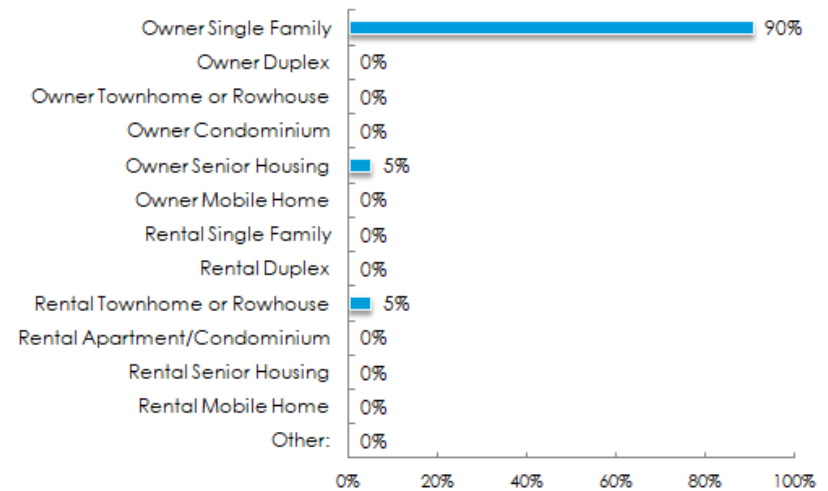


Questions 33A and 33 can be found on the following pages

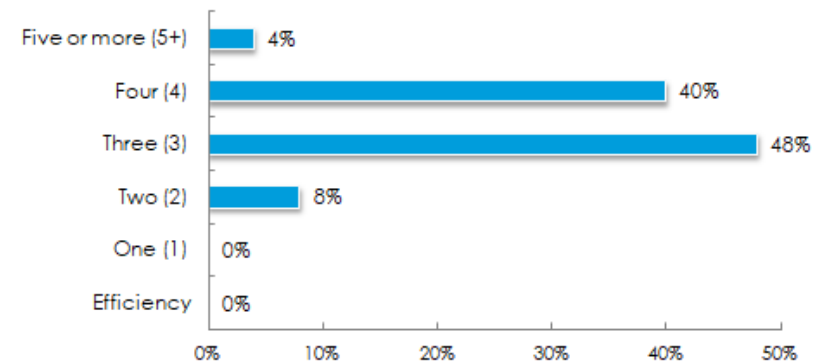
34. If you do not live in Sauk County, please indicate why (check all that apply):



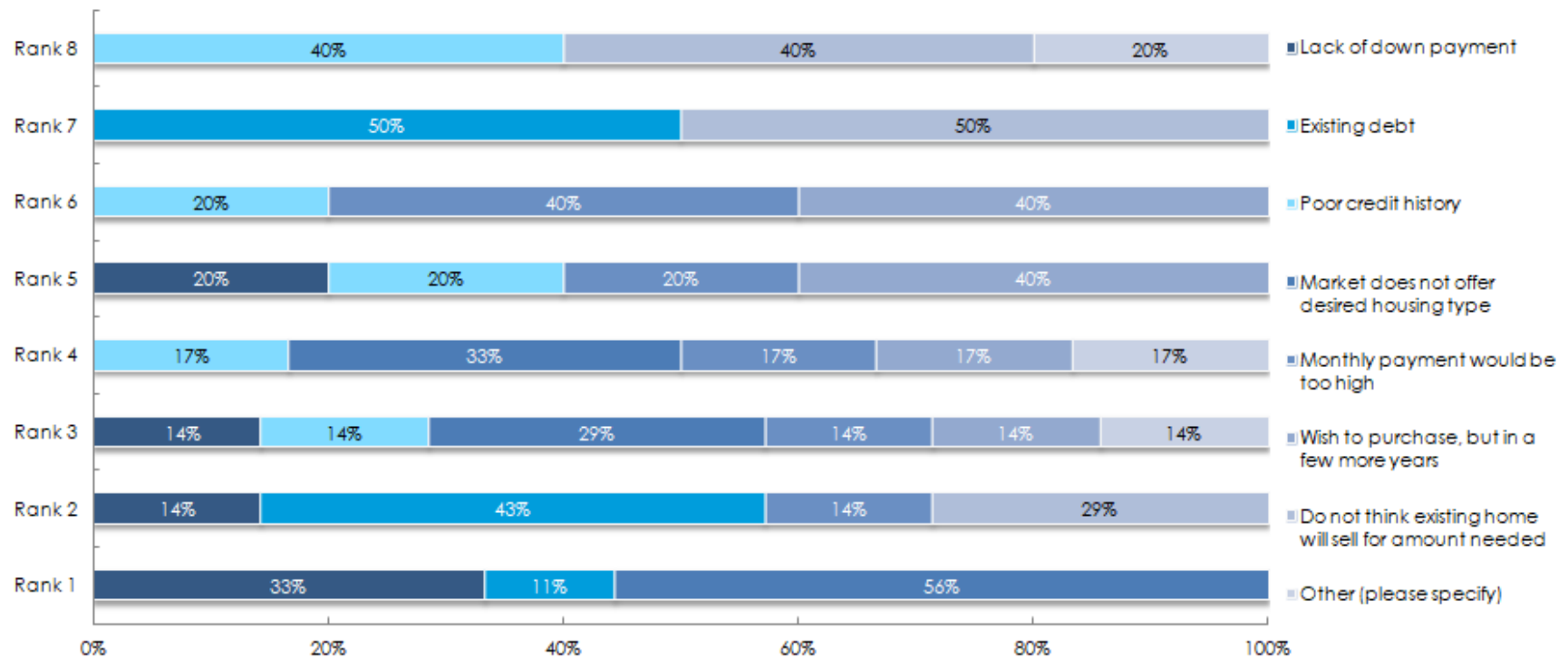
35. If you were to move to or within Sauk County, what type of housing would you prefer?



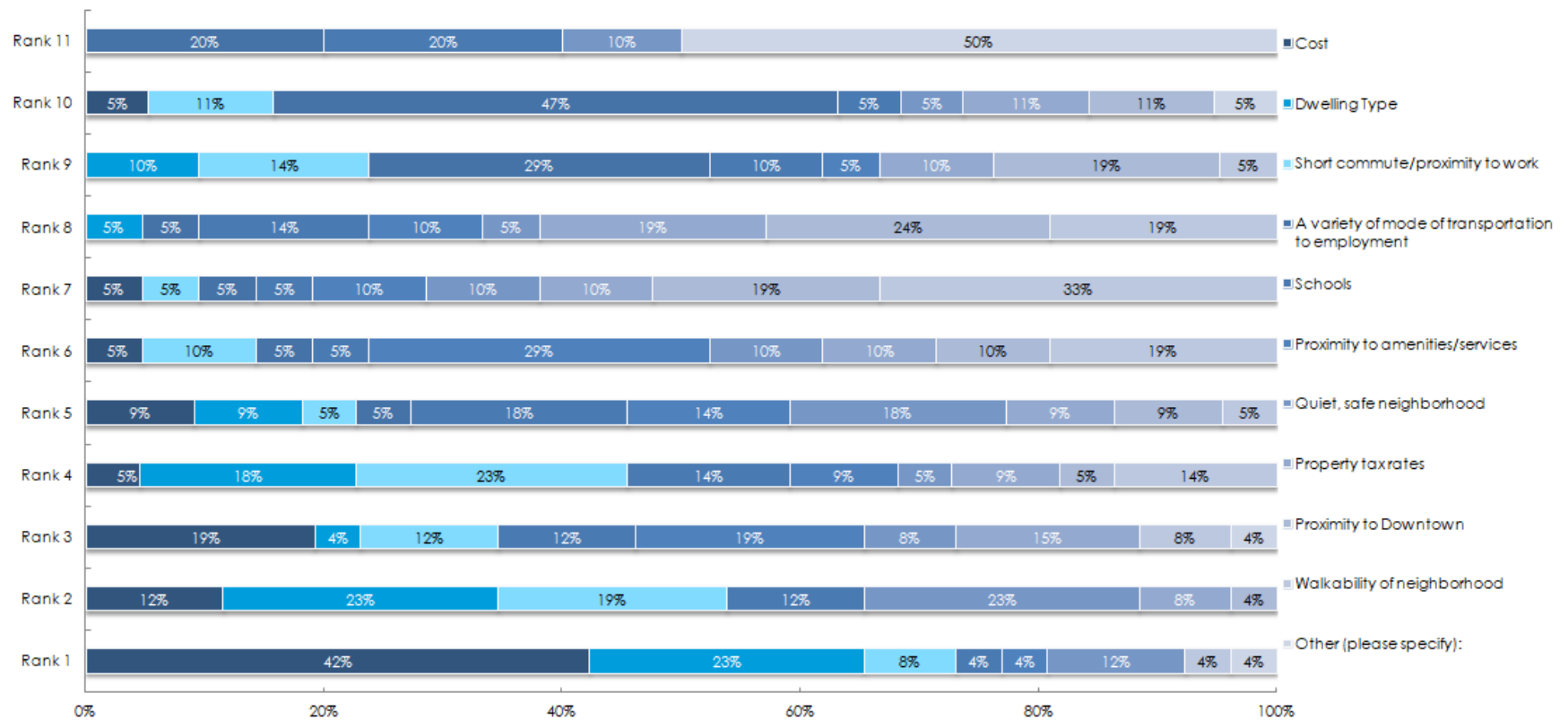
36. What size home is preferred (number of bedrooms)?



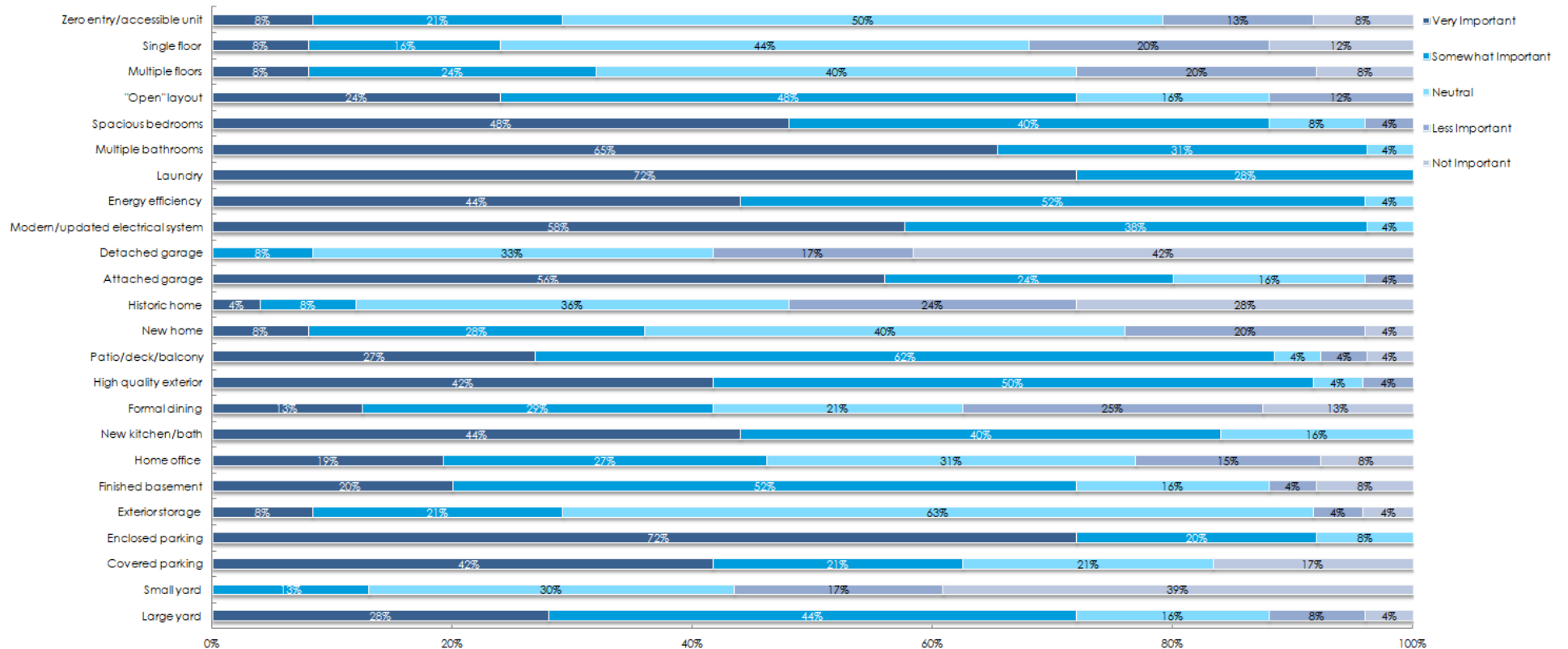
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



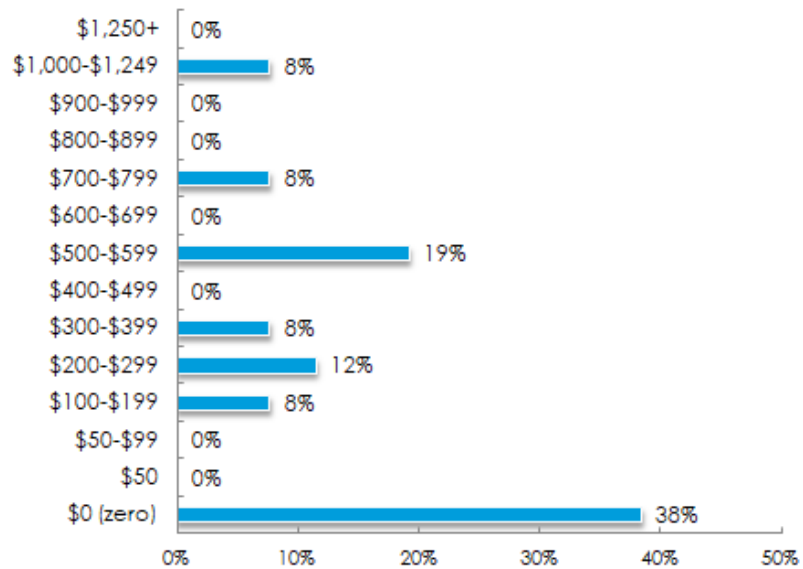
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

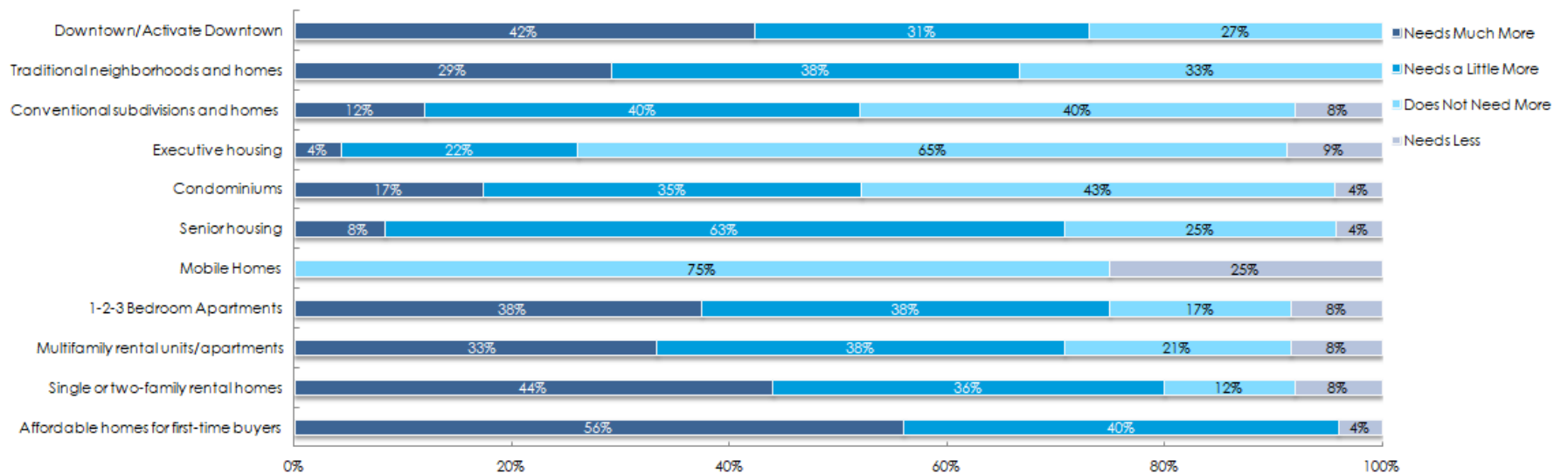


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

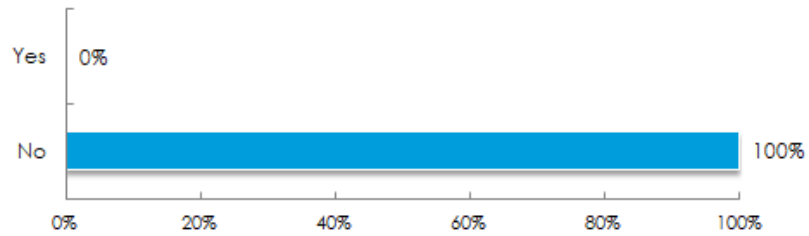


Answers to Questions 40-43 and 46 are featured in the following table:

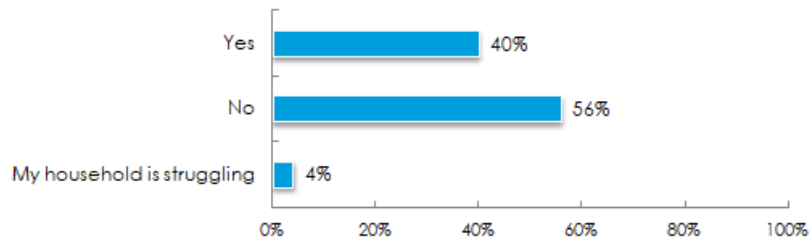
PRAIRIE DU SAC - Based on your experiences, indicate where new single-family housing should be constructed in your community.
By the business park close to Culvers.
ContinueWhere they are already building
Currently there are subdivisions planned or being constructed on the outskirts of town. These are the only areas left unless buildings/homes are knocked down closer to downtown (not advisable)
Downtown.
Edge of town
Near the new elementary school in Sauk Prairie
On the edge of the villages between village limits and Westwynde subdivision. Must be connected to the village with streets, sidewalks, and walking/biking paths. No more island subdivisions like Westwynde and Highland Park!
Outskirts of set towns, or a renovation of older housing
Refurbish existing neighborhoods utilizing existing infrastructure
Well we are looking for something out in the country with land. There is already a lot of new houses in town.
West side of town, by the new hospital.
Where available
PRAIRIE DU SAC - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
Consider mixed use along Phillips Blvd and Prairie St with retail or office space at ground level and apartments above. Perhaps along the new riverfront trail too.
Continue where there is already construction
Downtown
Downtown.
Near the new elementary school in Sauk Prairie
no where
Riverfront
Same places single family homes are being constructed (mixed-use).
Several new housing already went up in Prairie.
Where available
PRAIRIE DU SAC - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
Downtown Sauk
In the downtown area, the oldest parts of town.
New housing
Older areas
Older portions of Sauk Prairie are in decay. Would recommend buying and renovating these homes to improve appeal of community.
Outskirts
Refurbish existing neighborhoods utilizing existing infrastructure
Rehabilitation

The municipality I live in has good quality old and newer homes. Older homes always seem a little more run down, but that's the way it is. All homes can use a little updating every Spring Green-10 years.
The old houses in town needs updating. So many need updated electrical and exterior. Also the mobile park Bluffview needs a lot of clean up work.
The removal of so many trees over the past year in the Village of Prairie du Sac has negatively impacted the aesthetics of our community. To be blunt, the village looks like hell. The Highland Park subdivision has always been ugly and is really starting to look trashy. Would never even consider living there.
PRAIRIE DU SAC - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
Along USH 12
Bluffview needs clean up, majorly.
Downtown
Same, downtown.
There are several very dilapidated homes in both villages that really should be torn down and replaced. I can think of several in the area between the Prairie du Sac post office and Broadway. Encourage replacement with homes that mimic the beautiful historic homes along Water St and Park Ave.
Unsure
PRAIRIE DU SAC - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Better/more local access to shopping for household items, clothing, etc.
Cost of living/cost of owning a home is expensive and salaries seem to still be living in 'small town USA' range.
high costs and low options keep younger ppl away
In general, programs should be initiated to refurbish existing homes in neighborhoods. Similar to hotels and businesses requiring refurbishing over time. Could provide entry level housing. Utilizes existing infrastructure.
More resources for low income families
Our community hasn't kept pace with amenities offered by other desirable municipalities in the Madison area. Our parks aren't very attractive. Our sports fields are in tough shape. We should have a dog park that is in walkable distance for village residents (Walter Doll Park would be an ideal location). The riverfront trail is a big step in the right direction. Hope momentum builds from there.
People who work locally, especially teachers, law enforcement, etc, will soon not be able to afford to live in district and will need to move to cheaper neighborhoods or better paying districts. Housing prices and rent are skyrocketing
Regardless of what the local newspaper article just stated about rental housing, it is available. Not many units though. So, rental units are in high demand across the county, especially closer to Madison. The volume of existing homes on the market is also low. But again, that may be a good thing because people are staying in their existing homes. It just means more areas should be developed into residential housing. This will require land, availability of utilities, and developers willing to risk the next economic downturn. Tough sell for this area.
The new neighborhoods by the Sauk Prairie airport (Westwynde, etc) do not have any nearby amenities for recreation/food/etc. There is only one restaurant and a couple of parks for food and entertainment. Please attract more businesses, shops, etc. Also, the sidewalks and street lights are only half developed in these neighborhoods. Please put in all the street lights we need - maybe with solar electricity? - and sidewalks on both sides of our streets.

44. Is there anyone living in your residence who does not have a permanent place to live?



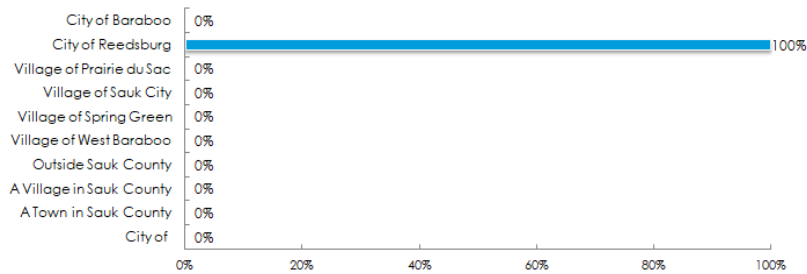
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



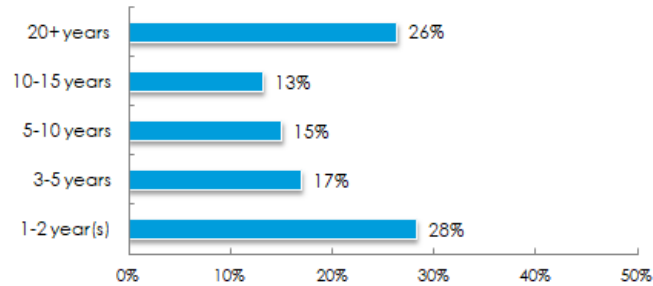


APPENDIX C – REEDSBURG SURVEY SUMMARY

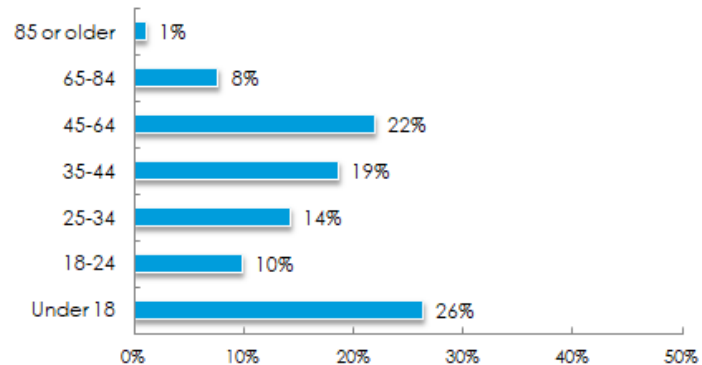
1. Jurisdiction of Residence



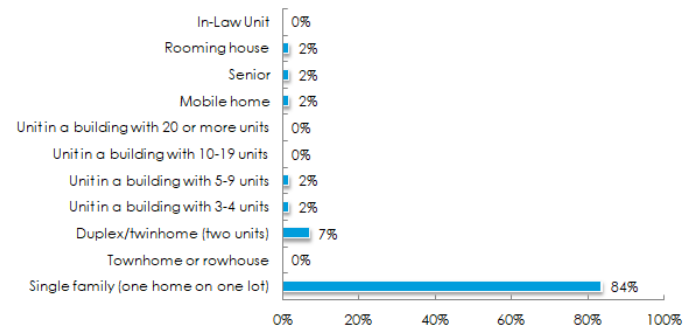
2. How long have you been at your current residence?



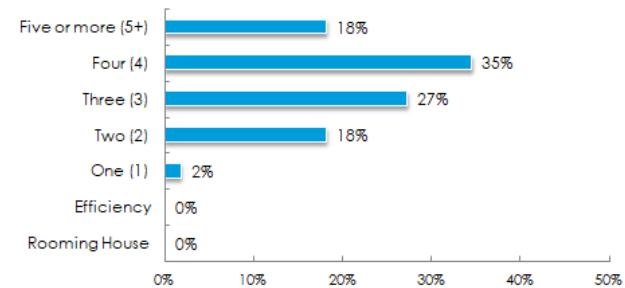
3. Number of household members by age?



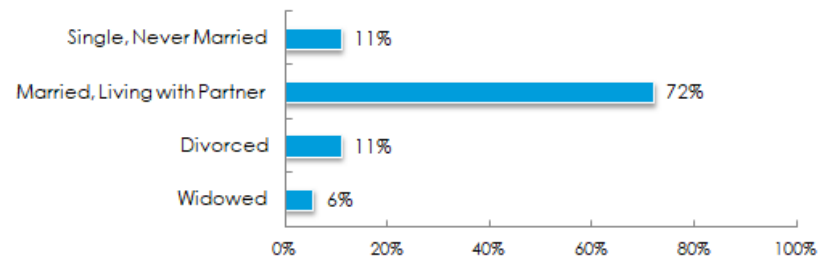
4. Current housing type:



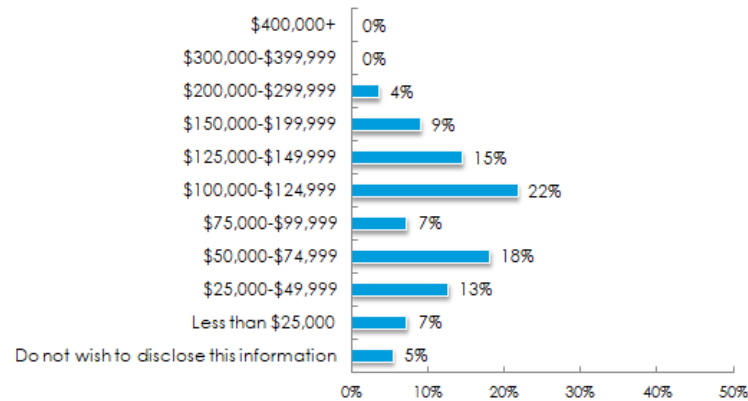
5. Current number of bedrooms:



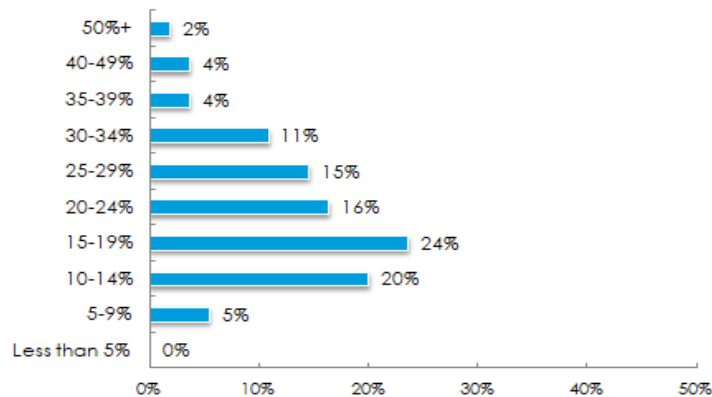
6. Household marital status:



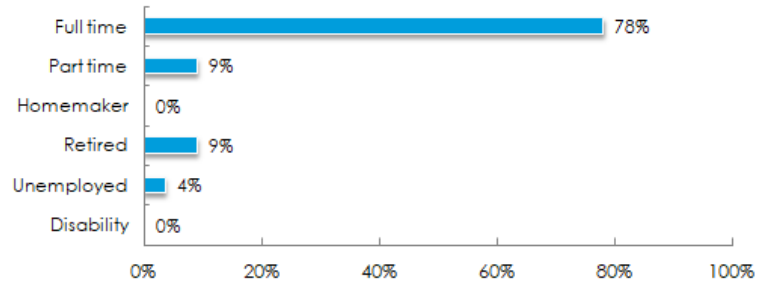
7. Estimated gross annual household income:



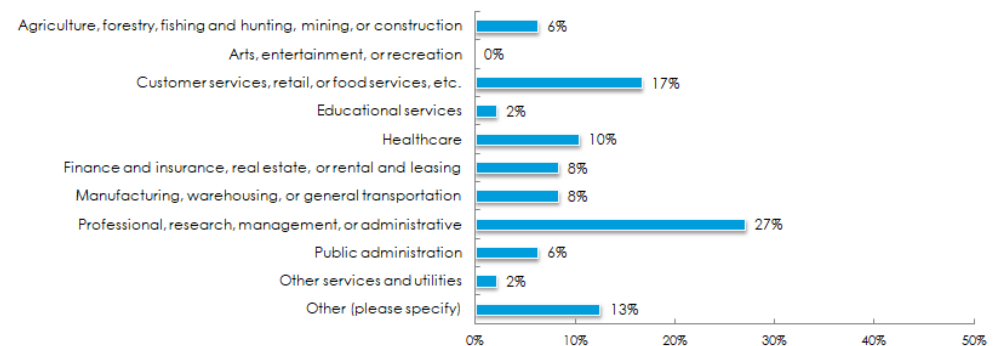
8. Portion of annual gross income spent on rent/housing



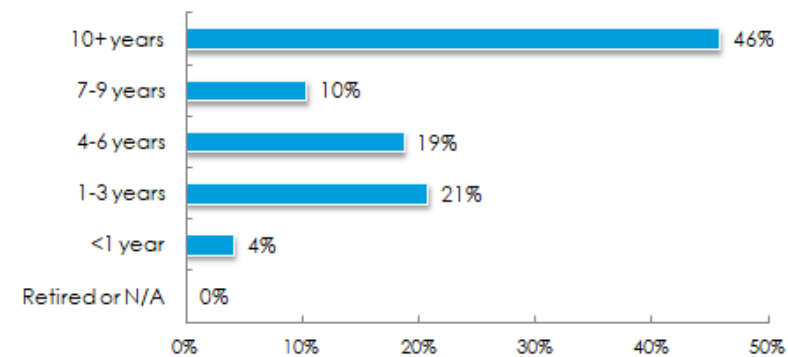
9A. Employment status of household member 1



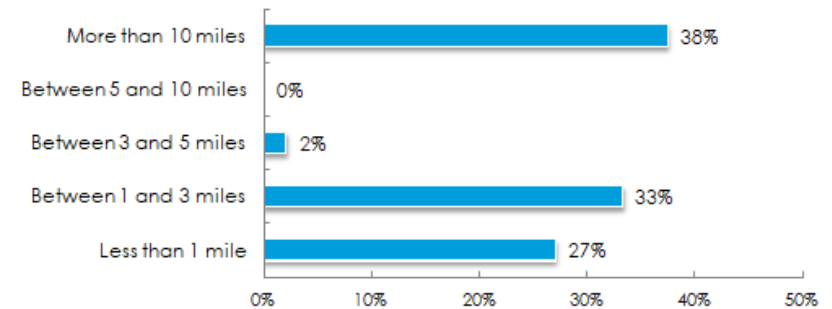
10A. Employment sector of household member 1



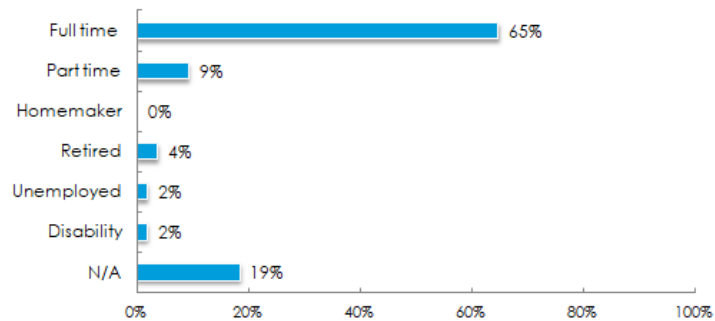
11A. Length of time with current employer (household member 1)



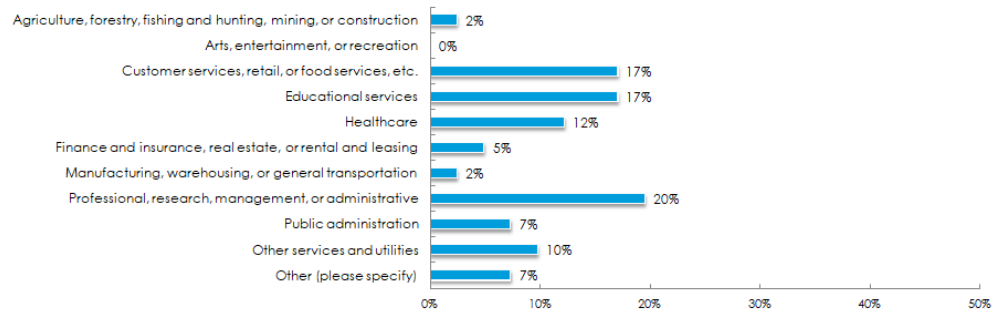
12A. How far do you travel to work (household member 1)



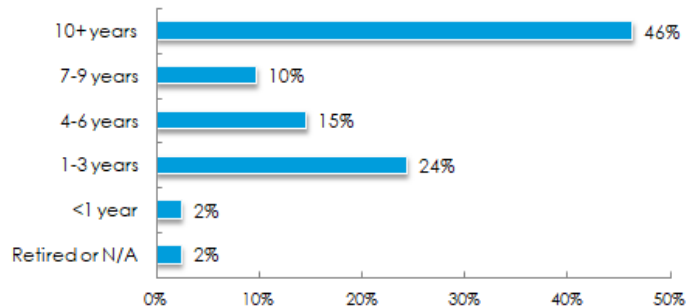
9B. Employment status of household member 2



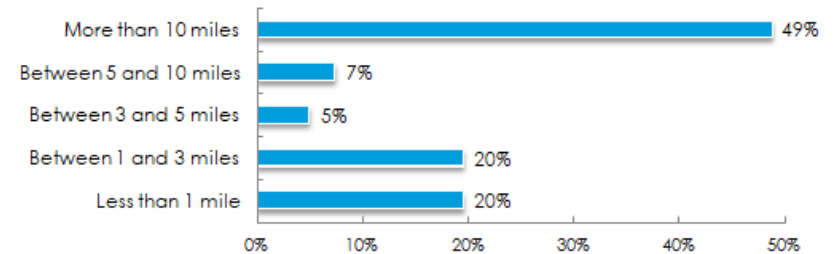
10B. Employment sector of household member 2



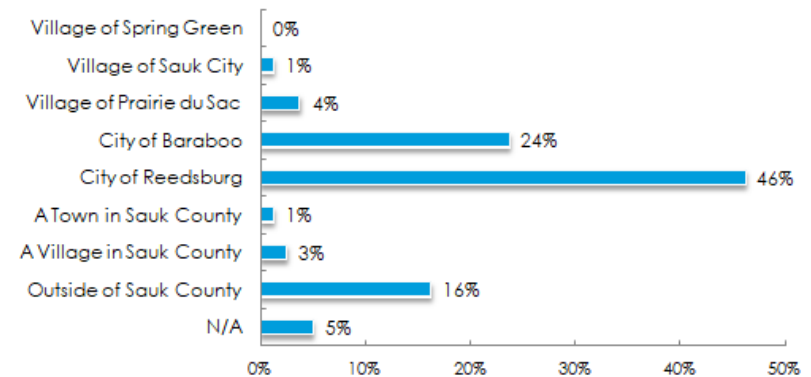
11B. Length of time with current employer (household member 2)



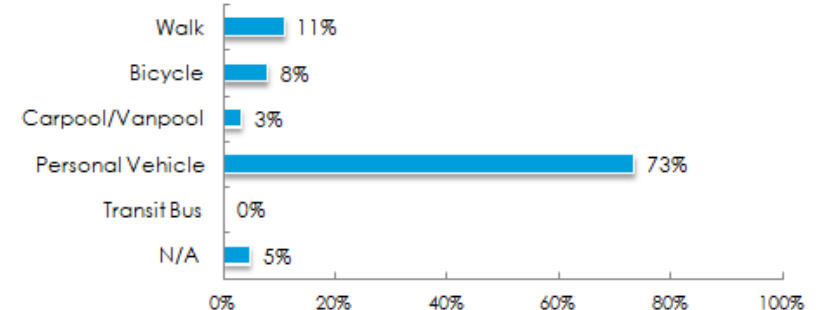
12B. How far do you travel to work (household member 2)?



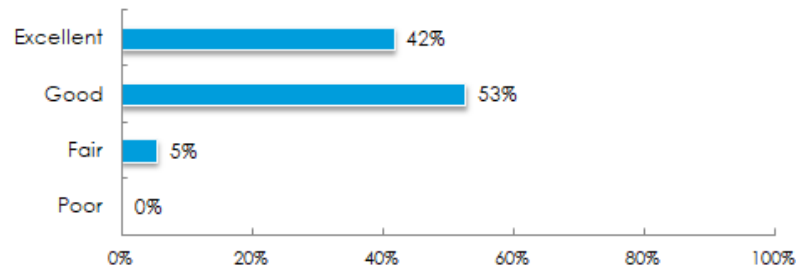
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

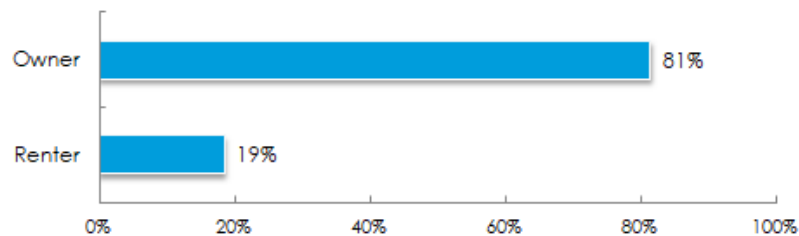


15. What is the overall condition of home or apartment?

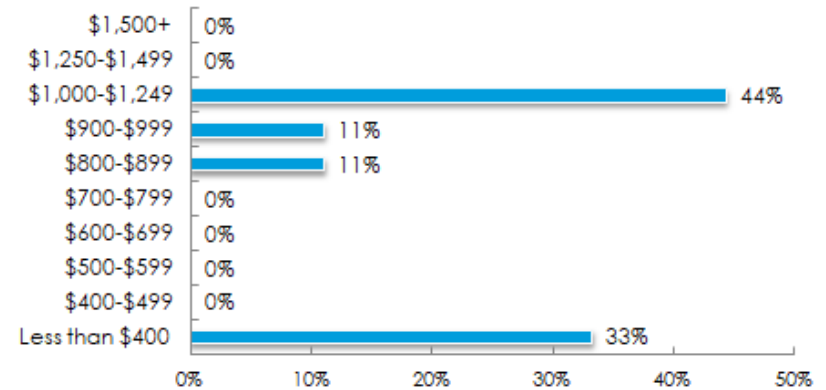


Question 16 can be found on the following page

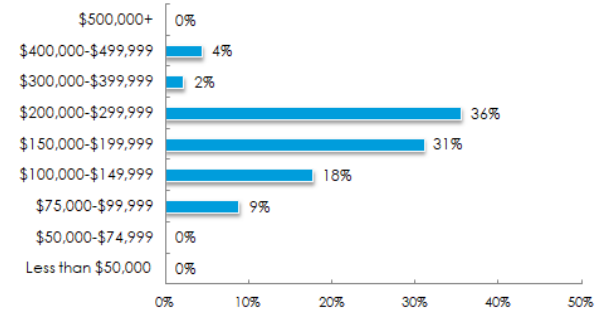
17. Are you an owner or renter of your residence?



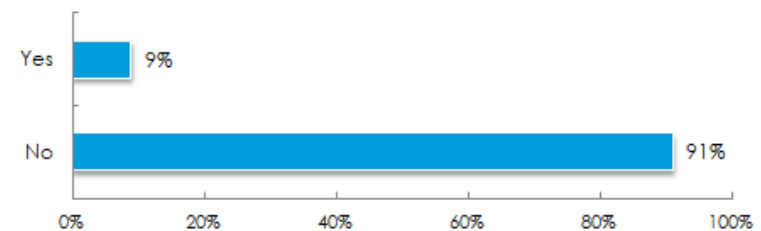
18. If OWNER, what are your typical monthly housing expenses?



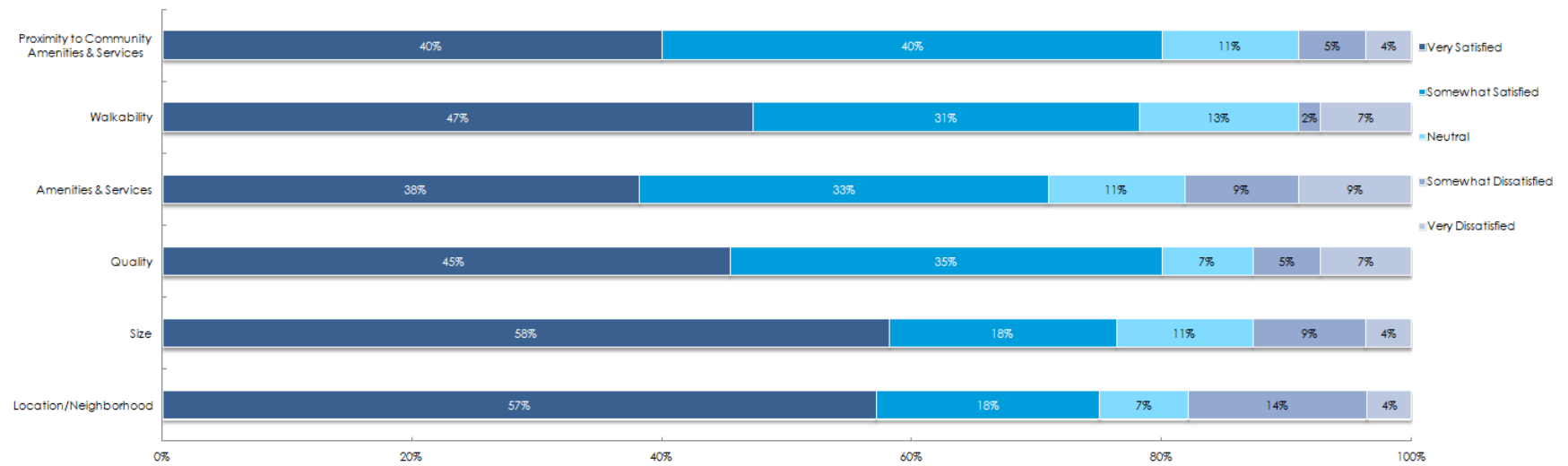
19. If OWNER, what is the approximate assessed value of your home?



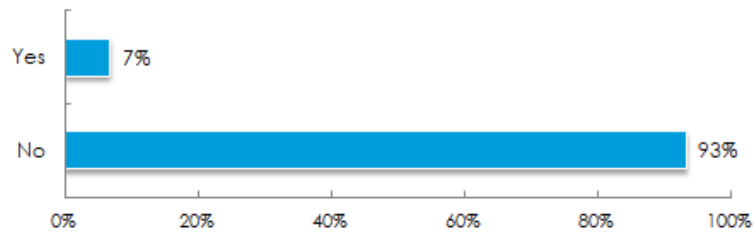
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



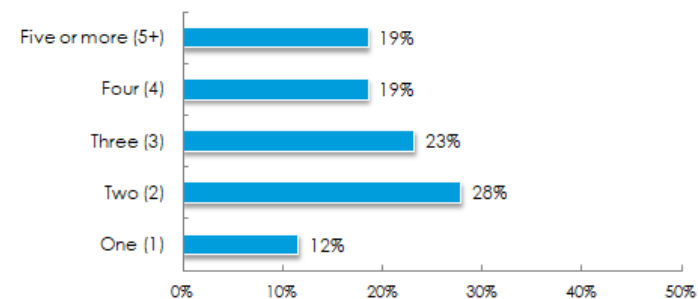
16. Please rate your satisfaction with your current housing.



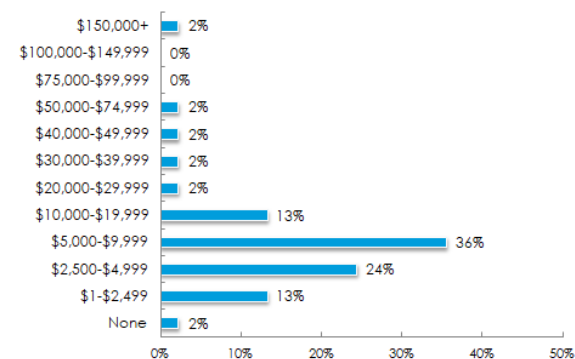
21. If OWNER, do you own a second home or vacation homes in Sauk County?



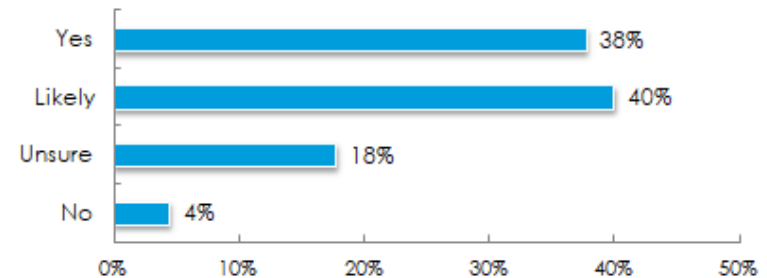
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



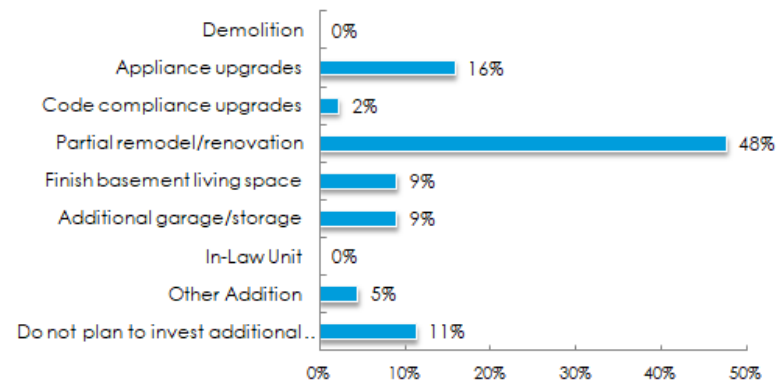
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



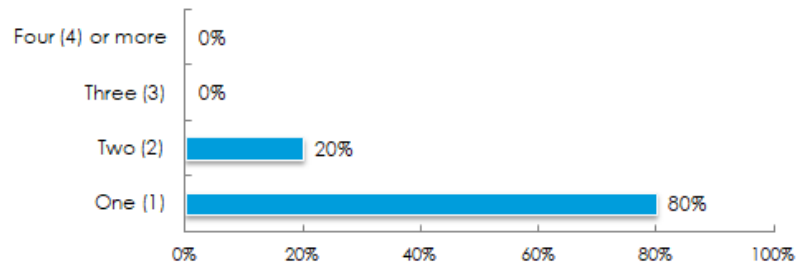
24a. If you plan to invest additional funds, what level of work do you anticipate?



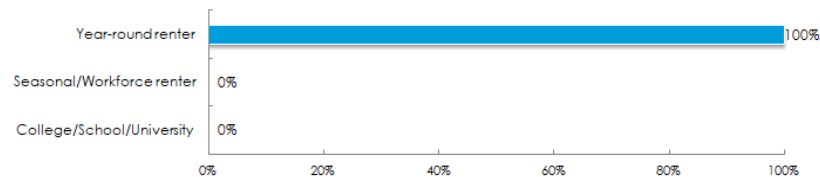
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

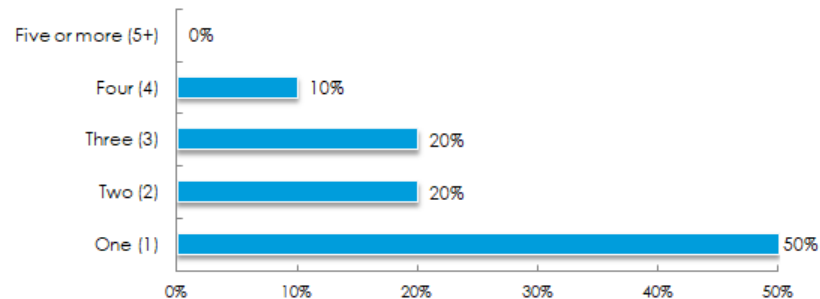
26. If RENTER, how many individuals pay rent to the landlord?



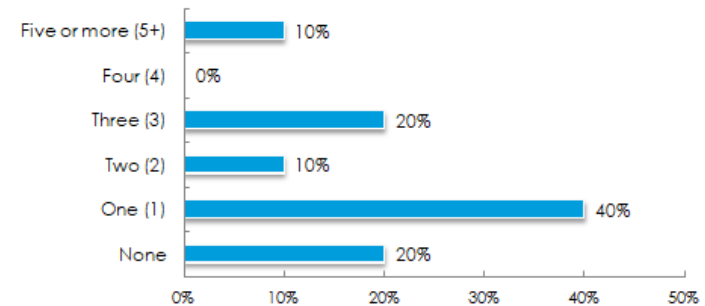
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

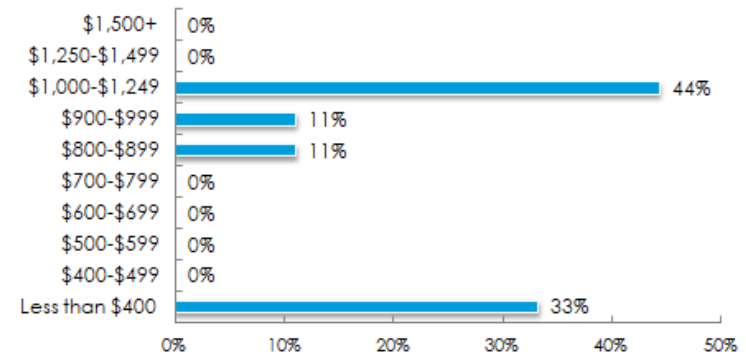


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

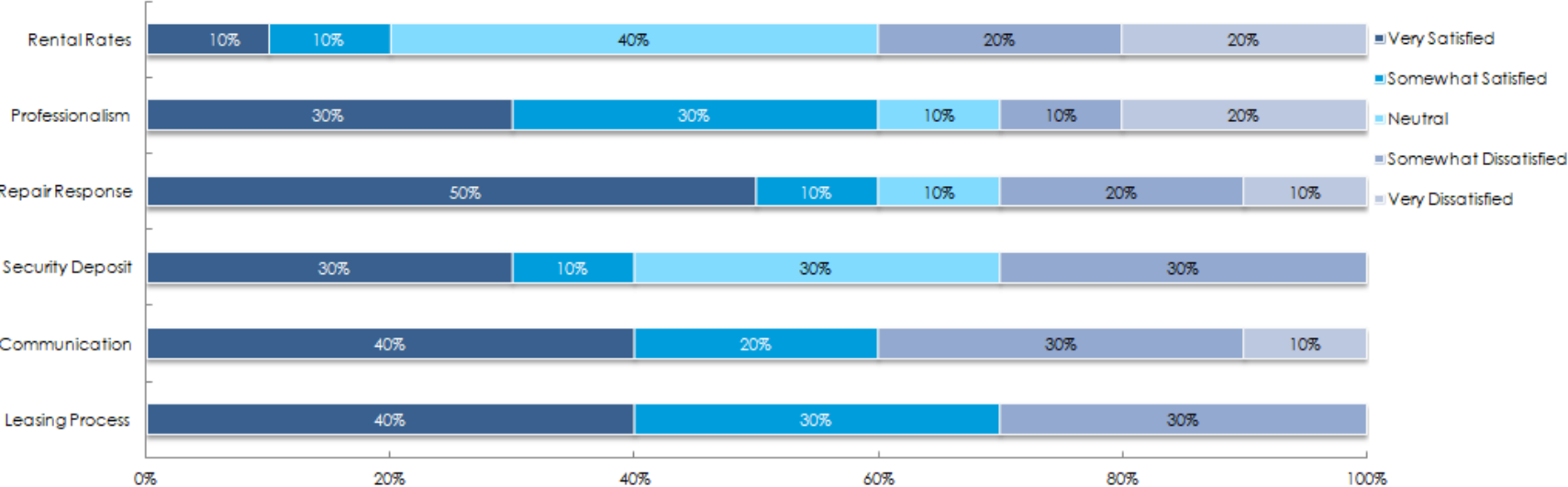


Question 30 can be found on the following page

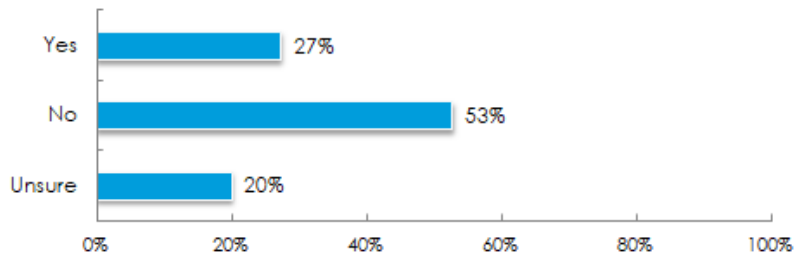
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

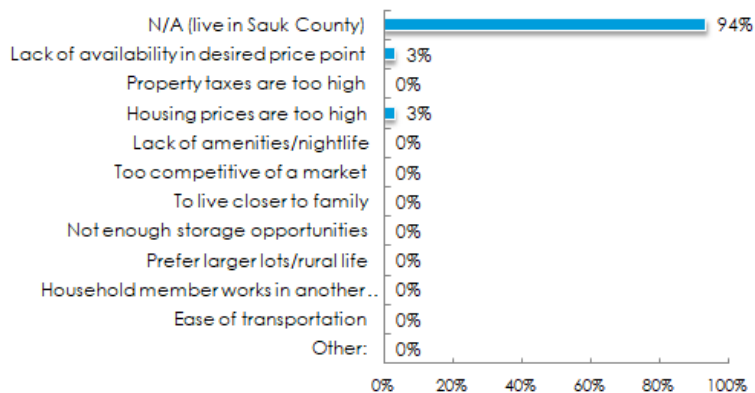


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

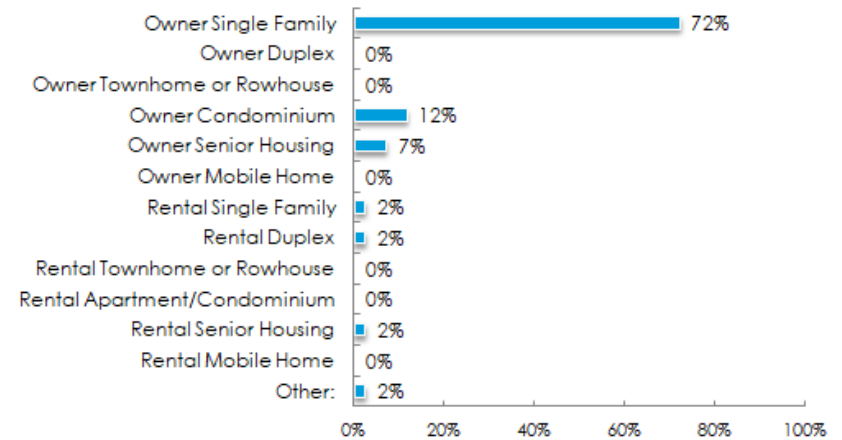


Questions 33A and 33 can be found on the following pages

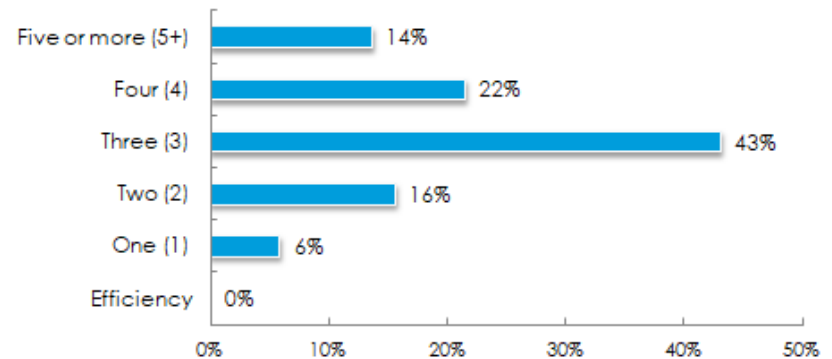
34. If you do not live in Sauk County, please indicate why (check all that apply):



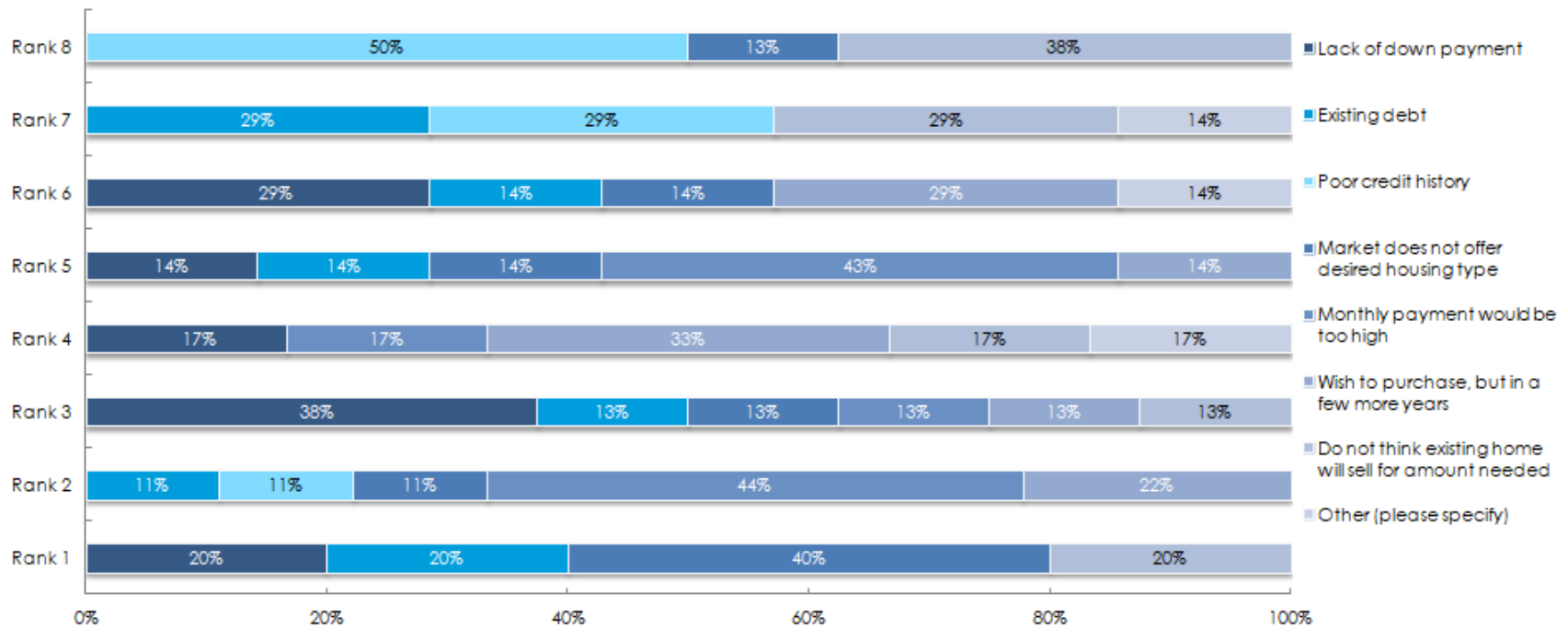
35. If you were to move to or within Sauk County, what type of housing would you prefer?



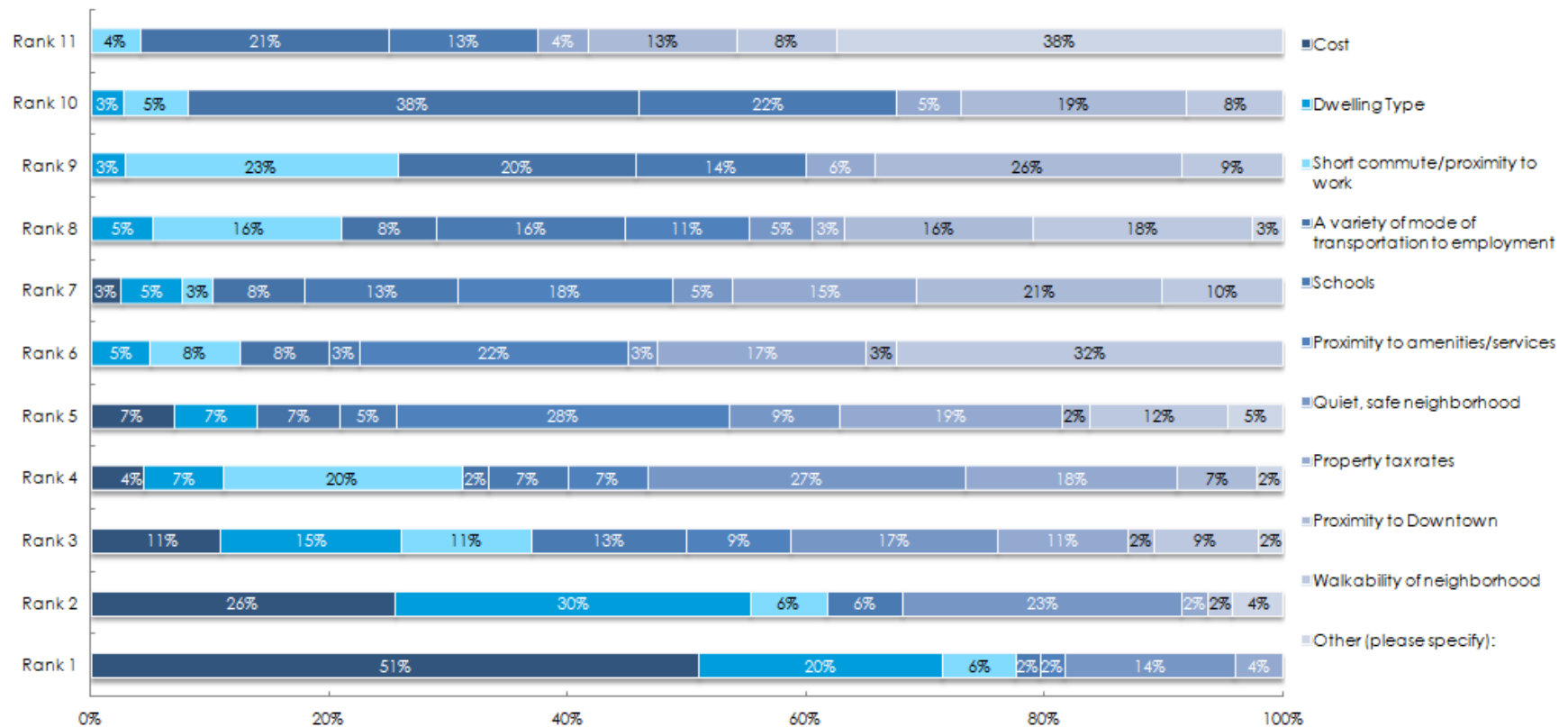
36. What size home is preferred (number of bedrooms)?



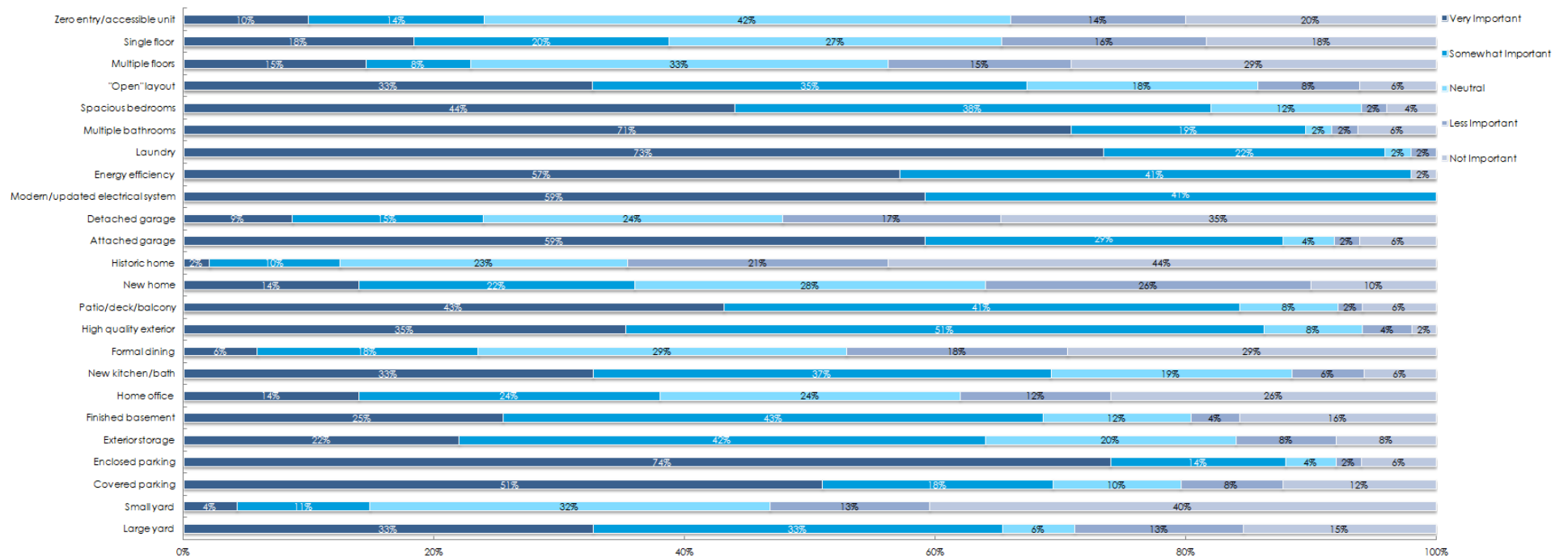
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



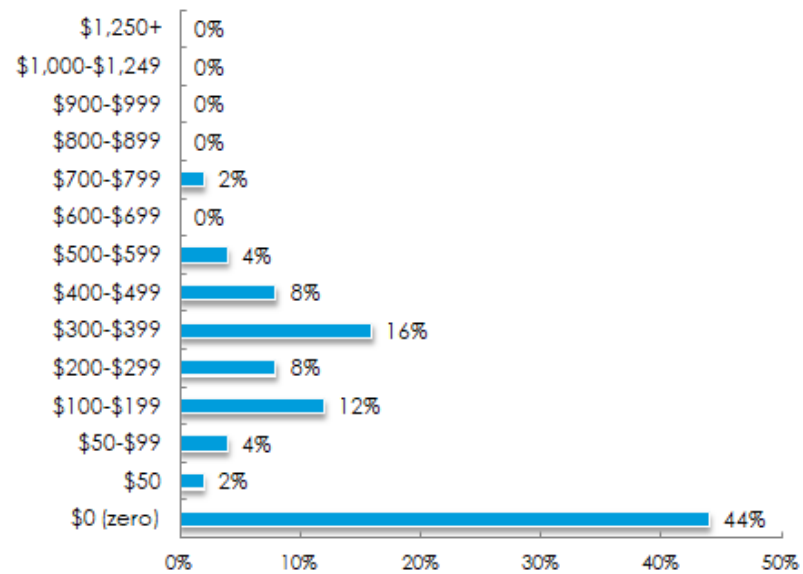
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

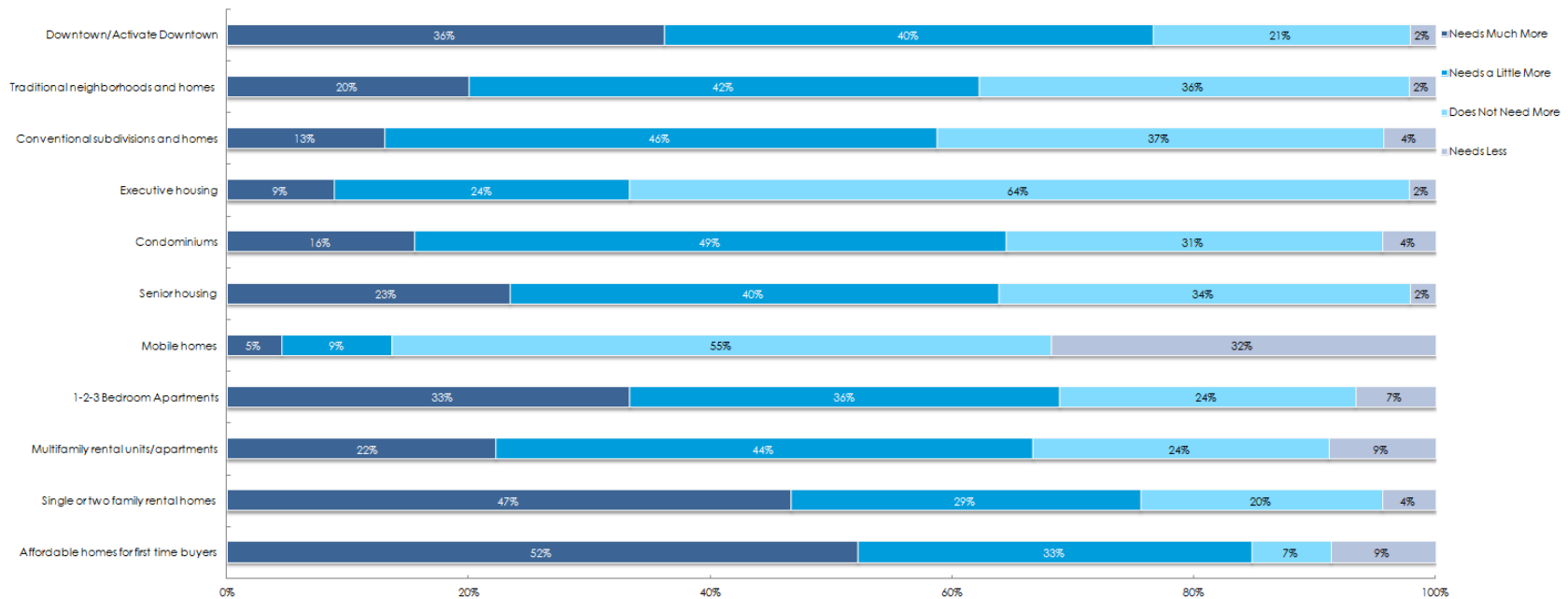


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

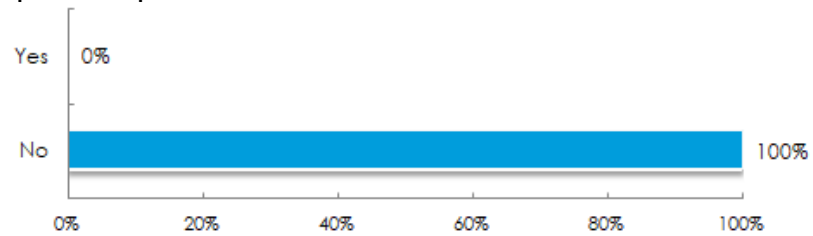


Answers to Questions 40-43 and 46 are featured in the following table:

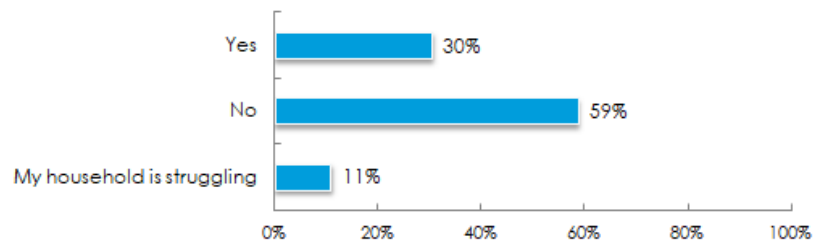
REEDSBURG - Based on your experiences, indicate where new single-family housing should be constructed in your community.
East side neighborhood
A new sub-division
Anywhere in Reedsburg would be great. It's not that far to reach anywhere in town so I'd be willing to live anywhere as long as it's affordable yet well-built.
Between Reedsburg and Lake Redstone, LaValle, North outside Reedsburg on V and H.
by the hospital
Continue to expand the city in each direction.
east of Reedsburg access to highway 33
Edge of the community
Ernstmeyer subdivision should have some business up there to spur development and rural developments that are empty should be incorporated into the city to reduce the need for well and septic
Fill in empty city lots
In current existing developed subdivisions and close to new school.
kids need kids =neighborhood
North east side and north east central
On the east side, where the new elementary school is being built AND on the southwest side, near the high school.
Outskirts of town-empty land
Single family housing should be constructed in existing subdivisions.
Spread it out
This could be built upon the edges of towns.
west/south end of town
Within existing subdivisions with lots available (Eastridge Estates, etc.)
REEDSBURG - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
East ridge would be ideal!
Out by the new school on Reedsburg Road might be a good place to build. I'd rather not see anymore developments downtown or on Viking Drive because those areas are already busy.
East off of 33
South School or west side
Downtown
North of Reedsburg to accommodate more dells employees
Edges of the community
Northwest side
Spread it out
East side - near the new elementary school AND on the southwest side, near the high school.
Same as above
Multi family homes should be located closer to the historic downtown and near the east.

More multifamily housing needed near large employers so transportation is less of a barrier for employment.
Near downtown
Anywhere
A little quieter neighborhood with similarly aged group of people
REEDSBURG - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
Main Street.
Houses on Main street
Inner city mobile home parks
Homes nearest Downtown
WE really need a YMCA!!!!!!!!!!
Rehabilitation. Providing incentives to remodel and upgrade some of the exiting houses.
Hwy 33 area (Main St)
Center of Reedsburg historic area and south side of town
older neighborhoods
aesthetic improvements
None
Northeast side of Reedsburg
Main Street
South side - near South School and the Foundry neighborhoods.
Downtown area
House conditions are fine as they are.
Downtown and West Side need growth & rehabilitation
Along the main streets of Baraboo and Reedsburg, or remove and replace with commercial.
no single area
West side of City
REEDSBURG - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
Motel Reedsburg
Business needs to be redeveloped in downtown in order for people to stay in small town.
west edge of Reedsburg More workers traveling interstate highway 33 to Sauk city ,Madison and Baraboo.
Some sections of East Main Street east of Walgreens (both sides of street) to east City limits.
Along main streets of Baraboo (8th street) and Reedsburg (Main Street closer to east side)
unsure, I'm new to the community
Some of Main St. Corridor is losing neighborhood/residential appeal.

44. Is there anyone living in your residence who does not have a permanent place to live?



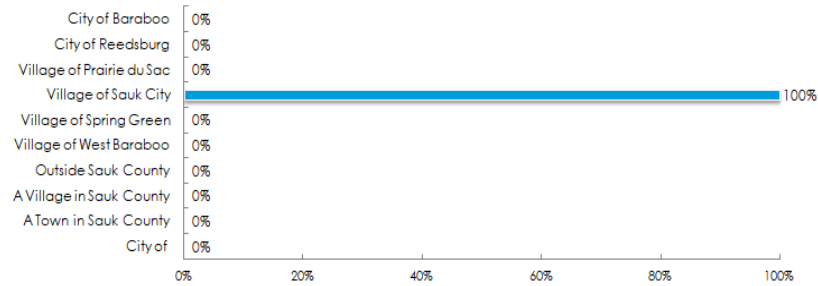
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



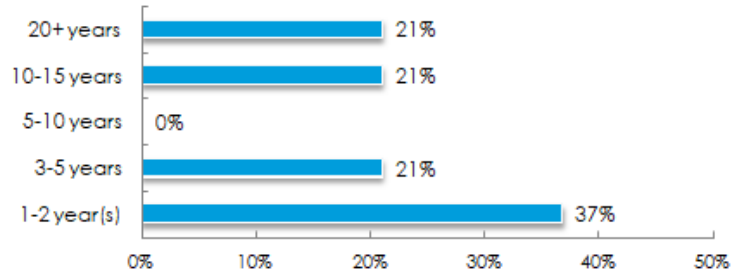


APPENDIX C – SAUK CITY SURVEY SUMMARY

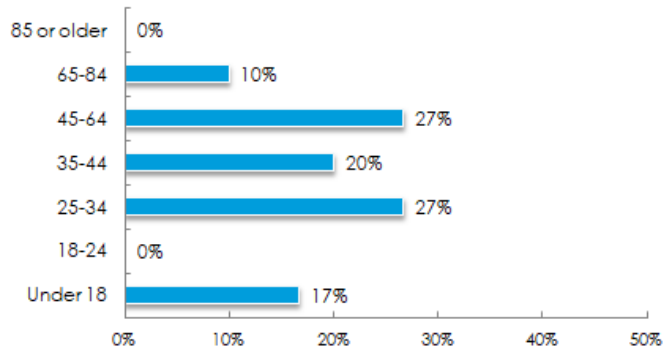
1. Jurisdiction of Residence



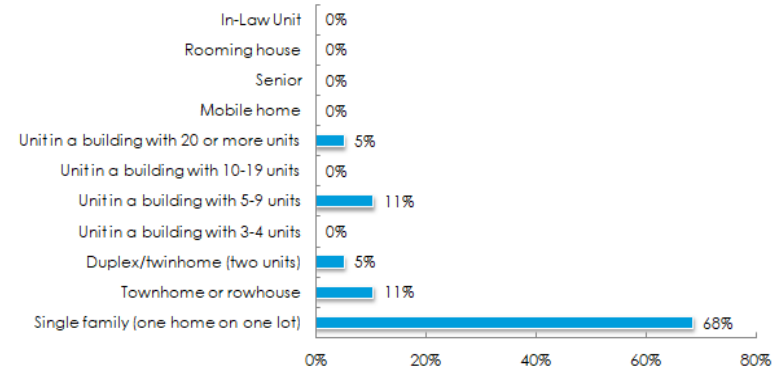
2. How long have you been at your current residence?



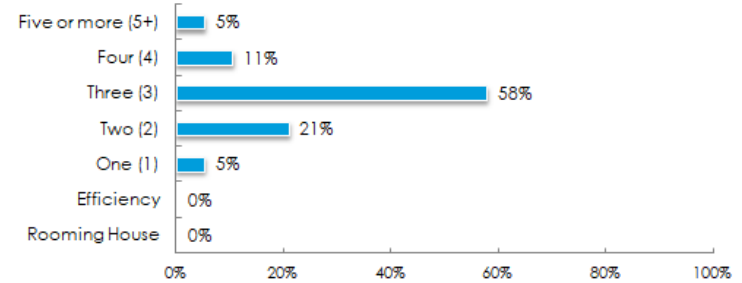
3. Number of household members by age?



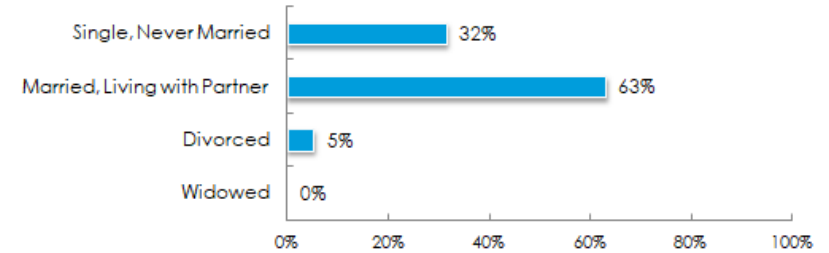
4. Current housing type:



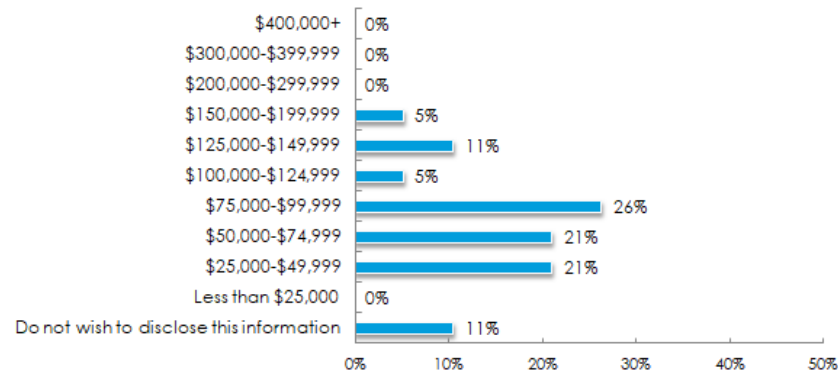
5. Current number of bedrooms:



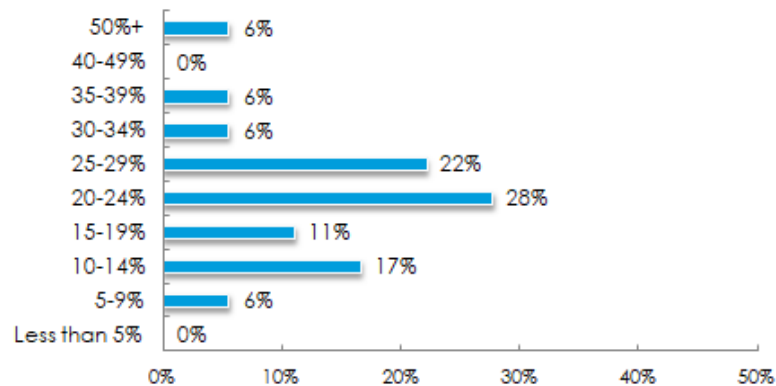
6. Household marital status:



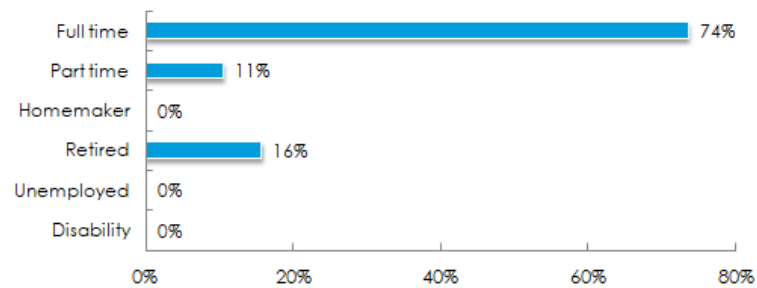
7. Estimated gross annual household income:



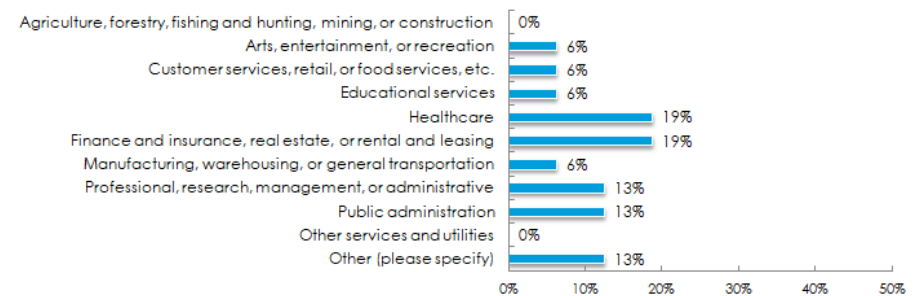
8. Portion of annual gross income spent on rent/housing costs



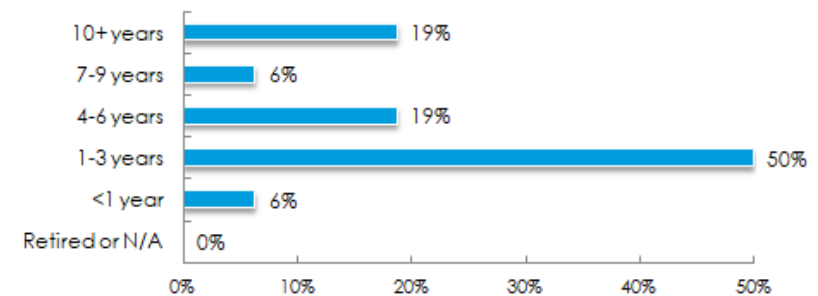
9A. Employment status of household member 1



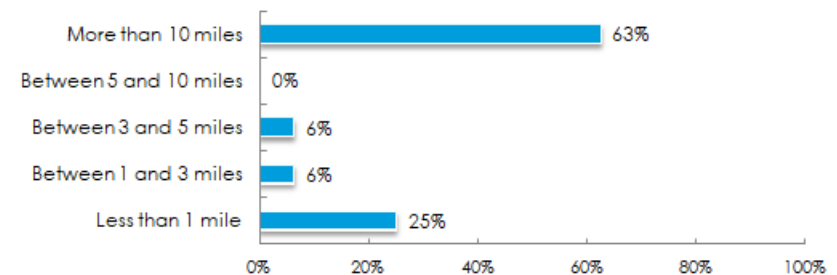
10A. Employment sector of household member 1



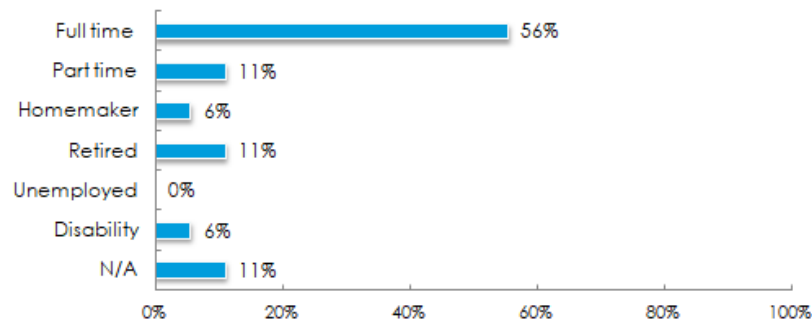
11A. Length of time with current employer (household member 1)



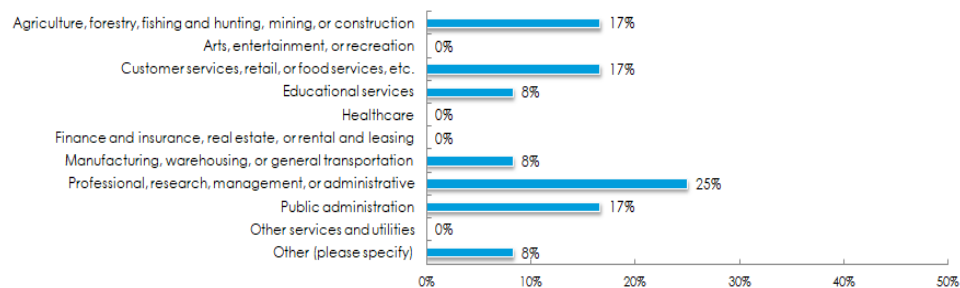
12A. How far do you travel to work (household member 1)



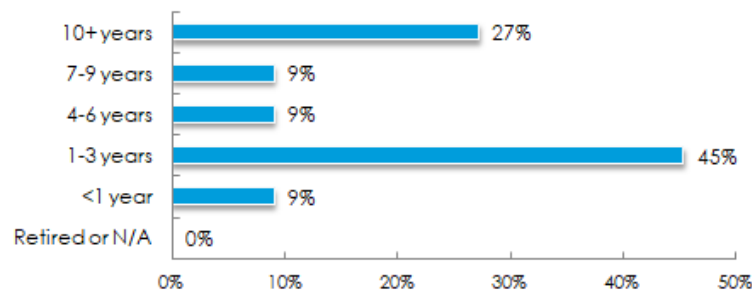
9B. Employment status of household member 2



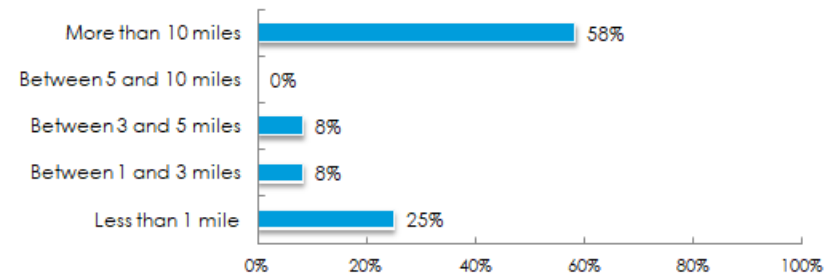
10B. Employment sector of household member 2



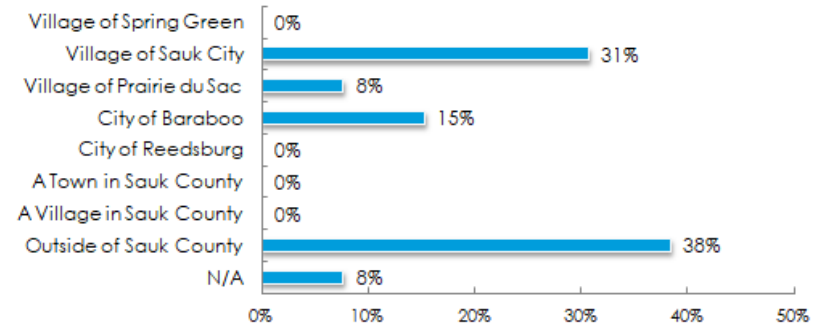
11B. Length of time with current employer (household member 2)



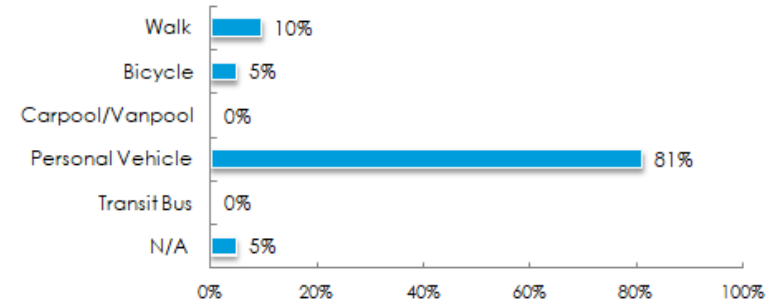
12B. How far do you travel to work (household member 2)?



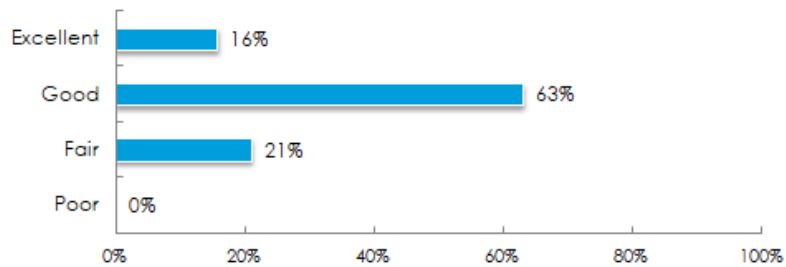
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

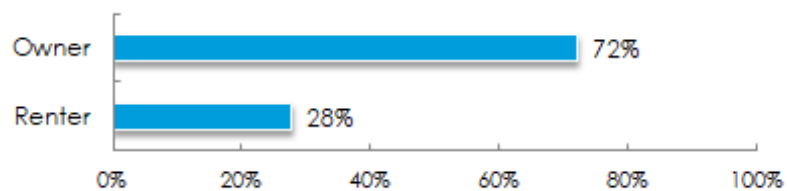


15. What is the overall condition of home or apartment?

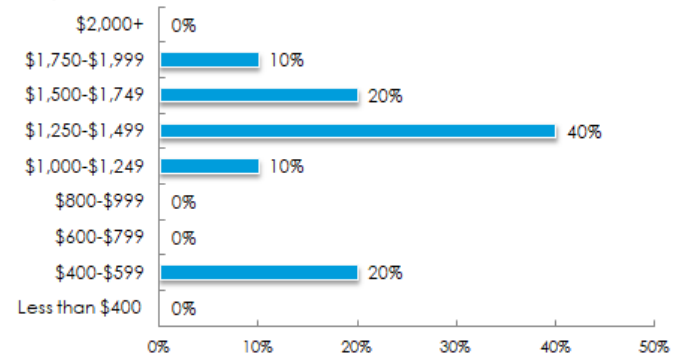


Question 16 can be found on the following page

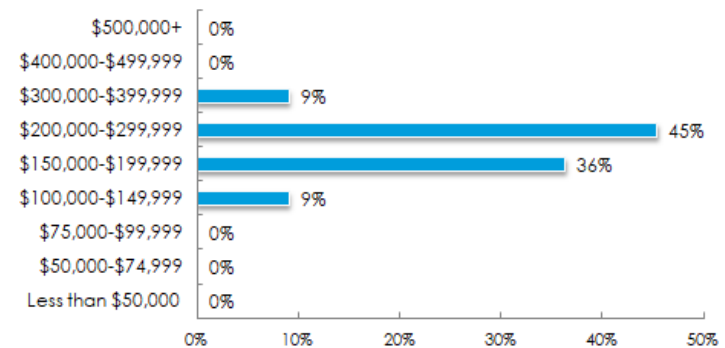
17. Are you an owner or renter of your residence?



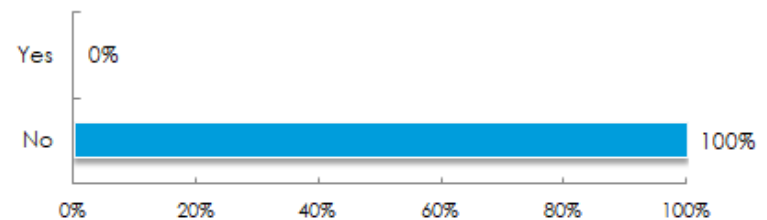
18. If OWNER, what are your typical monthly housing expenses?



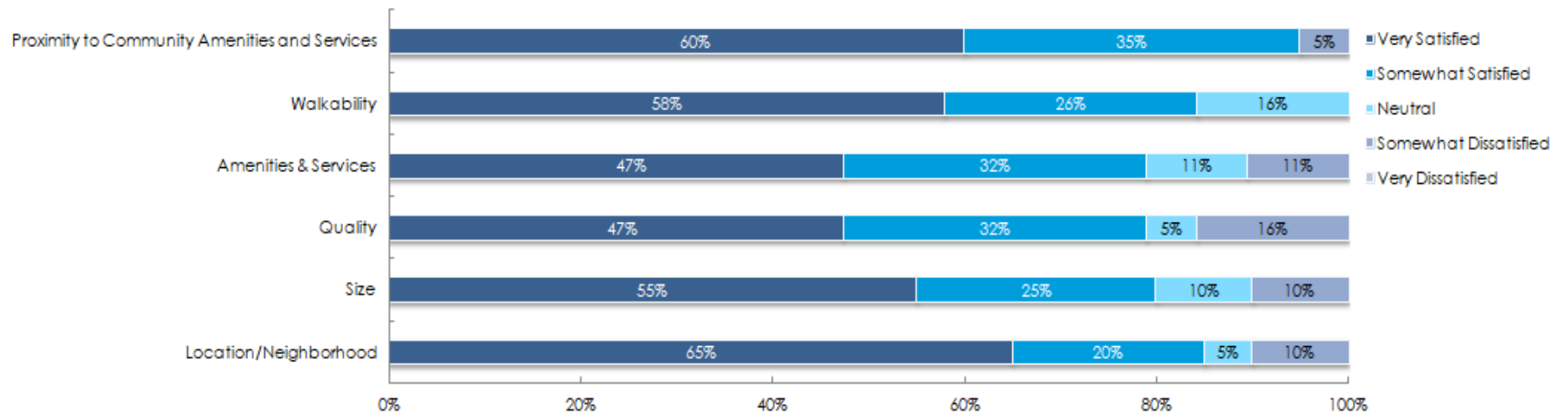
19. If OWNER, what is the approximate assessed value of your home?



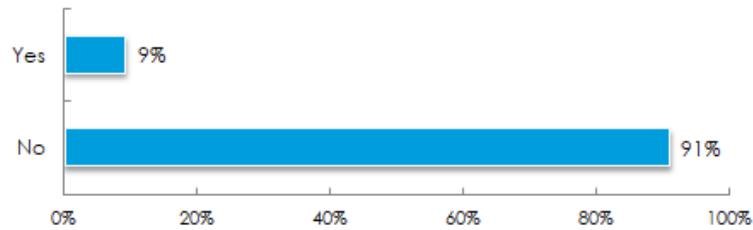
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



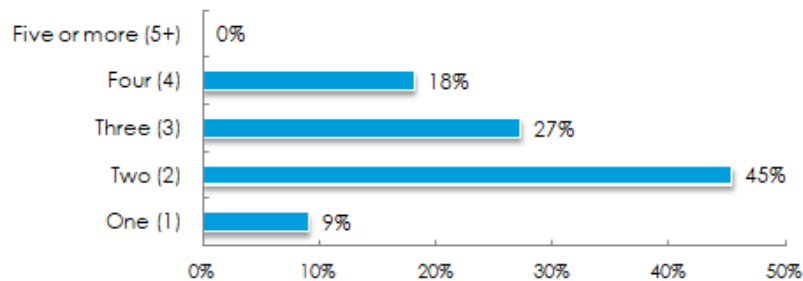
16. Please rate your satisfaction with your current housing.



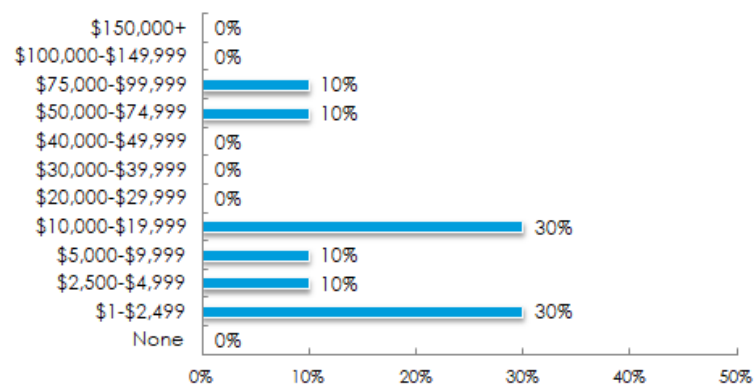
21. If OWNER, do you own a second home or vacation homes in Sauk County?



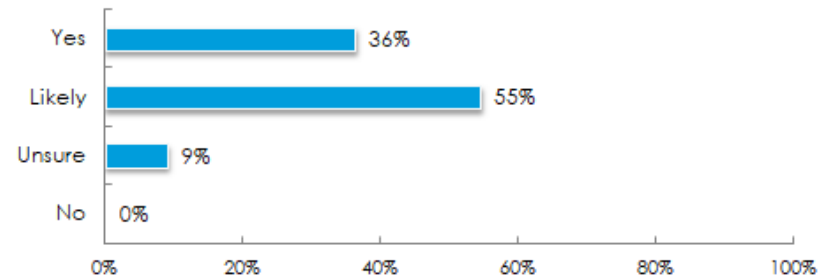
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



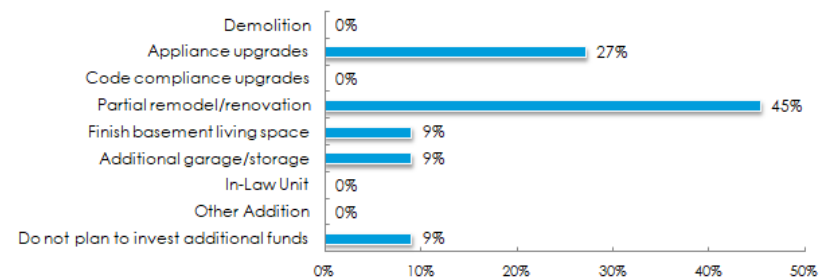
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



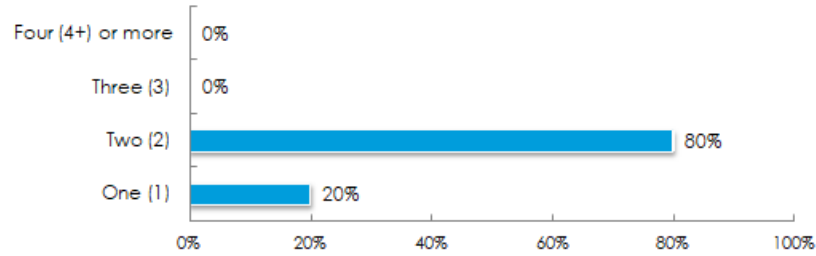
24a. If you plan to invest additional funds, what level of work do you anticipate?



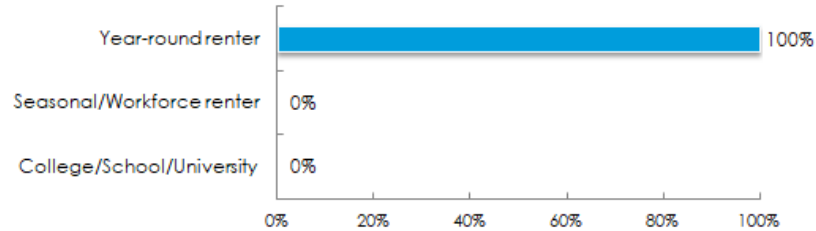
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

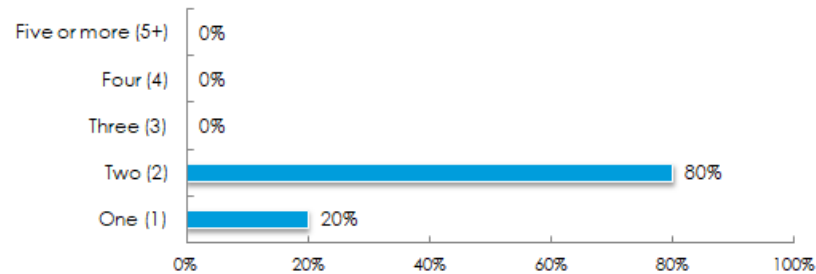
26. If RENTER, how many individuals pay rent to the landlord?



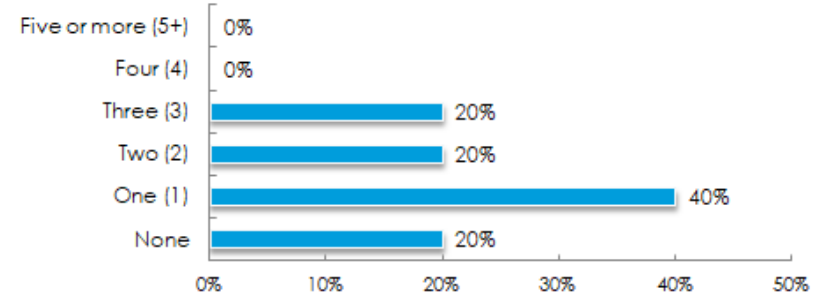
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

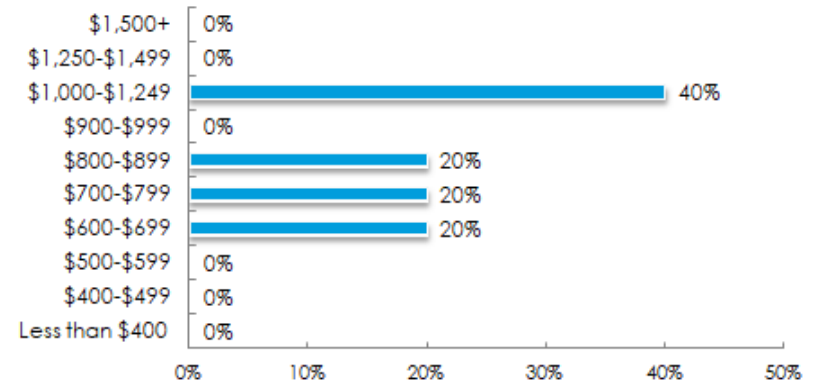


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

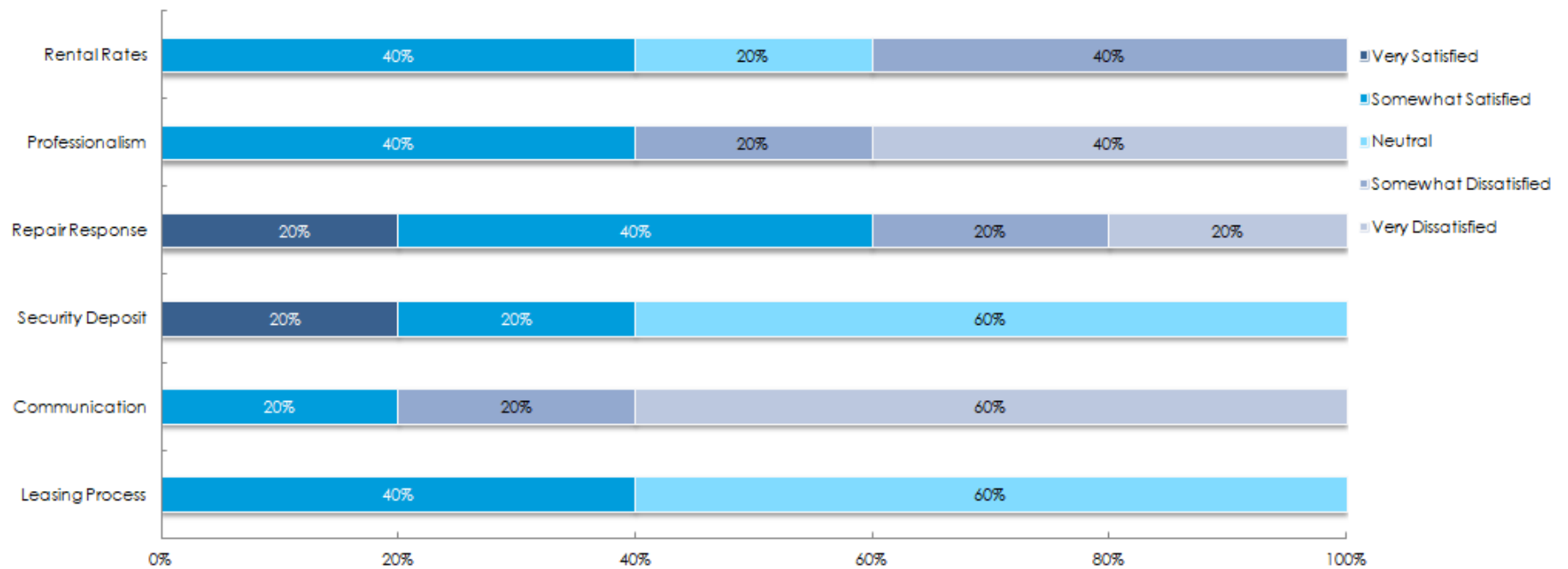


Question 30 can be found on the following page

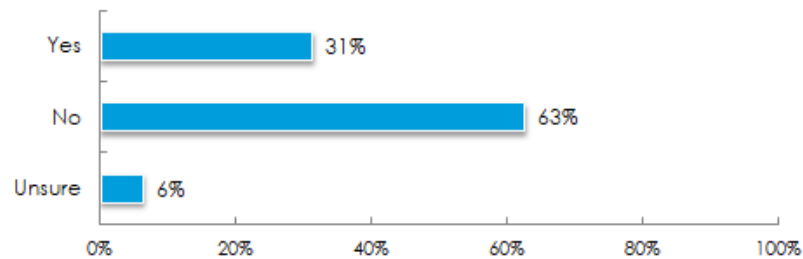
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

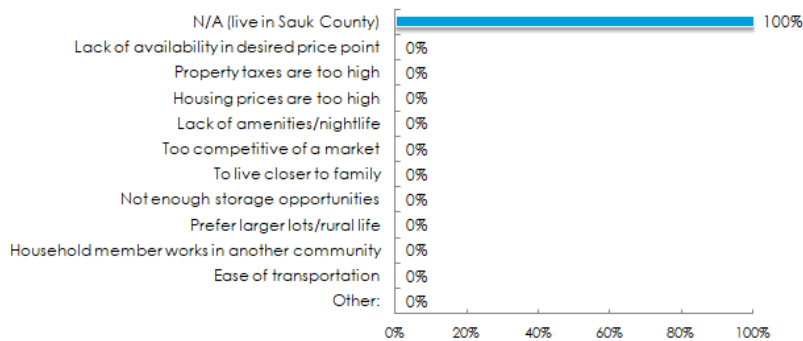


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

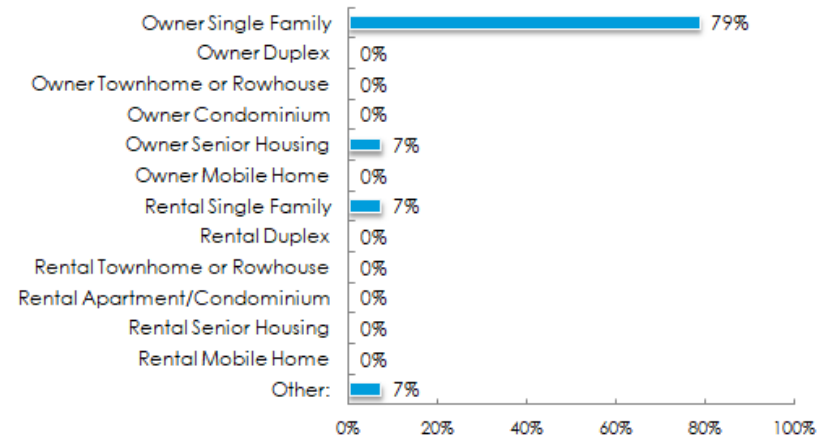


Questions 33A and 33 can be found on the following pages

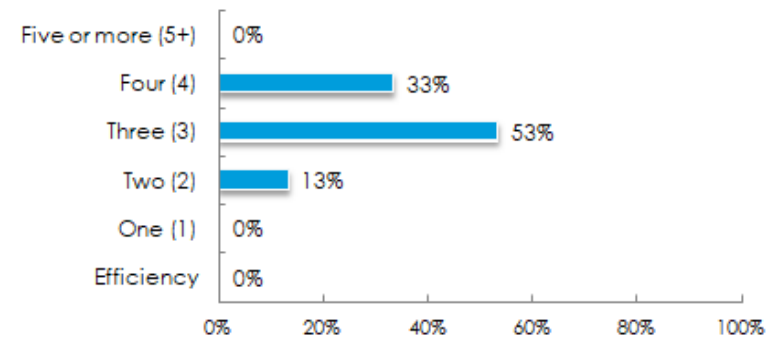
34. If you do not live in Sauk County, please indicate why (check all that apply):



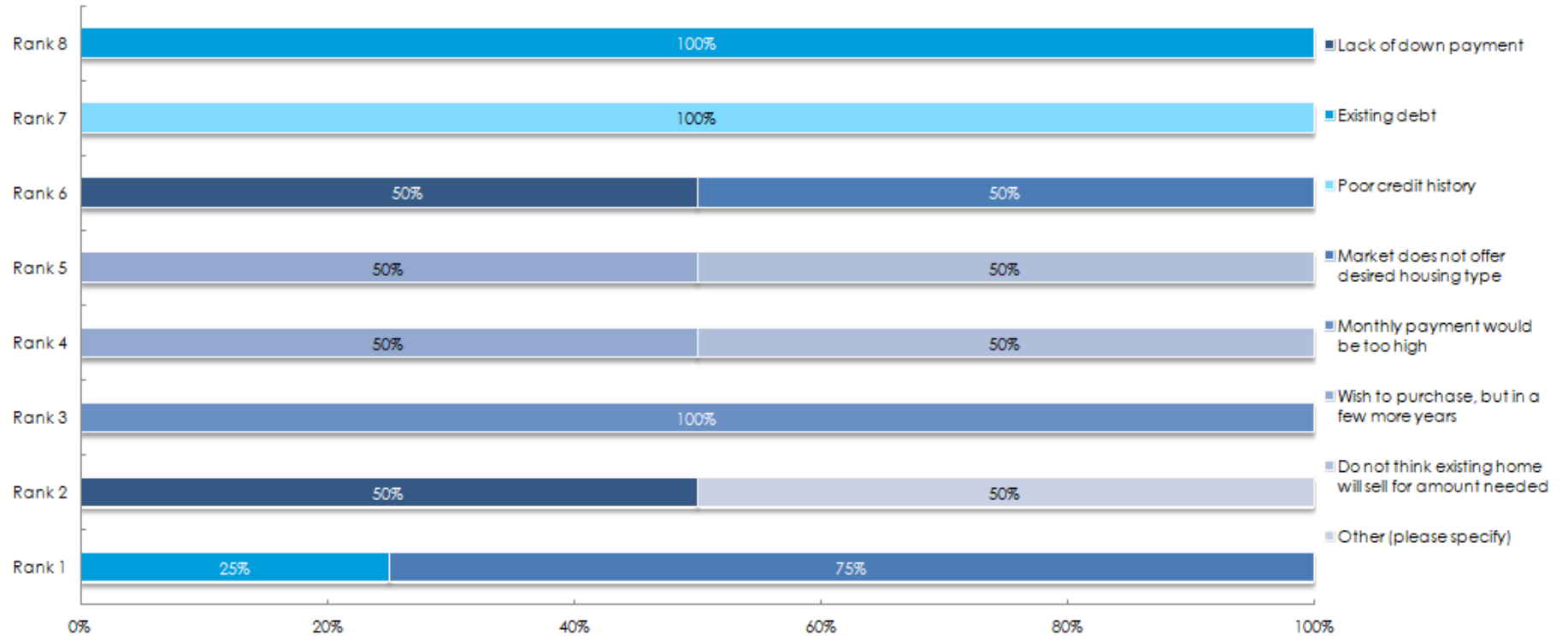
35. If you were to move to or within Sauk County, what type of housing would you prefer?



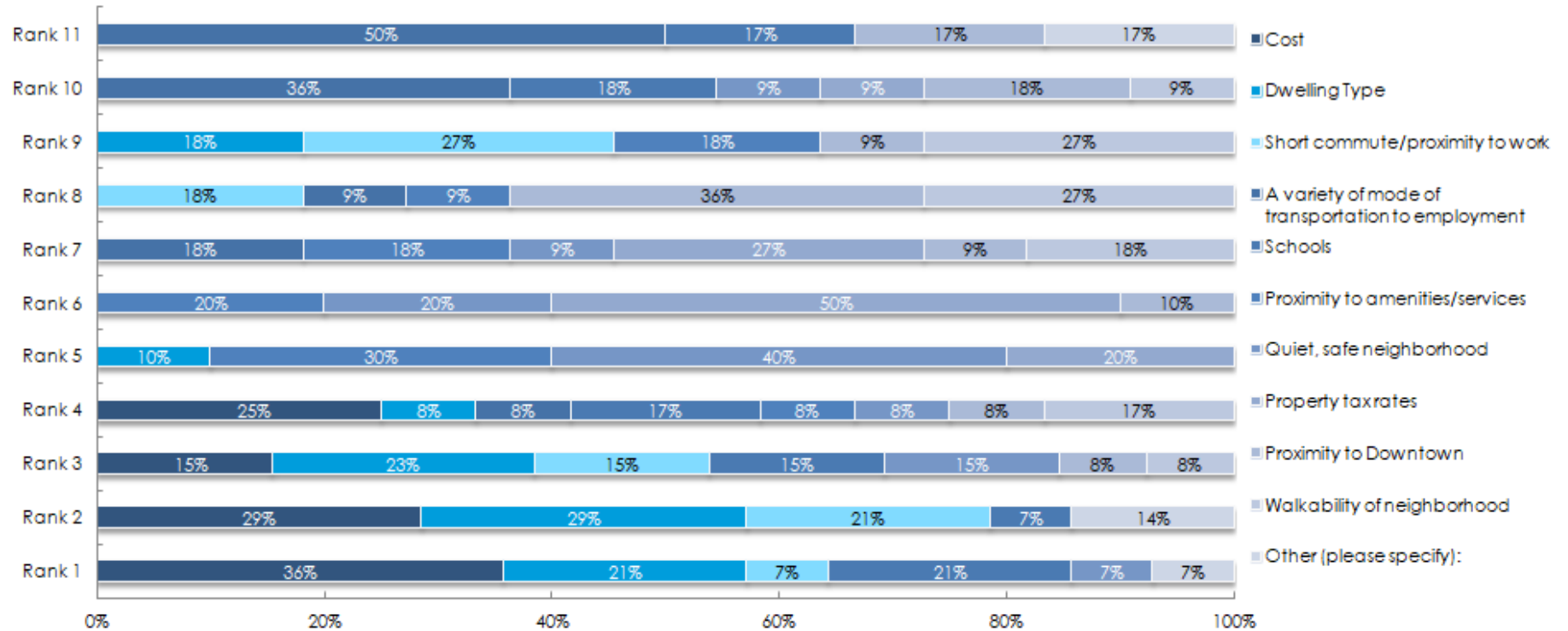
36. What size home is preferred (number of bedrooms)?



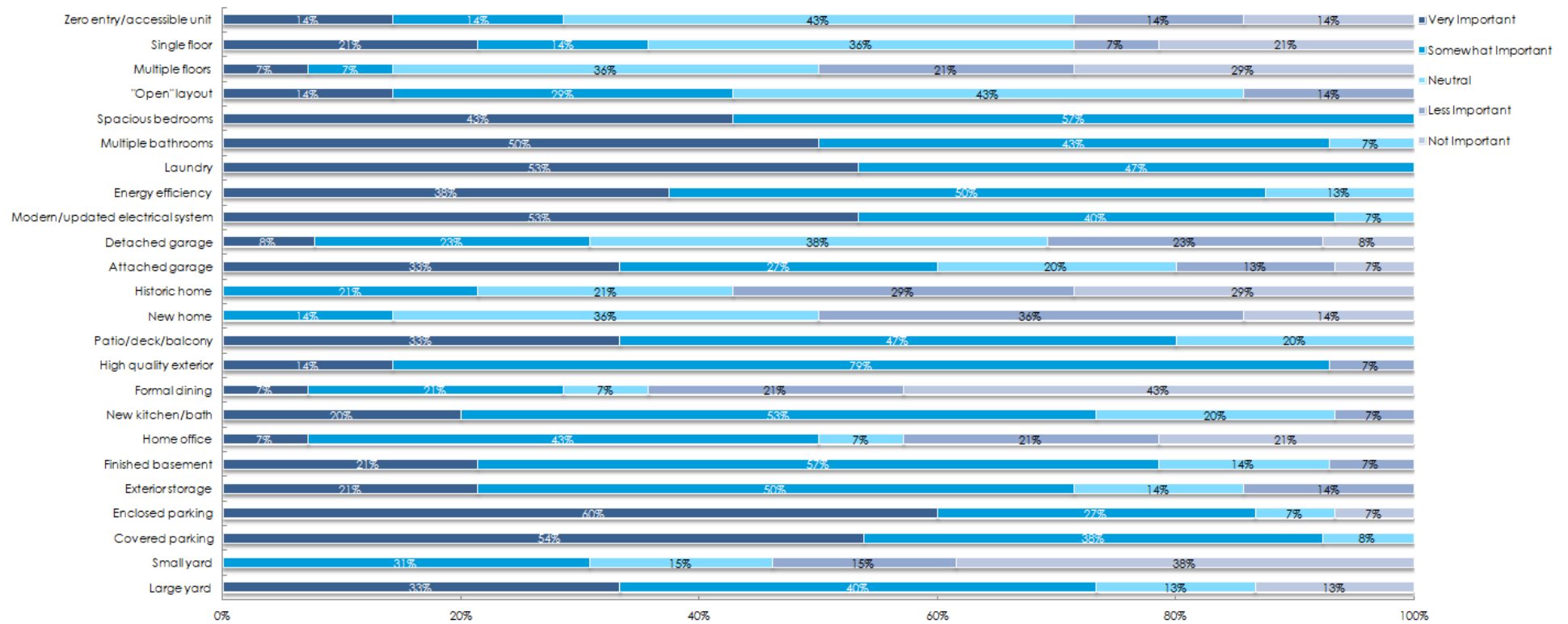
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



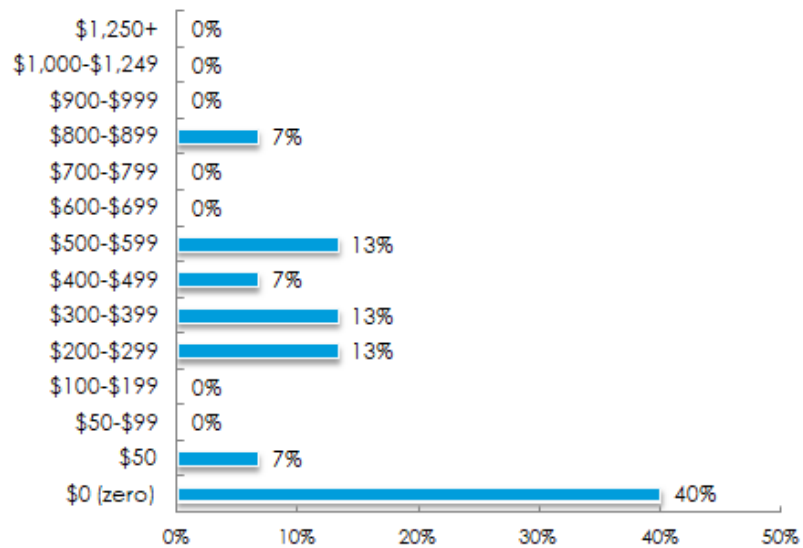
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

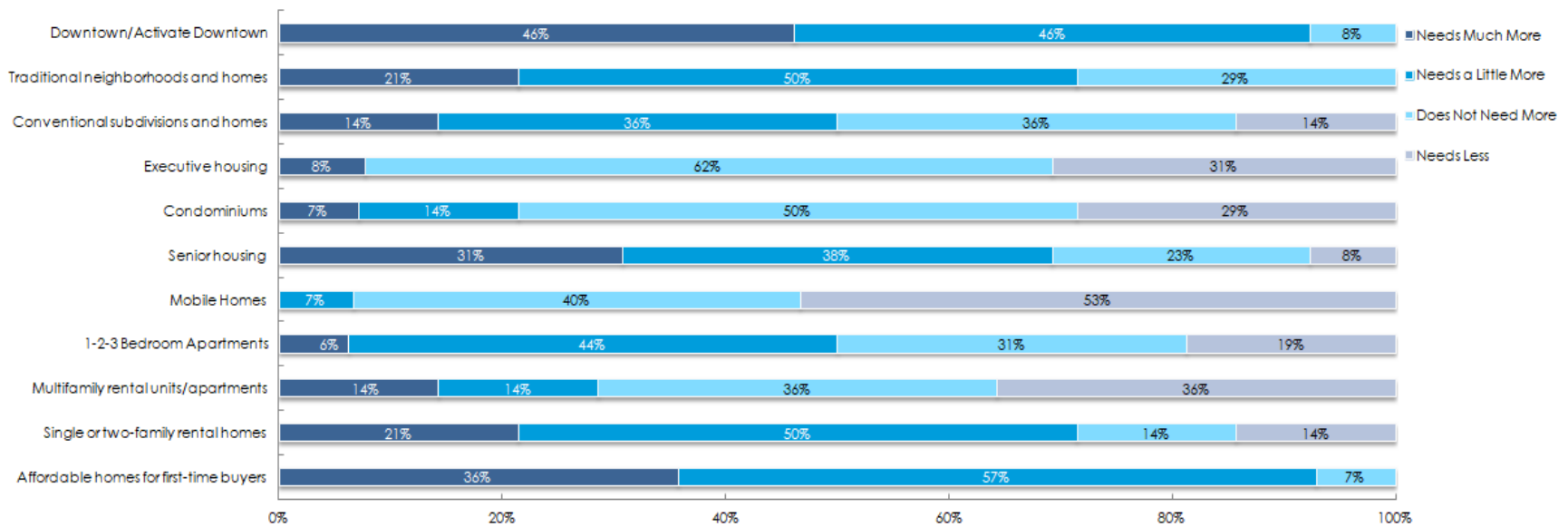


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

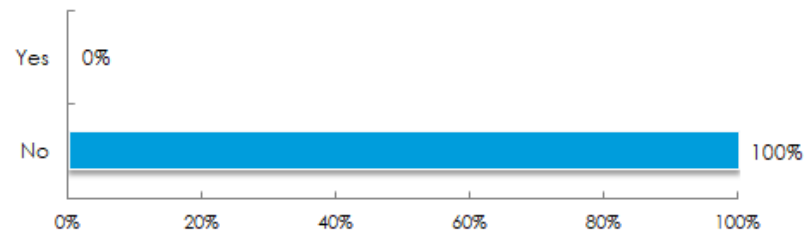
39. Based on your experiences, please rate the housing needs within your Community.



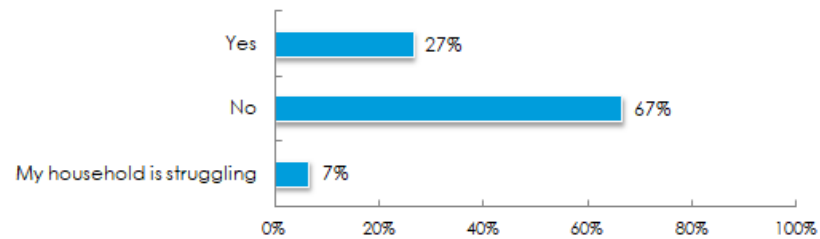
Answers to Questions 40-43 and 46 are featured in the following table:

SAUK CITY - Based on your experiences, indicate where new single-family housing should be constructed in your community.
I don't think there is any room for new growth, however the area along the WI River South of Phillips Blvd could be rehabbed into much nicer housing.
Places are limited but best would be north of pds or across the river in Columbia county
As space allows
SAUK CITY - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
close to downtown Sauk City or downtown Prairie du Sac or somewhere close to Piggly Wiggly in Sauk City
Downtown areas that cant get businesses to fill lots.
Nowhere
SAUK CITY - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
all sidewalks in Sauk City are very poor, I do not drive so if my body cooperates I walk with my walker to the post office or library or local stores and the sidewalks are terrible!!!!!! Either there are cracks in the sidewalks or they are raised in areas and my walker gets stuck or the sidewalks are not wide enough because the residents do not edge their sidewalks or their bushes are hanging over the edge. Truly frustrating!!!!!!!!!!!!!! and Dangerous!!!!!!!!!!!!
Along Phillips blv and the South side of town near industrial park
Historic areas
Nearly everywhere in the older parts of Sauk City. Many of the houses are run down.
SAUK CITY - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
none
phillips blvd
Phillips Blvd homes
The area along the WI River South of Phillips Blvd could be rehabed into much nicer housing.
SAUK CITY - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
"All apartment buildings should be smoke free for the safety of their residents. Our building now says 'no smoking' on the lease and on the doors, but not all residents are obeying the rules/laws. It is very frustrating for someone who has chronic breathing problems.
Handicap accessible apartments should be available to downtown areas and/or near shopping centers in Sauk City. We live in the Madison Street Apts only because i can be more independent being closer to Walgreens and Dollar Store and downtown areas; the other buildings are too far away from everything and I would have to take a cab everywhere I want to go if I lived there."
Do not build anymore section 8 or low income housing

44. Is there anyone living in your residence who does not have a permanent place to live?



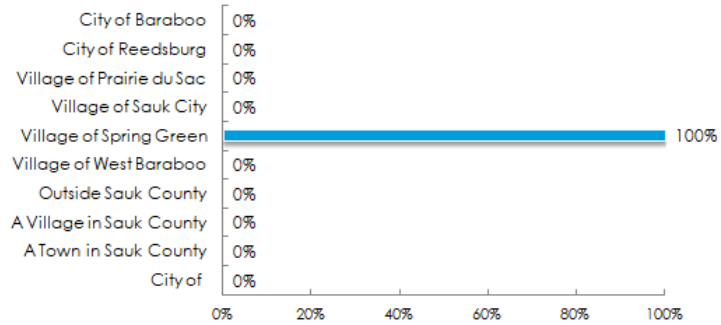
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



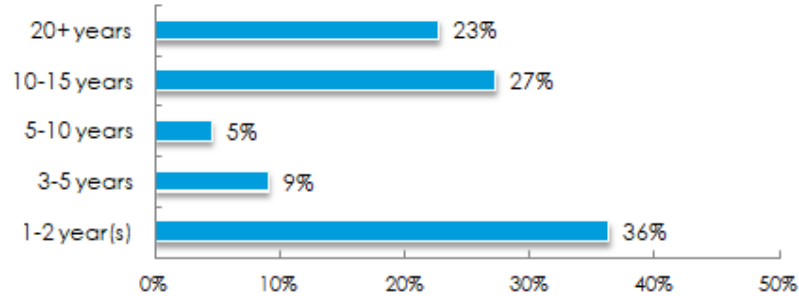


APPENDIX C – SPRING GREEN SURVEY SUMMARY

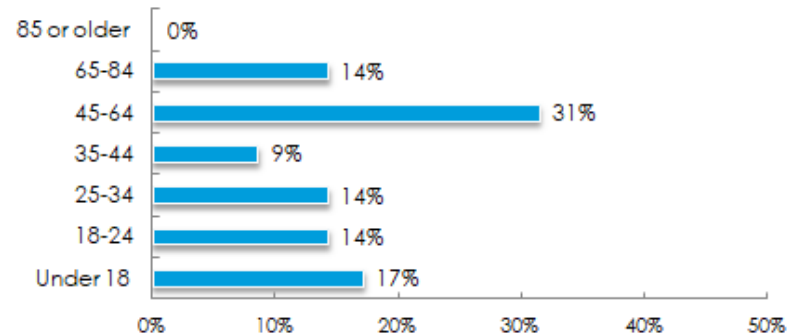
1. Jurisdiction of Residence



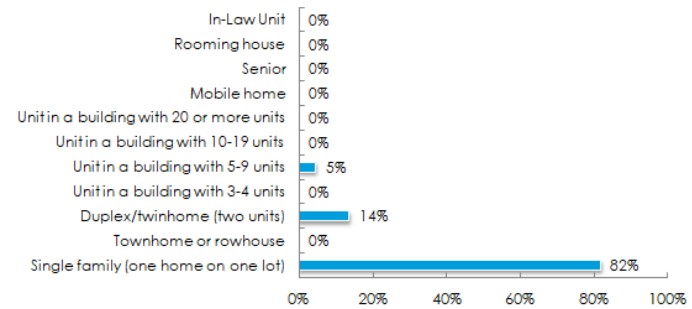
2. How long have you been at your current residence?



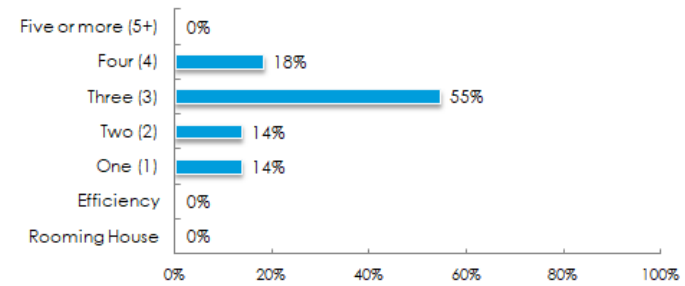
3. Number of household members by age?



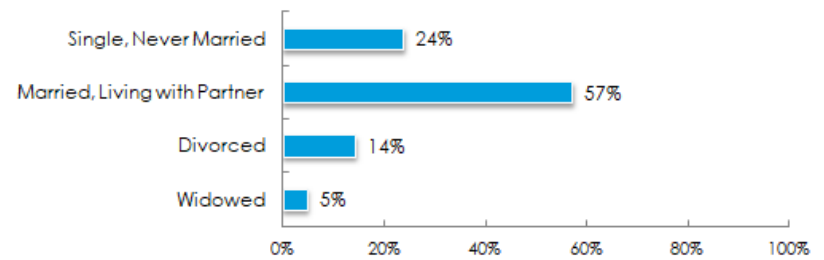
4. Current housing type:



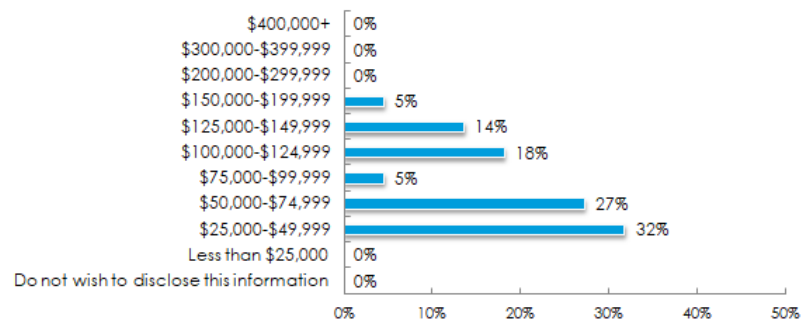
5. Current number of bedrooms:



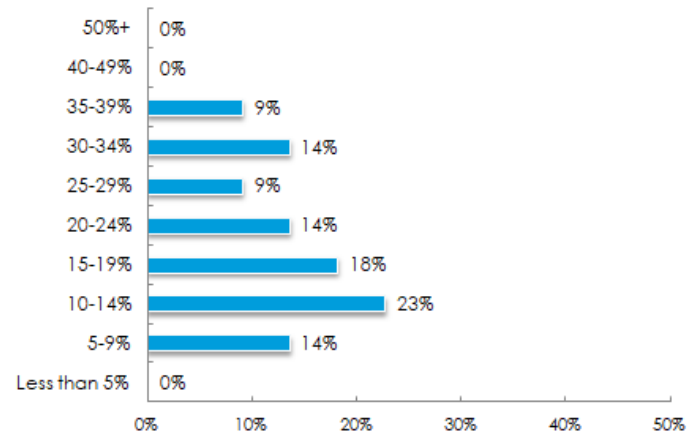
6. Household marital status:



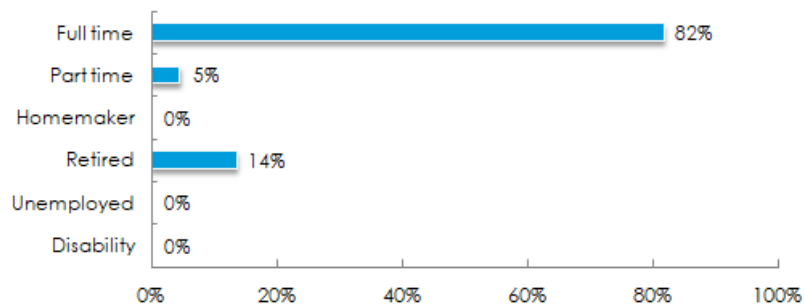
7. Estimated gross annual household income:



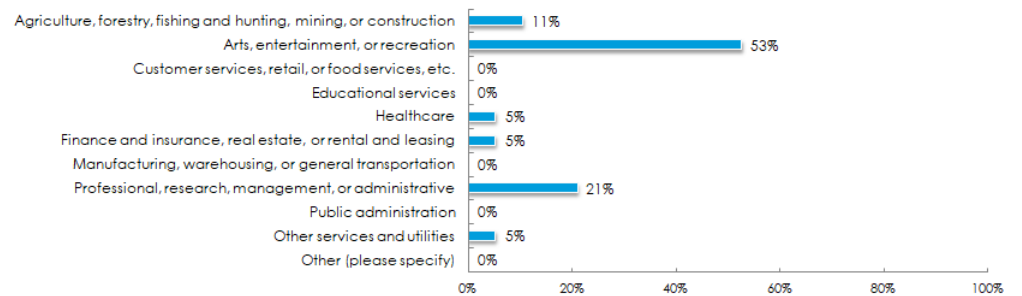
8. Portion of annual gross income spent on rent/housing



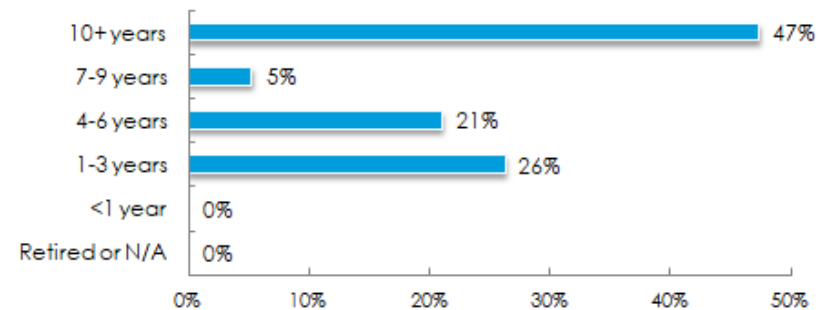
9A. Employment status of household member 1



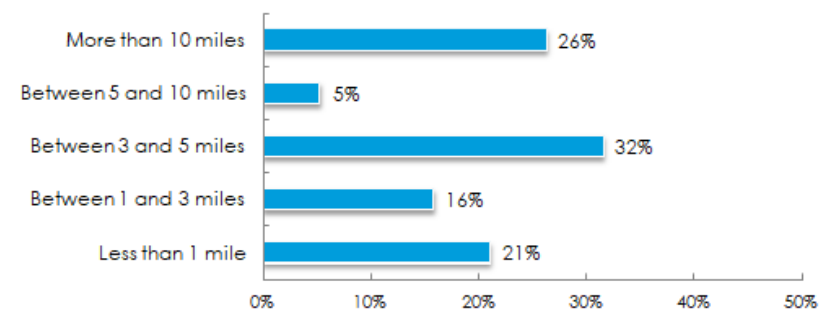
10A. Employment sector of household member 1



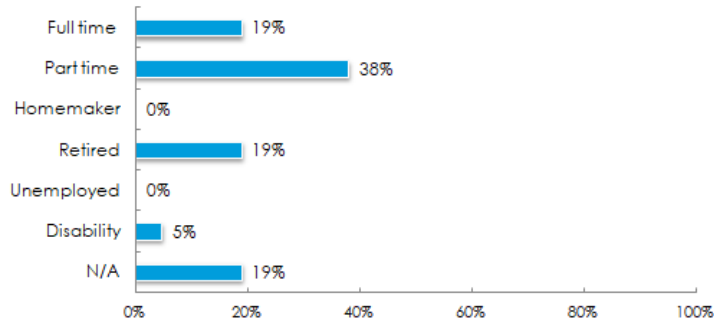
11A. Length of time with current employer (household member 1)



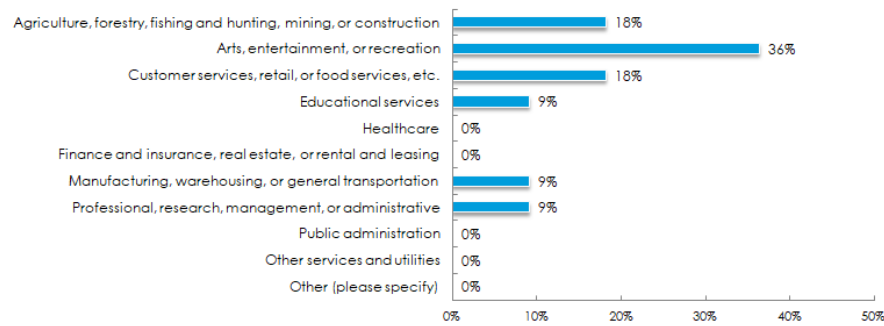
12A. How far do you travel to work (household member 1)



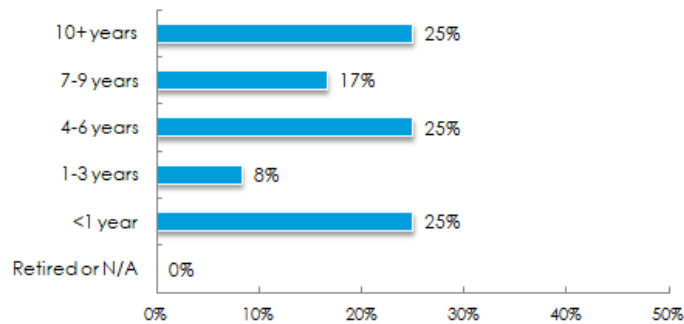
9B. Employment status of household member 2



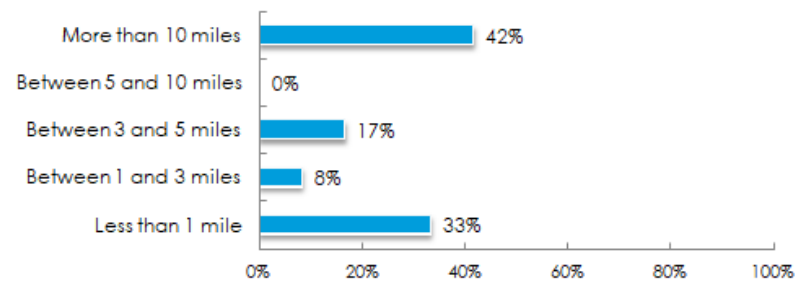
10B. Employment sector of household member 2



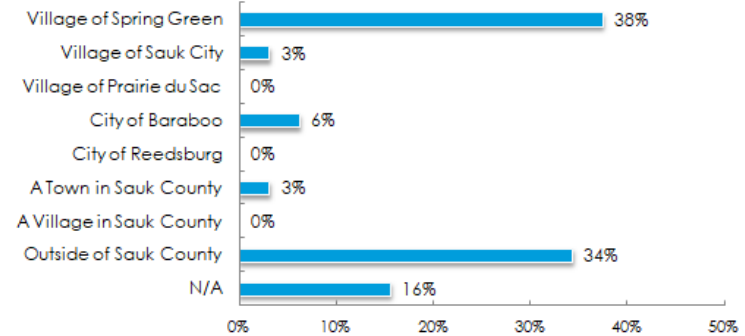
11B. Length of time with current employer (household member 2)



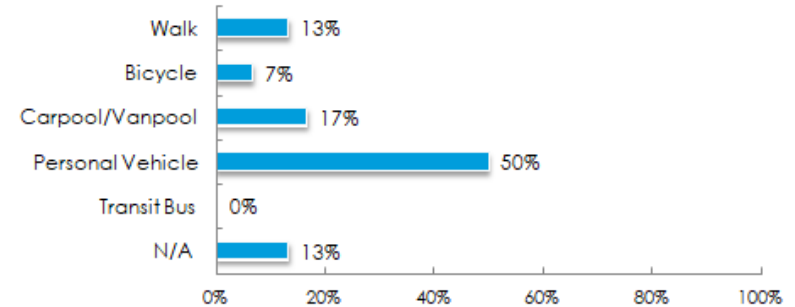
12B. How far do you travel to work (household member 2)?



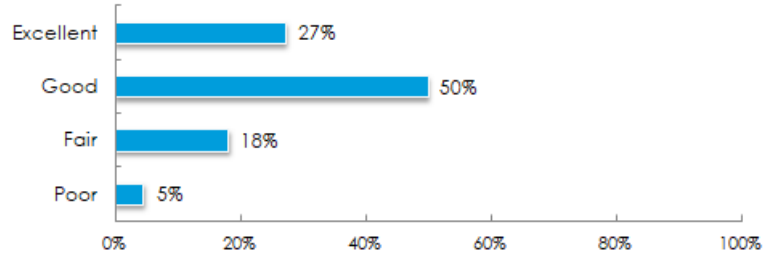
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

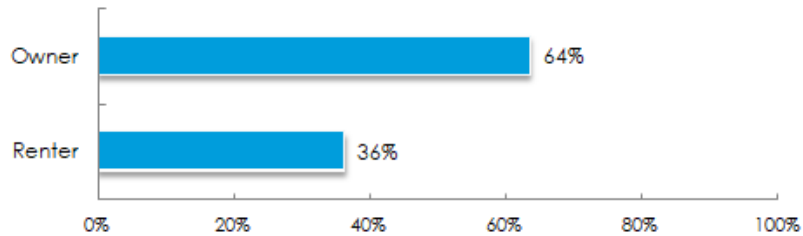


15. What is the overall condition of home or apartment?

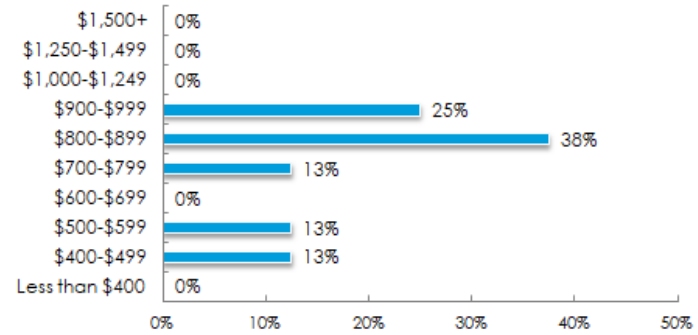


Question 16 can be found on the following page

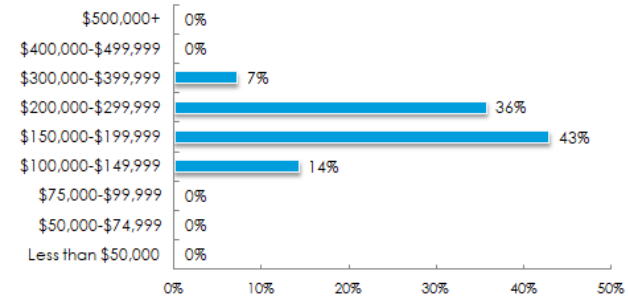
17. Are you an owner or renter of your residence?



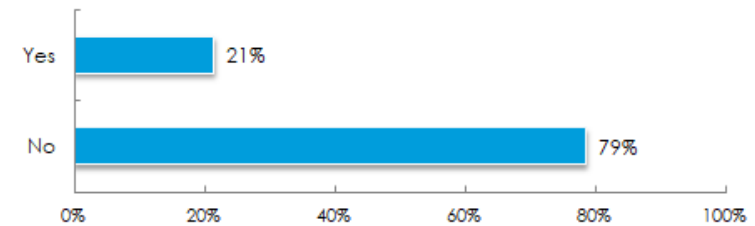
18. If OWNER, what are your typical monthly housing expenses?



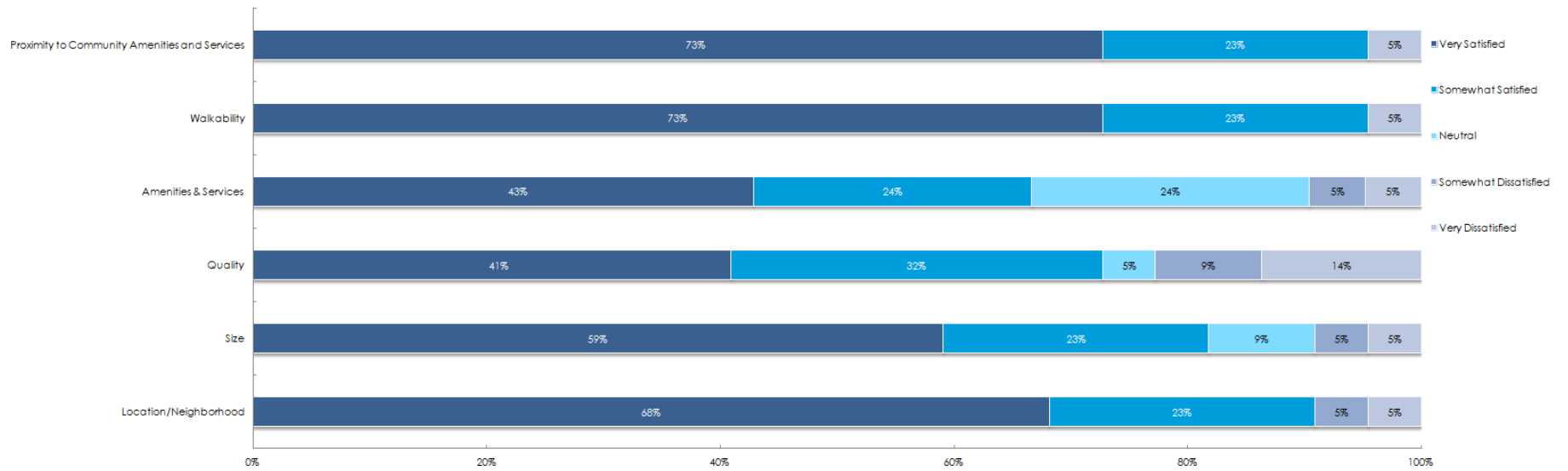
19. If OWNER, what is the approximate assessed value of your home?



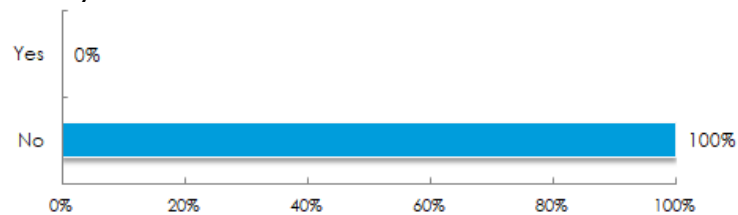
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



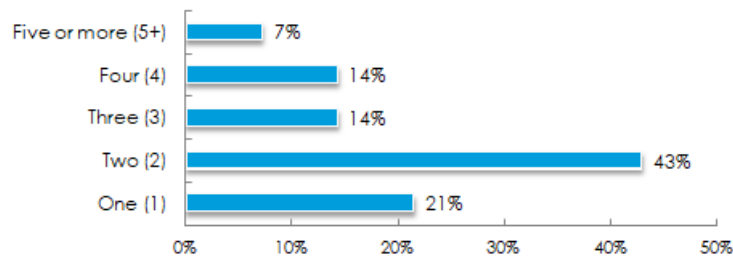
16. Please rate your satisfaction with your current housing.



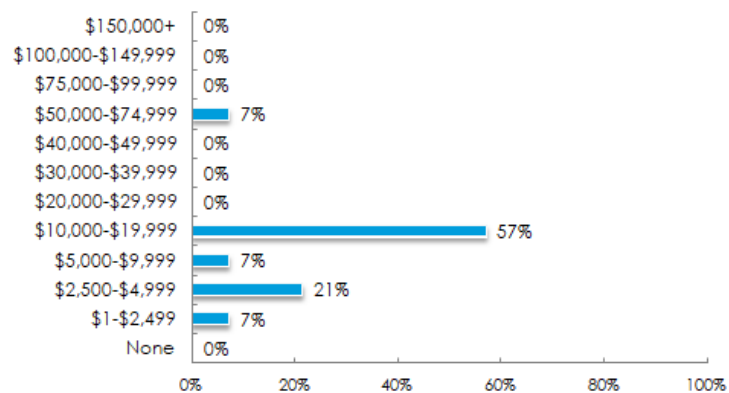
21. If OWNER, do you own a second home or vacation homes in Sauk County?



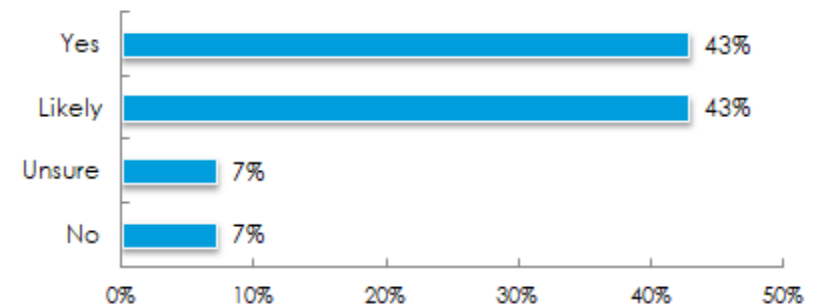
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



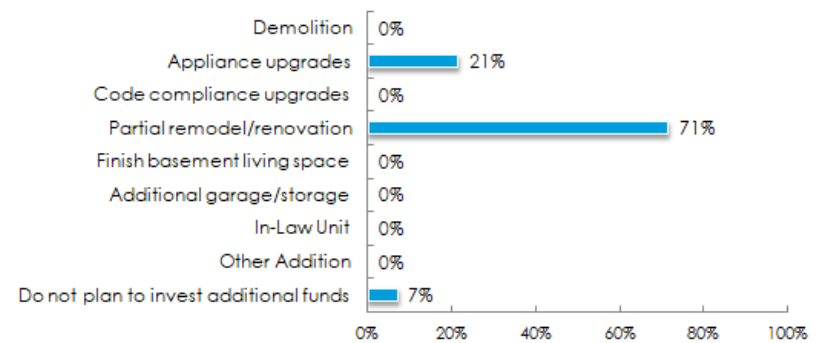
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



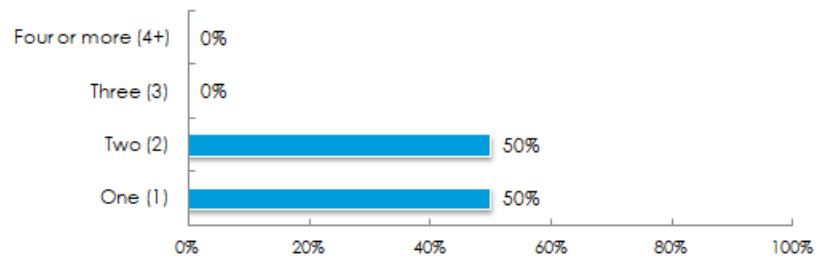
24a. If you plan to invest additional funds, what level of work do you anticipate?



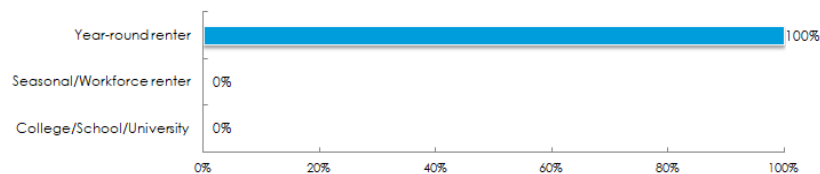
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

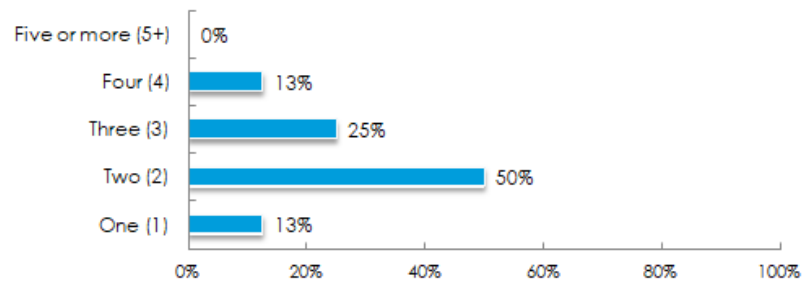
26. If RENTER, how many individuals pay rent to the landlord?



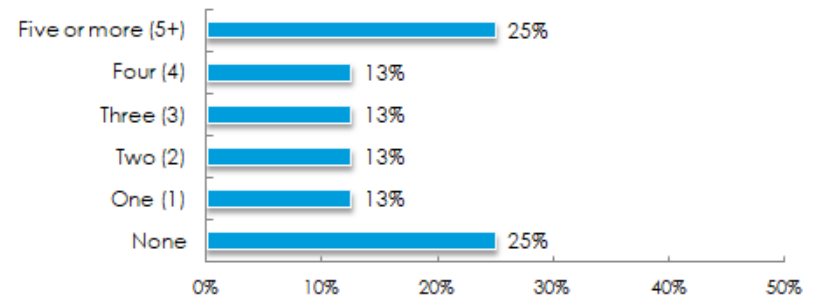
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

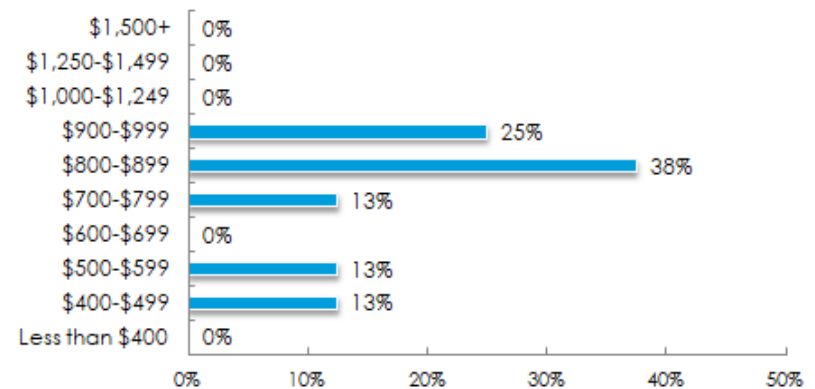


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

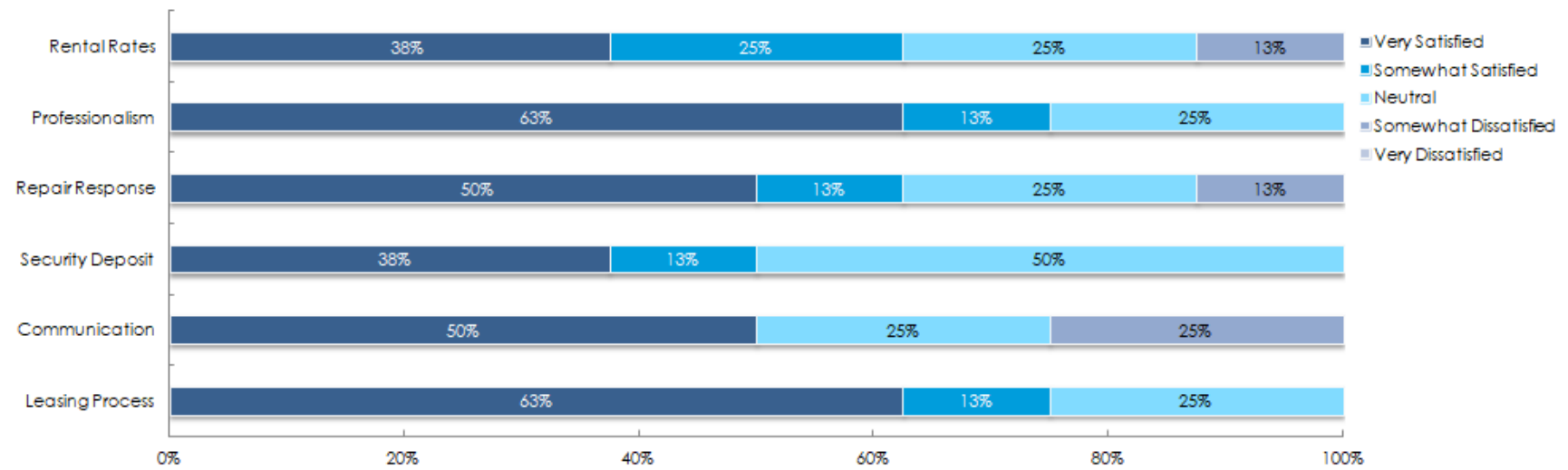


Question 30 can be found on the following page

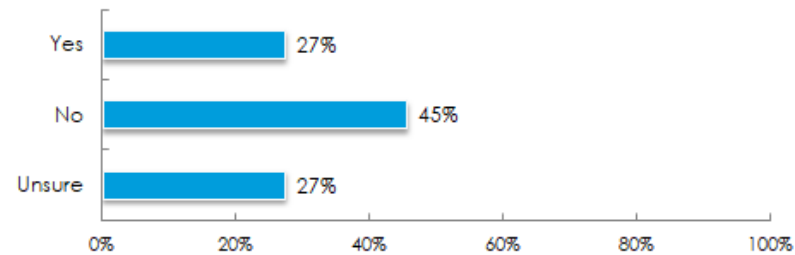
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

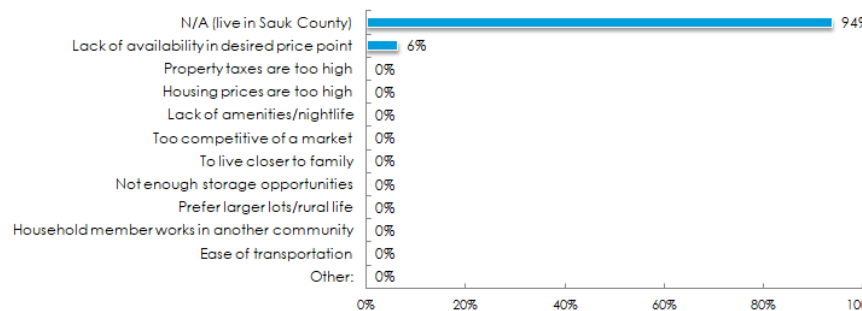


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

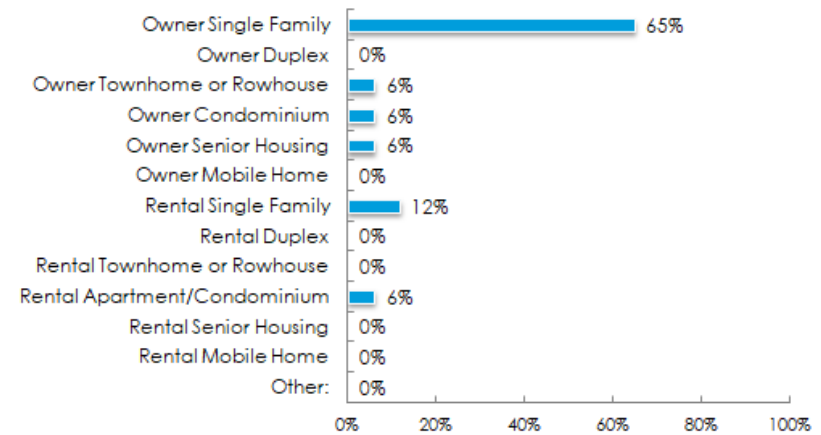


Questions 33A and 33 can be found on the following pages

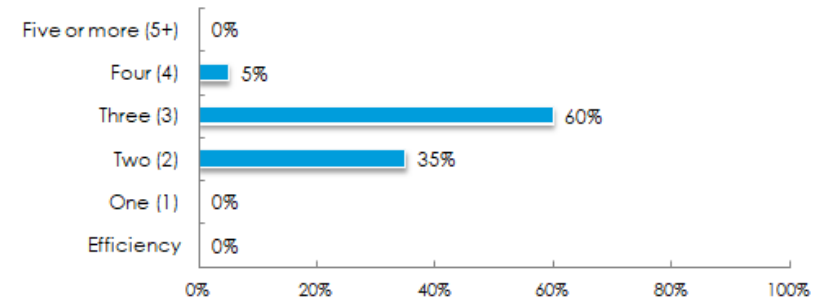
34. If you do not live in Sauk County, please indicate why (check all that apply):



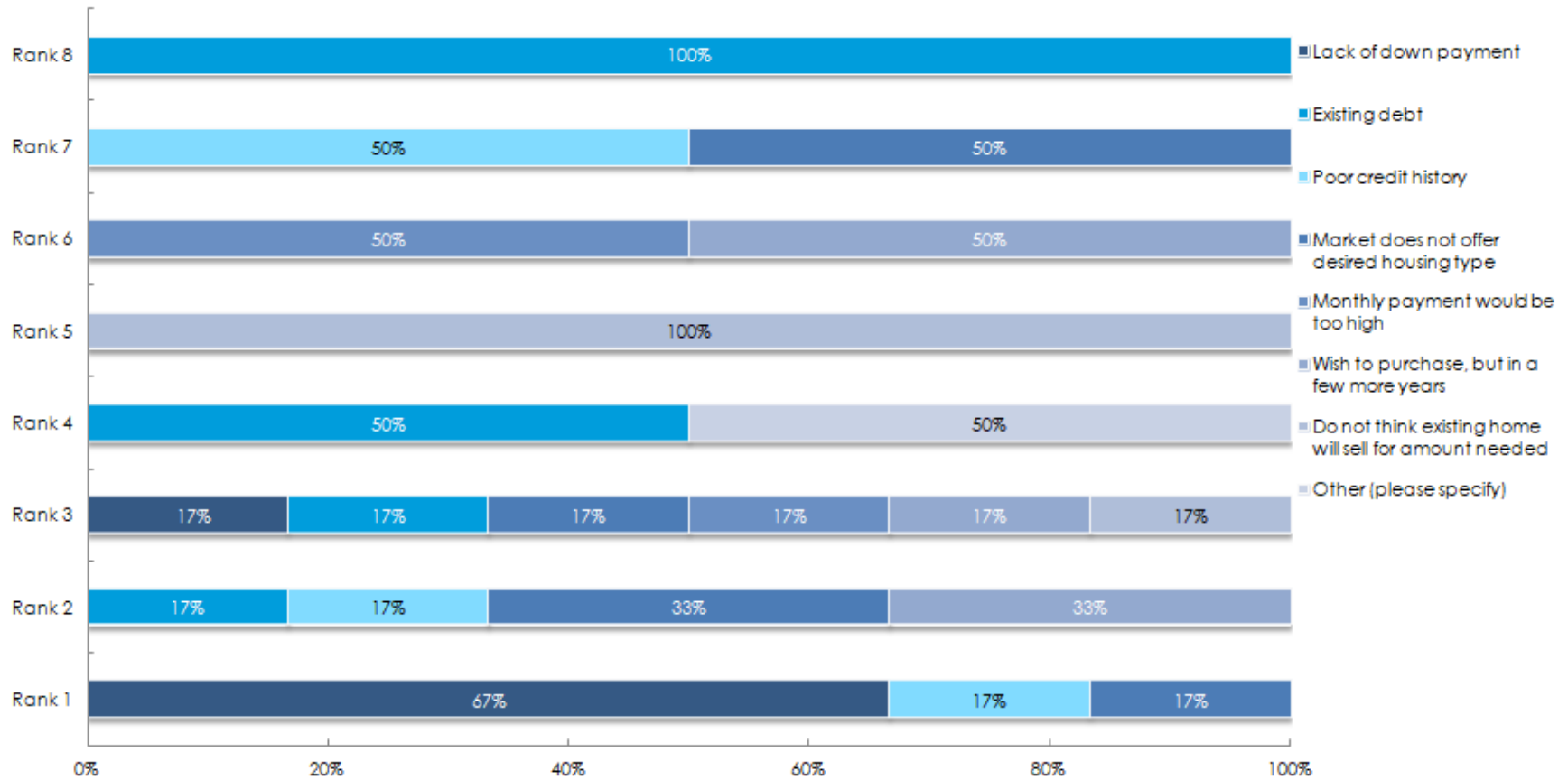
35. If you were to move to or within Sauk County, what type of housing would you prefer?



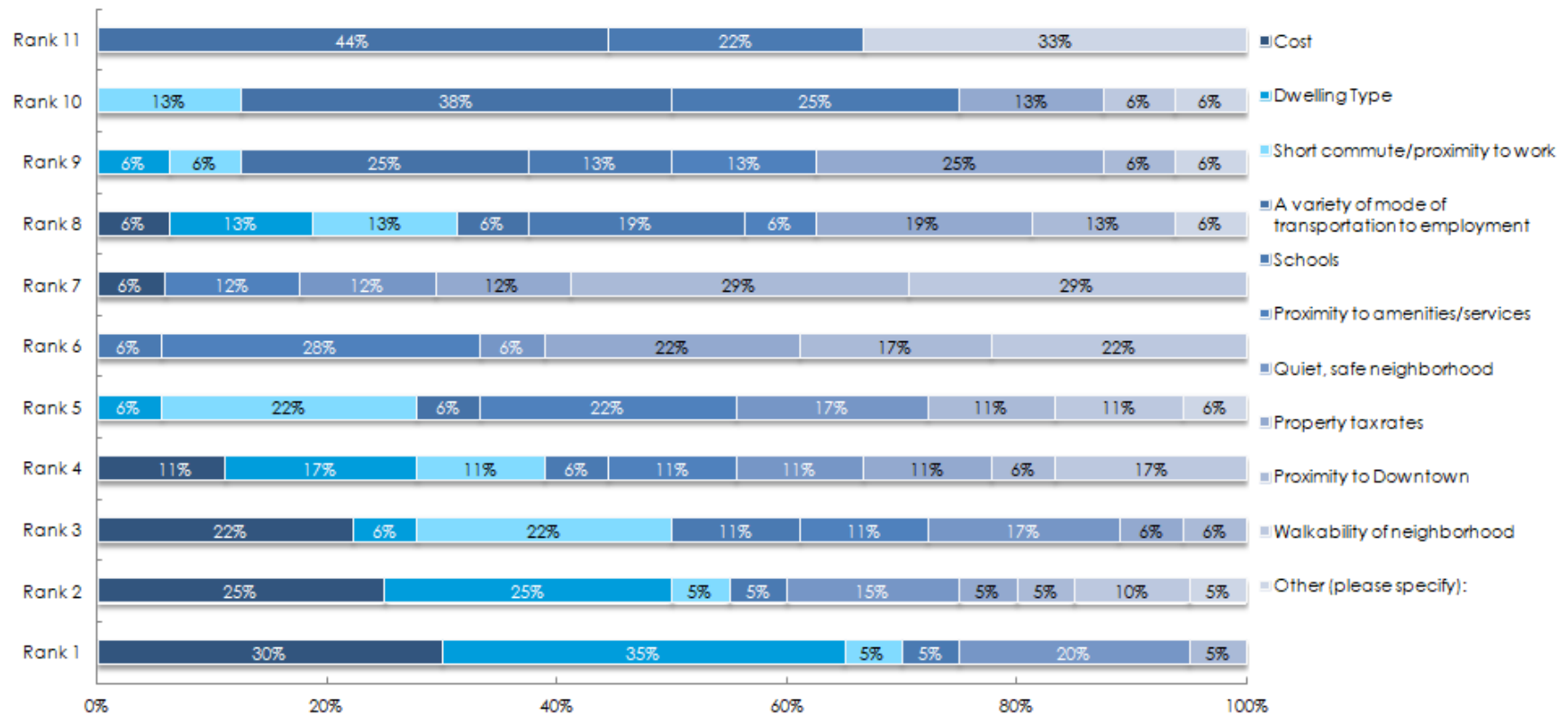
36. What size home is preferred (number of bedrooms)?



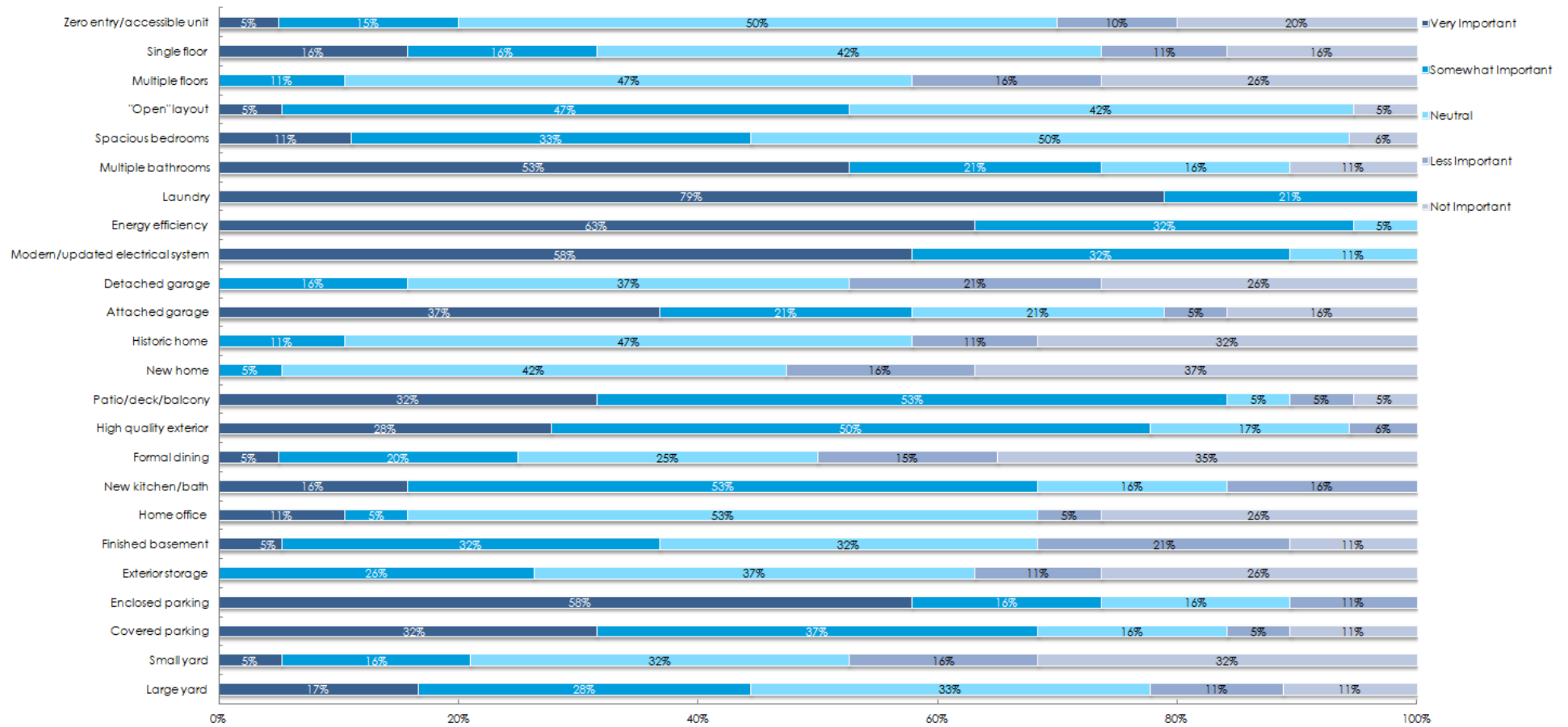
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



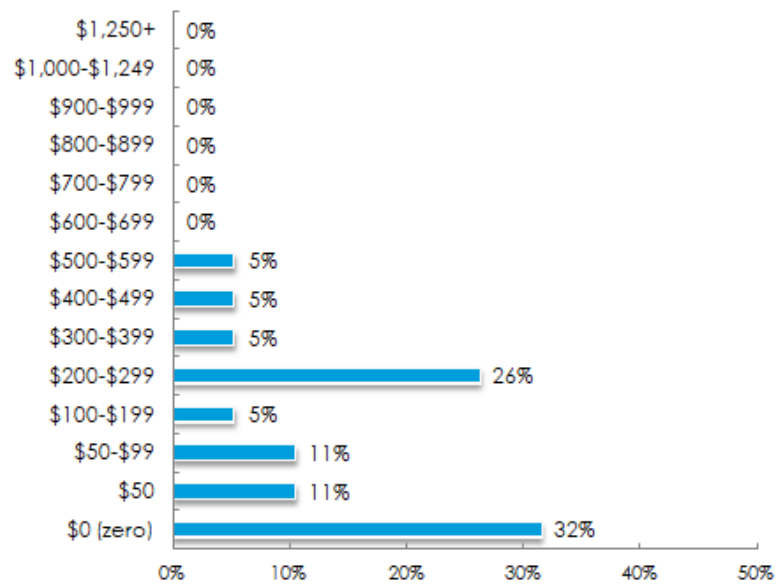
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

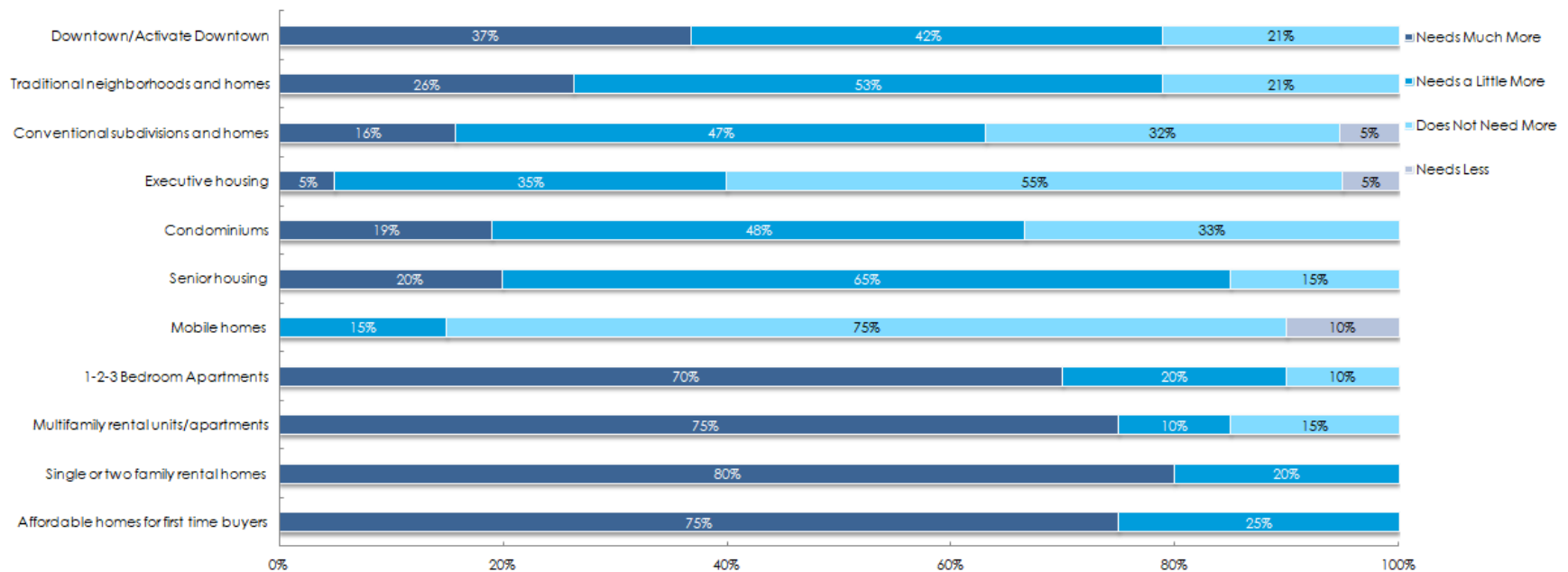


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

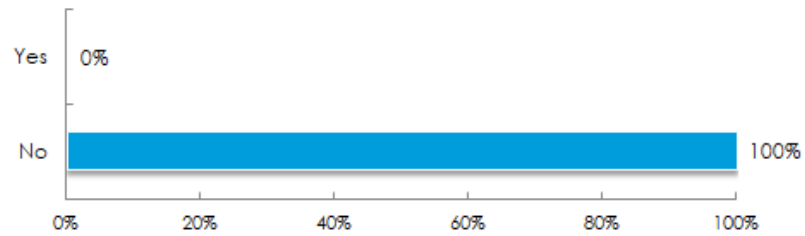


Answers to Questions 40-43 and 46 are featured in the following table:

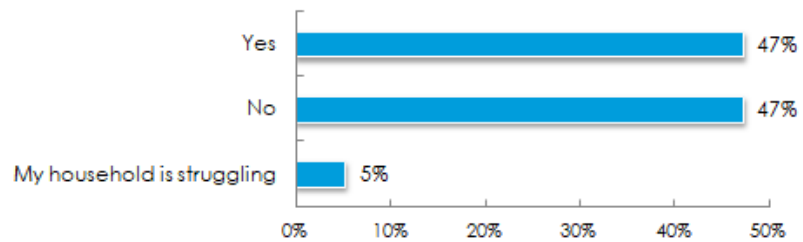
SPRING GREEN - Based on your experiences, indicate where new single-family housing should be constructed in your community.
Adjacent to School System Campus
In designated developments that are just waiting for homes!
Near downtown spring green area. Also between spring green and APT or around APT.
Near the schools.
There are multiple subdivisions suitable for new homes.
Toward highway 14 in the already allocated lot area
We have subdivisions but no building going on. Apartments, condos, homes are needed here in Spring Green.
Within easy walking distance of down town, with side walks.
Wood St. north and west of downtown, Kennedy Rd west of downtown and north of Rainbow Rd just east of Winstead St..
SPRING GREEN - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
Year-round Rental housing is badly needed in the village of Spring Green.
Existing Subdivision(s)
In the designated developments.
Near downtown spring green area. Also between spring green and APT or around APT.
"Near Highway 14 & Wood Street
Near Highway 14 and Winsted/Rainbow road"
There are multiple subdivisions suitable for new homes.
Toward highway 14 in the already allocated lot area
Wood St. north and west of downtown, Kennedy Rd west of downtown and north of Rainbow Rd and just east of Winstead St.
SPRING GREEN - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
Aesthetics are not the biggest issue right now. Lack of affordable housing is.
Downtown spring green
Only a few homes really need TLC in Spring Green.
Residents located in older subdivisions
Schifflet's Trailer
Sunrise Drive/office park area. Incorporated into subdivisions.
The northeast corner of N. Lexington and E. Monroe. And a home on west Madison and another on west Monroe. One is for sale. Also the northwest corner of Jefferson and Winstead Sts.
there are certainly apartments downtown that could use some love
There are several trashed homes that need attention.
SPRING GREEN - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
East Jefferson between Worcester and Albany Sts.
Homes on the Hwy 23 end of Jefferson.
Residence located in current retail district.
There is housing along highway 14 which is a bit out of place.

SPRING GREEN - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Affordable options for young families and singles
First time homeowners looking to relocate to community to seek local employment.
Many residents aren't aware of how difficult it has been the last few years for many small businesses to retain staff because of the lack of housing and regional transportation. In particular the food and beverage establishments.
New starter homes built and ready for sale.
River flood plain. Global warming. soil drainage. Solid utility infrastructure. Alternative transportation - bicycles and foot travel.
The number of older adults who are interested in co-housing.
There is a lack of options in Spring Green. Great town. Very few rentals that are affordable.
This seems pretty thorough, more availability for first time buyers and renters, young families etc.
We don't have enough affordable housing for new teachers or others entering the workforce. We don't have affordable housing for single people, or enough options for young families. Seasonal housing is a big problem. Businesses in our area have trouble hiring people for the summer because there is no where for them to live.
We need affordable rental property/low income housing. Affordable on \$30,000 annual income or less

44. Is there anyone living in your residence who does not have a permanent place to live?



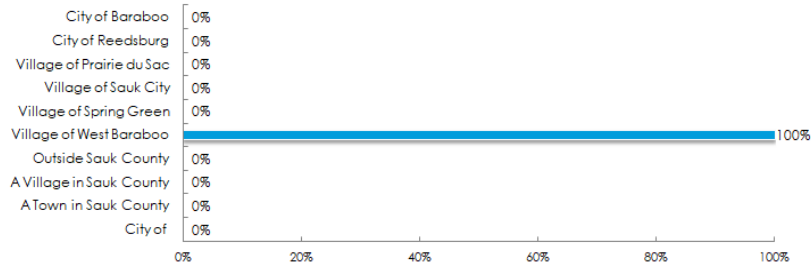
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



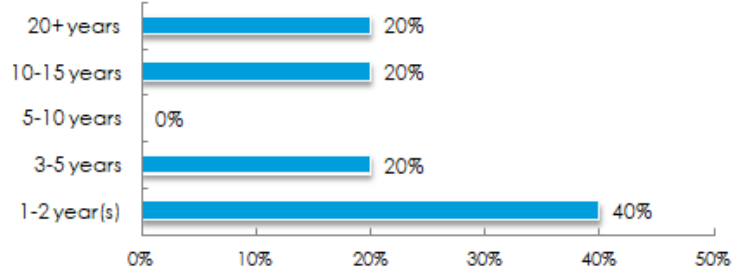


APPENDIX C – WEST BARABOO SURVEY SUMMARY

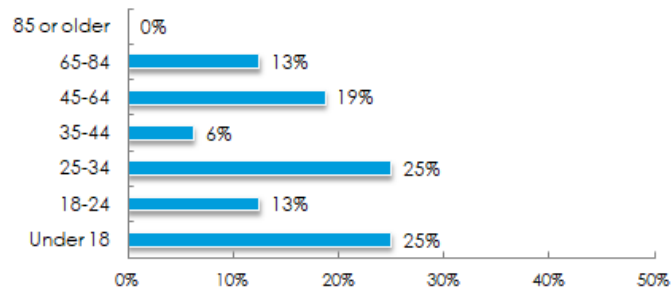
1. Jurisdiction of Residence



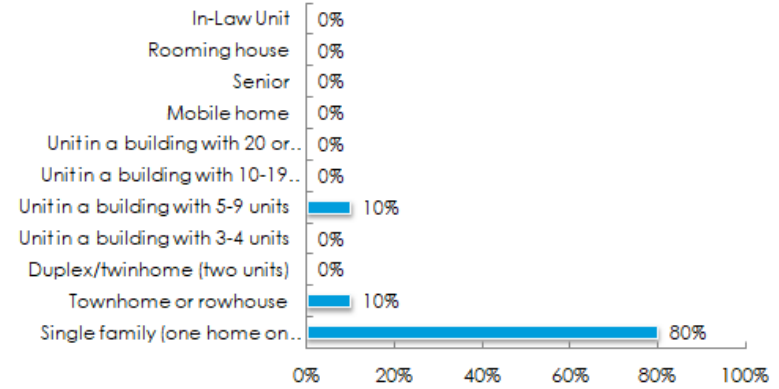
2. How long have you been at your current residence?



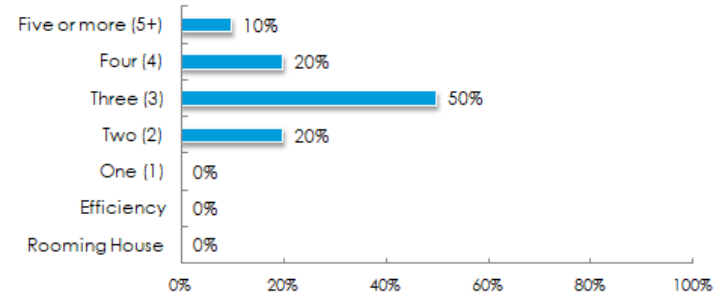
3. Number of household members by age?



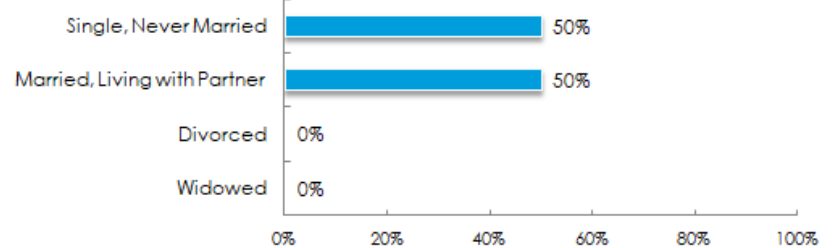
4. Current housing type:



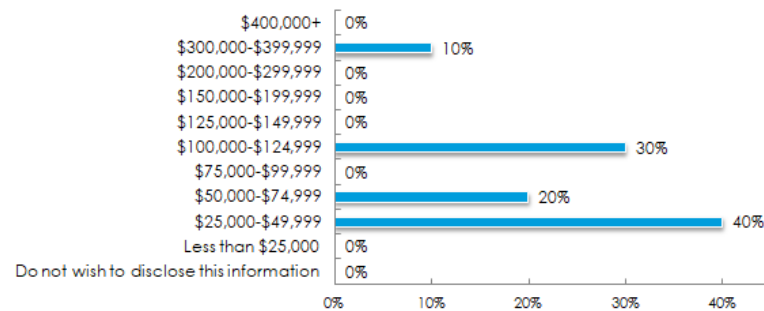
5. Current number of bedrooms:



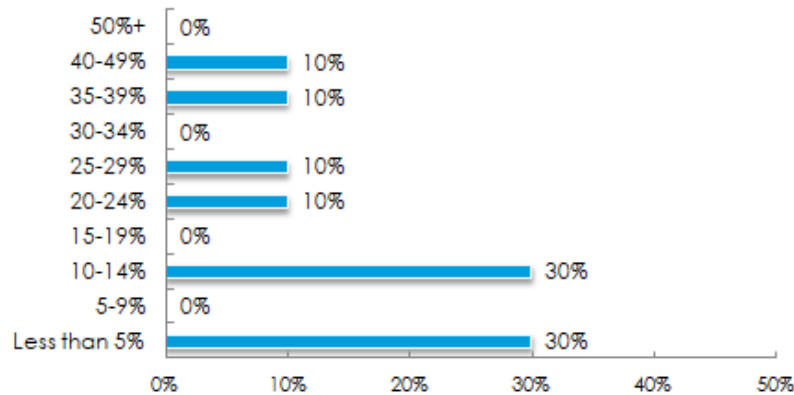
6. Household marital status:



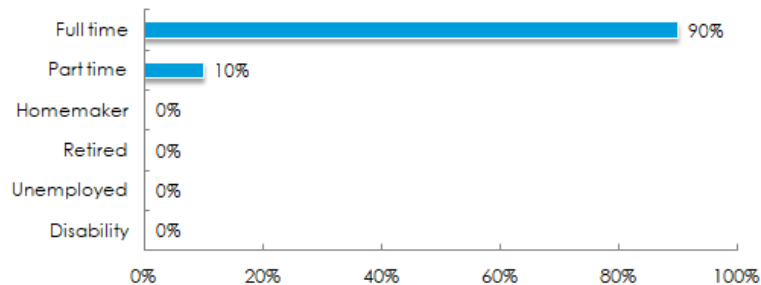
7. Estimated gross annual household income:



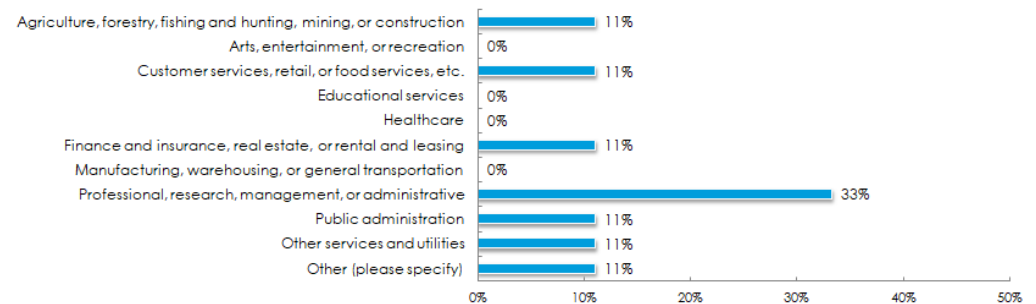
8. Portion of annual gross income spent on rent/housing



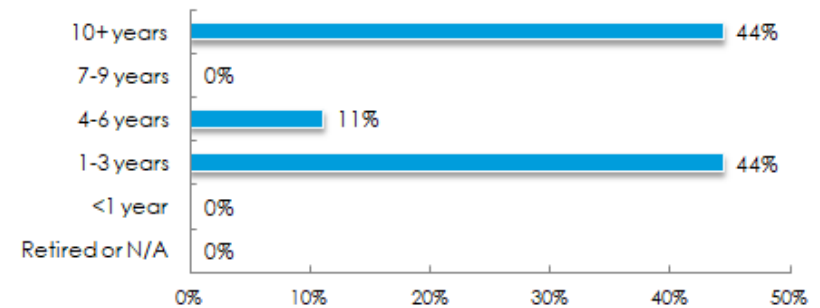
9A. Employment status of household member 1



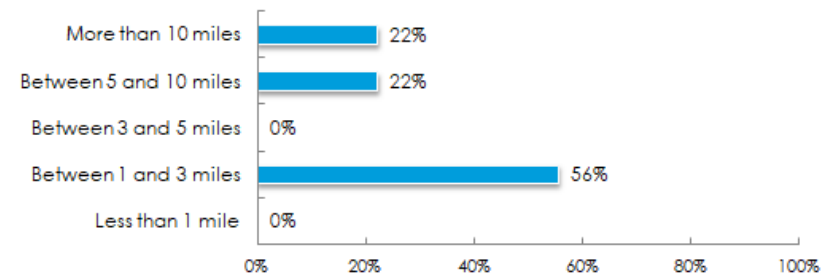
10A. Employment sector of household member 1



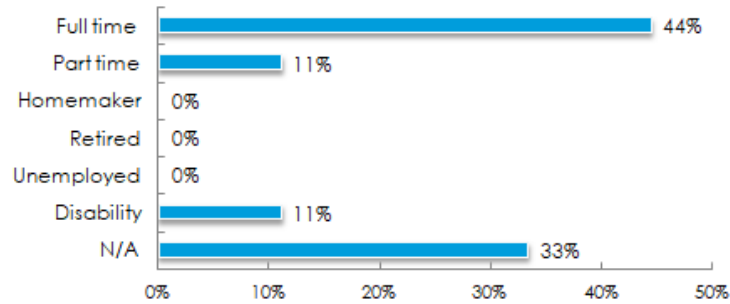
11A. Length of time with current employer (household member 1)



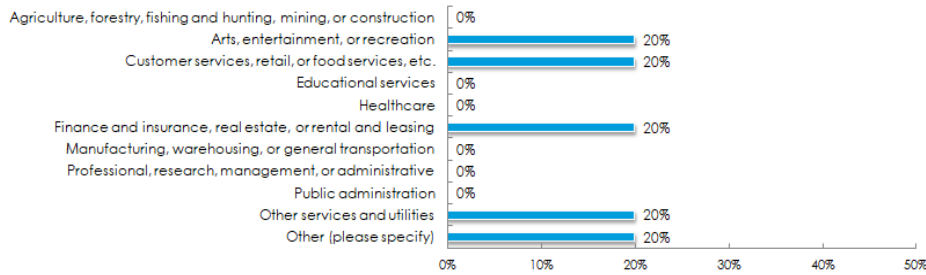
12A. How far do you travel to work (household member 1)



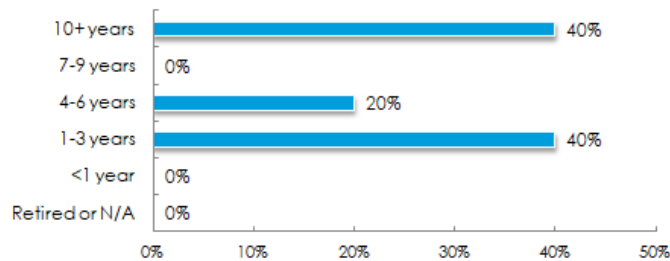
9B. Employment status of household member 2



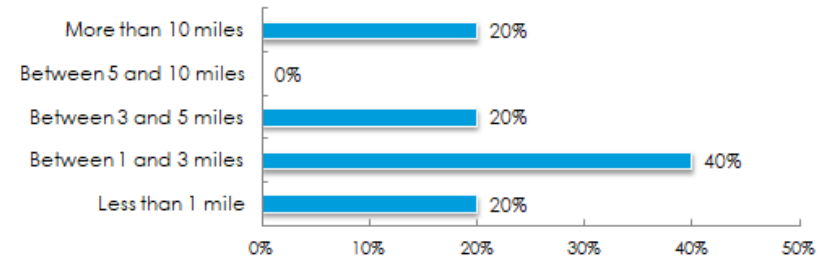
10B. Employment sector of household member 2



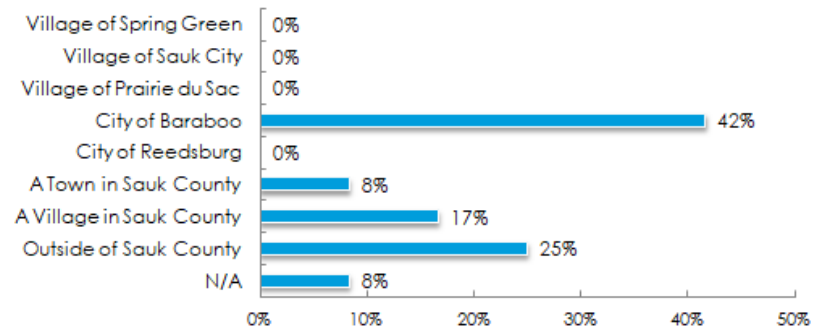
11B. Length of time with current employer (household member 2)



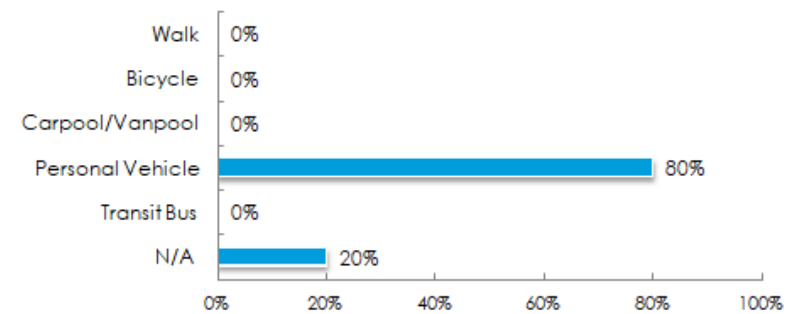
12B. How far do you travel to work (household member 2)?



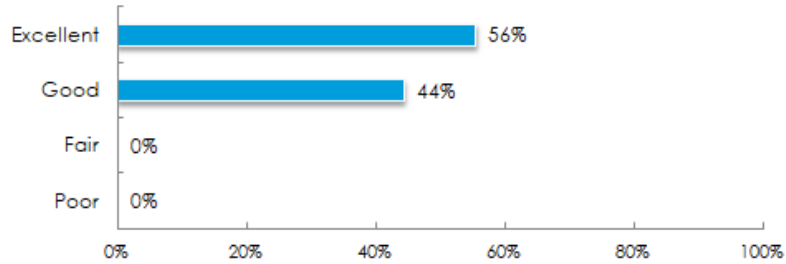
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

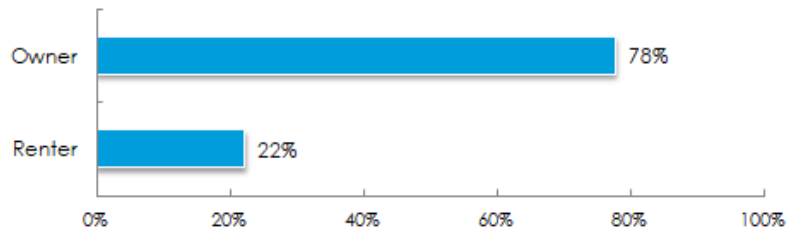


15. What is the overall condition of home or apartment?

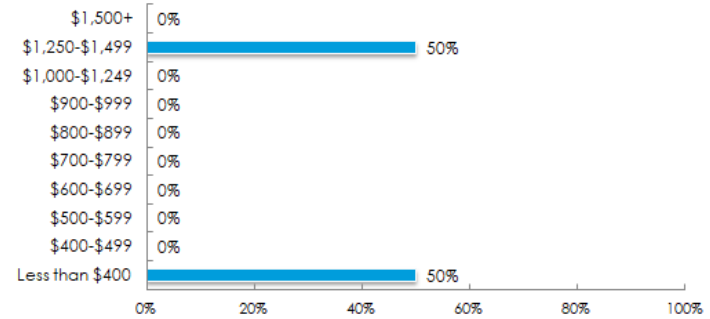


Question 16 can be found on the following page

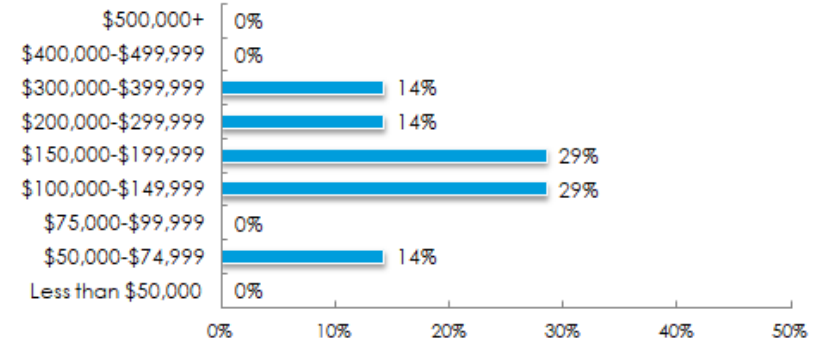
17. Are you an owner or renter of your residence?



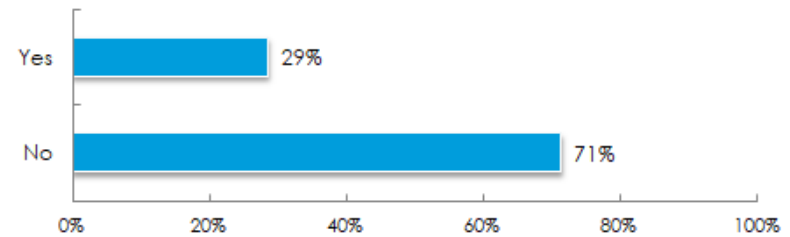
18. If OWNER, what are your typical monthly housing expenses?



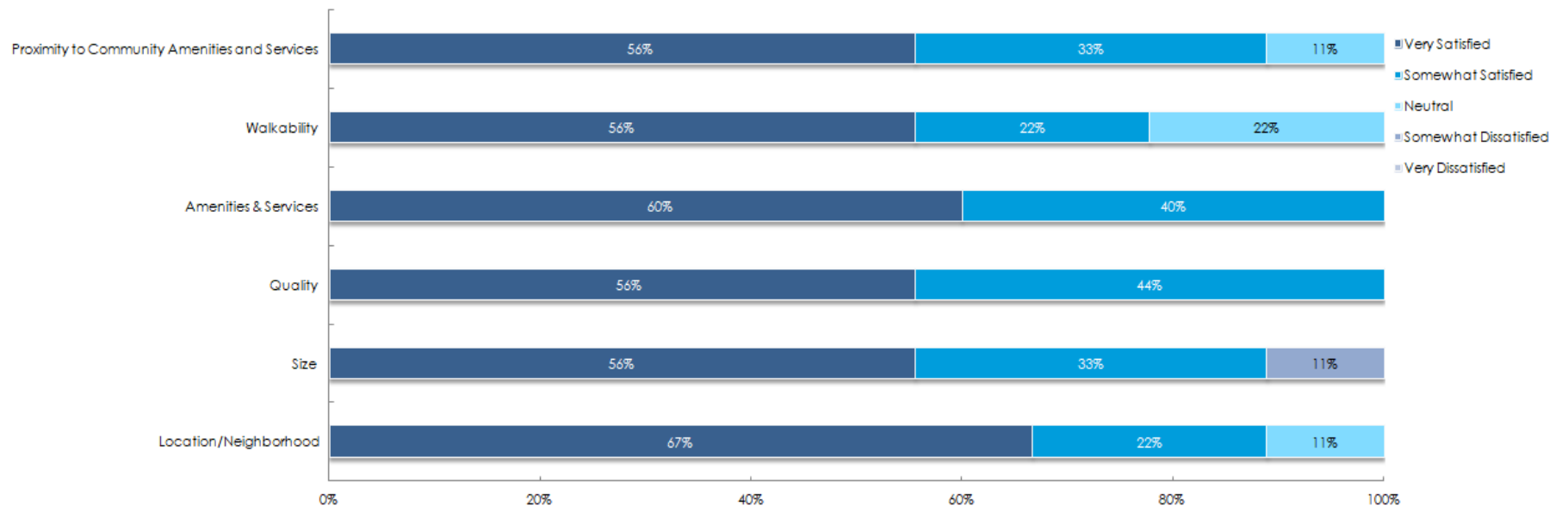
19. If OWNER, what is the approximate assessed value of your home?



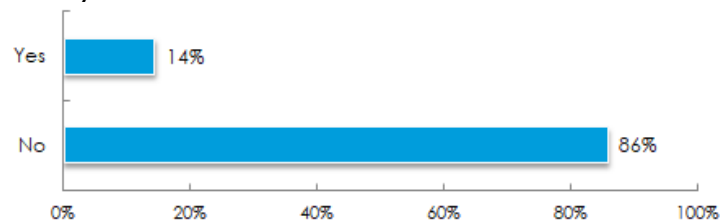
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



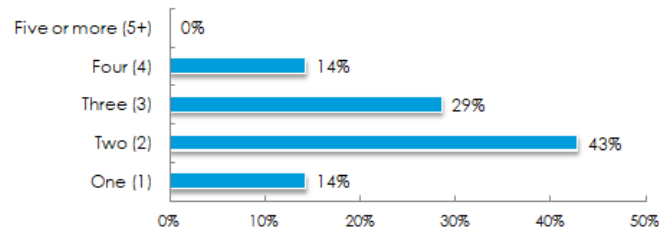
16. Please rate your satisfaction with your current housing.



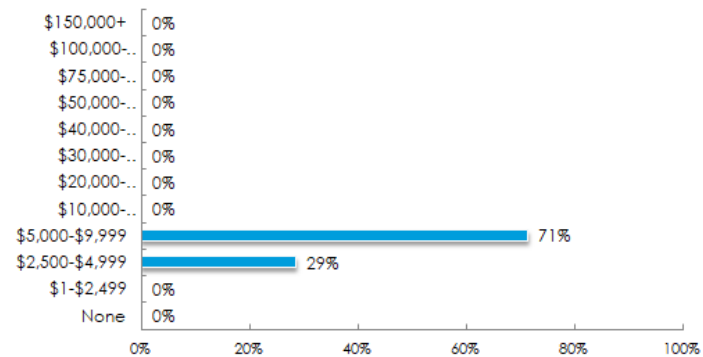
21. If OWNER, do you own a second home or vacation homes in Sauk County?



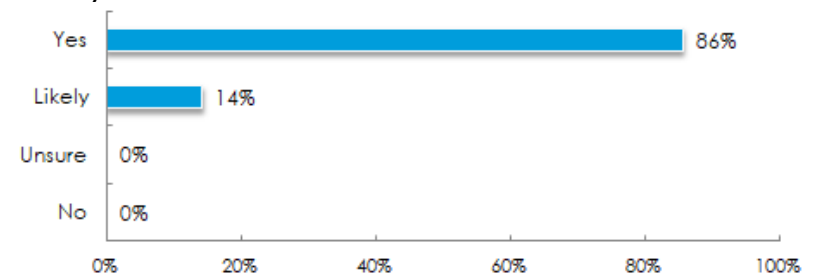
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



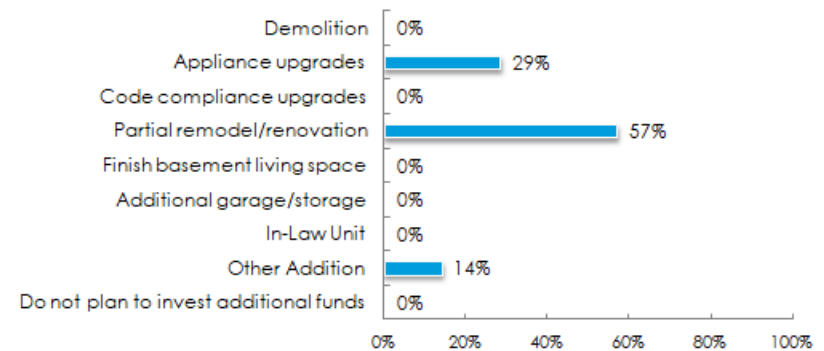
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



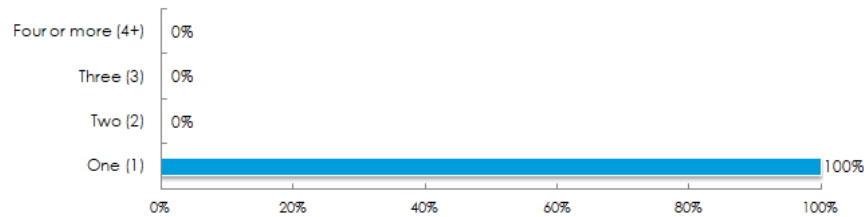
24a. If you plan to invest additional funds, what level of work do you anticipate?



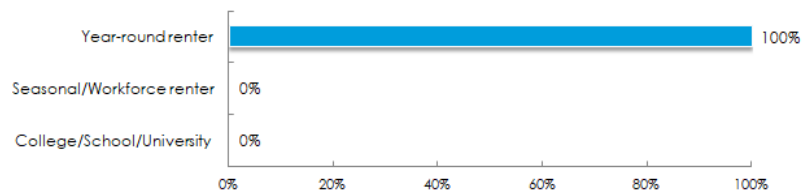
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

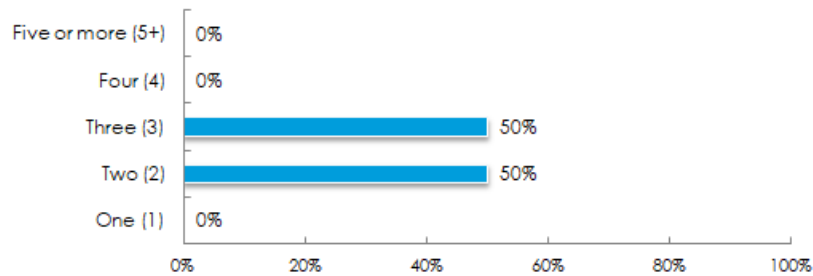
26. If RENTER, how many individuals pay rent to the landlord?



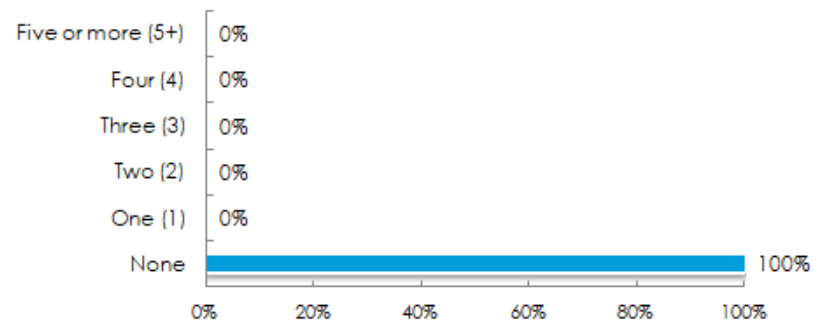
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

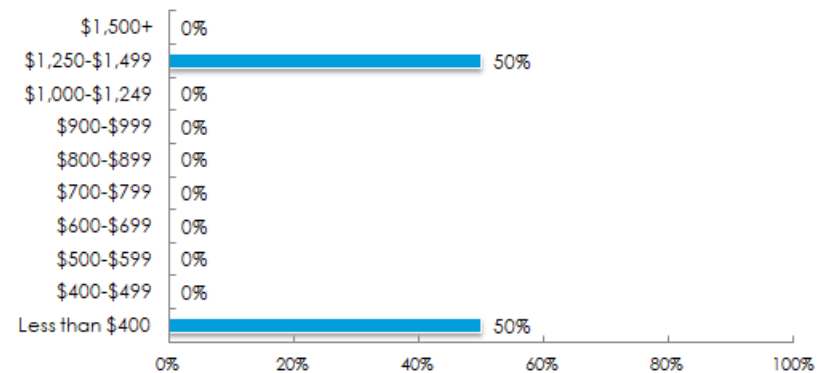


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

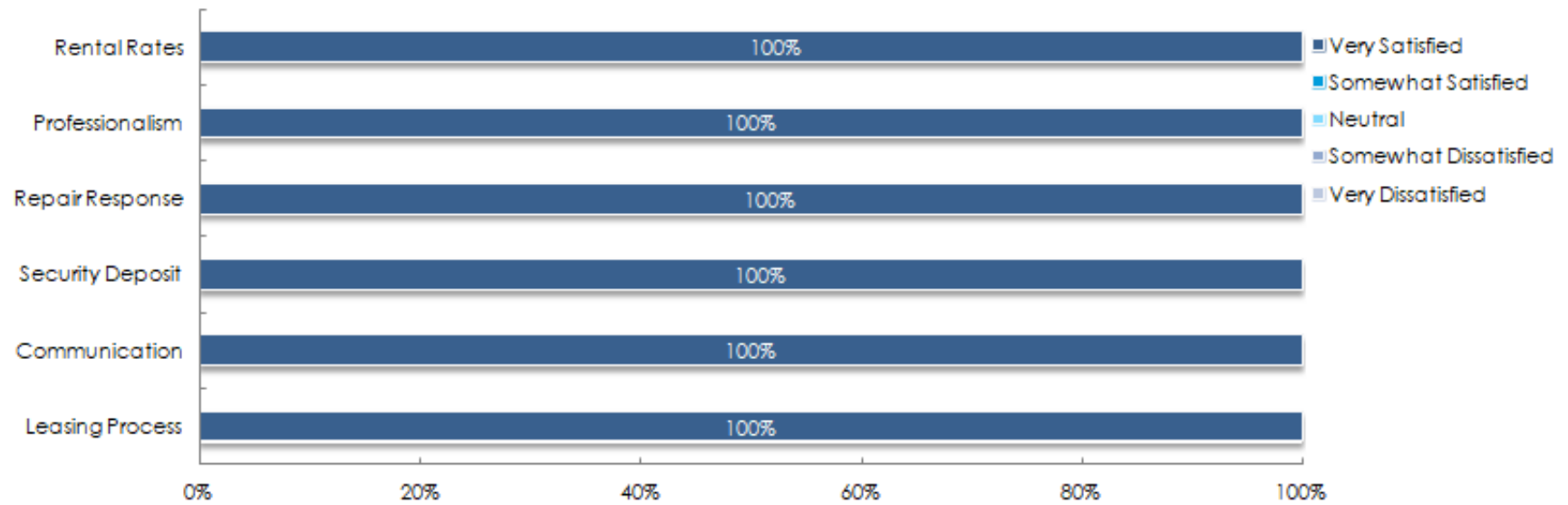


Question 30 can be found on the following page

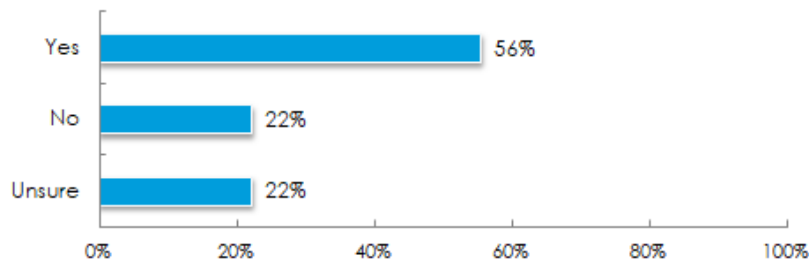
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

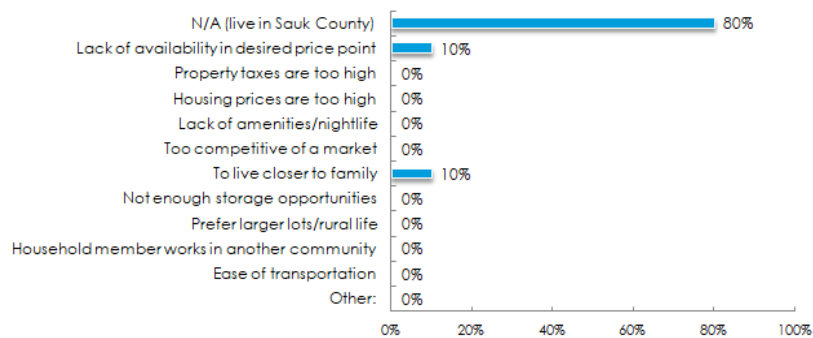


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

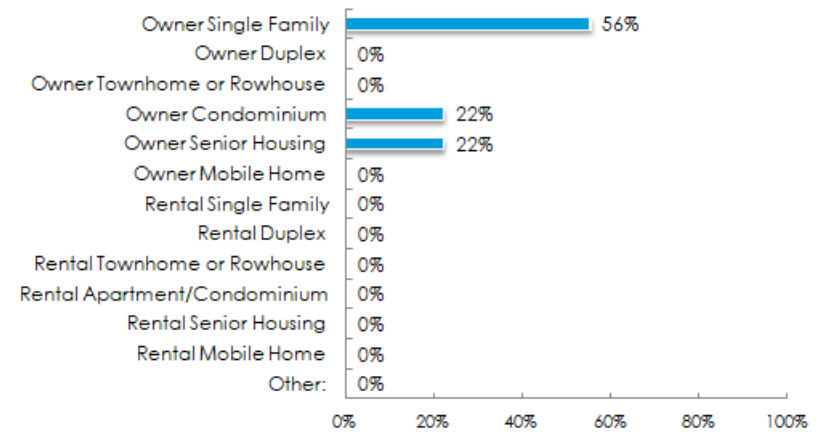


Questions 33A and 33 can be found on the following pages

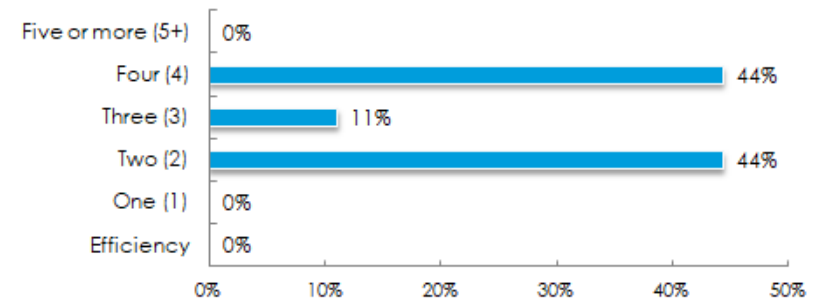
34. If you do not live in Sauk County, please indicate why (check all that apply):



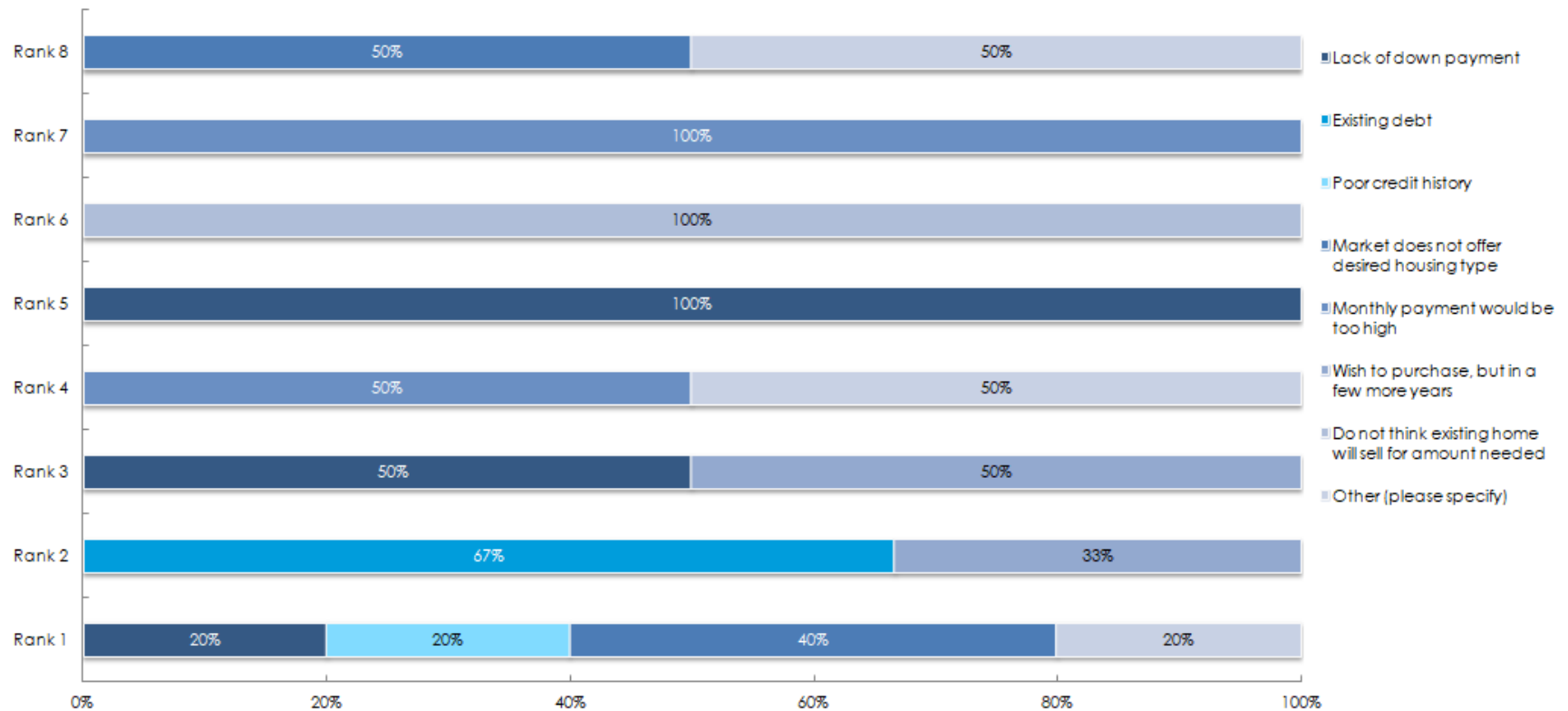
35. If you were to move to or within Sauk County, what type of housing would you prefer?



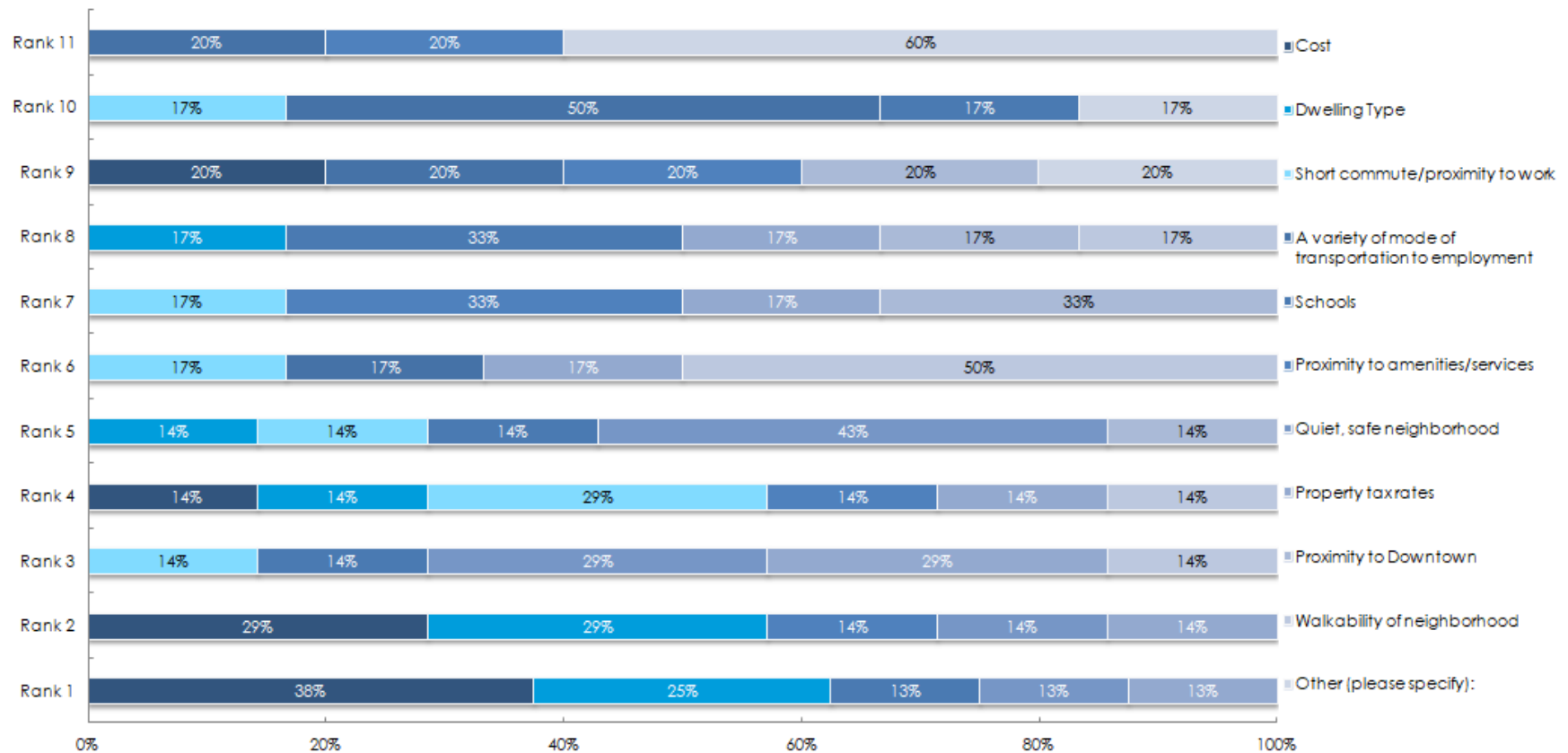
36. What size home is preferred (number of bedrooms)?



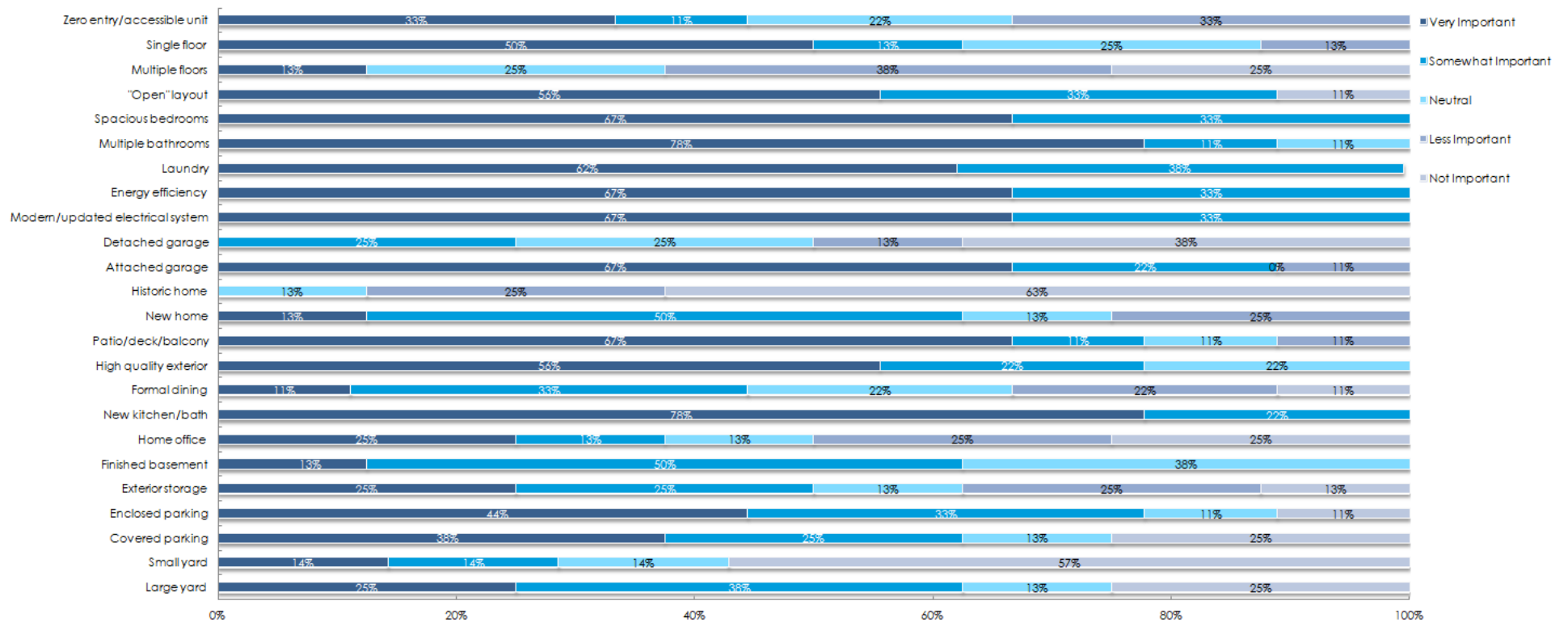
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



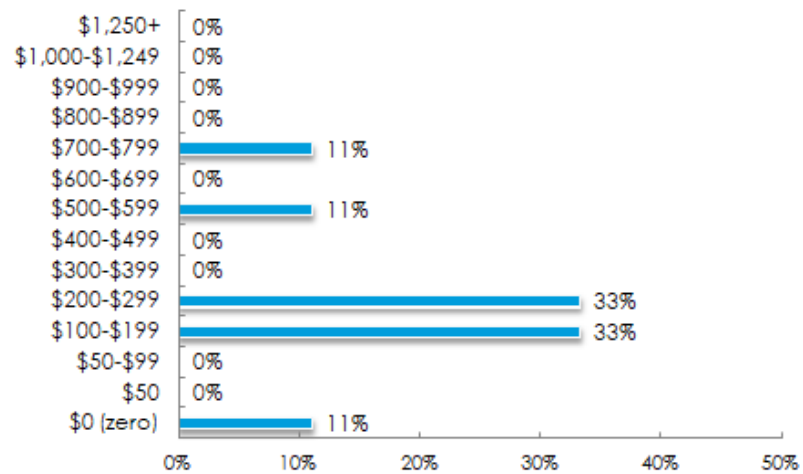
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

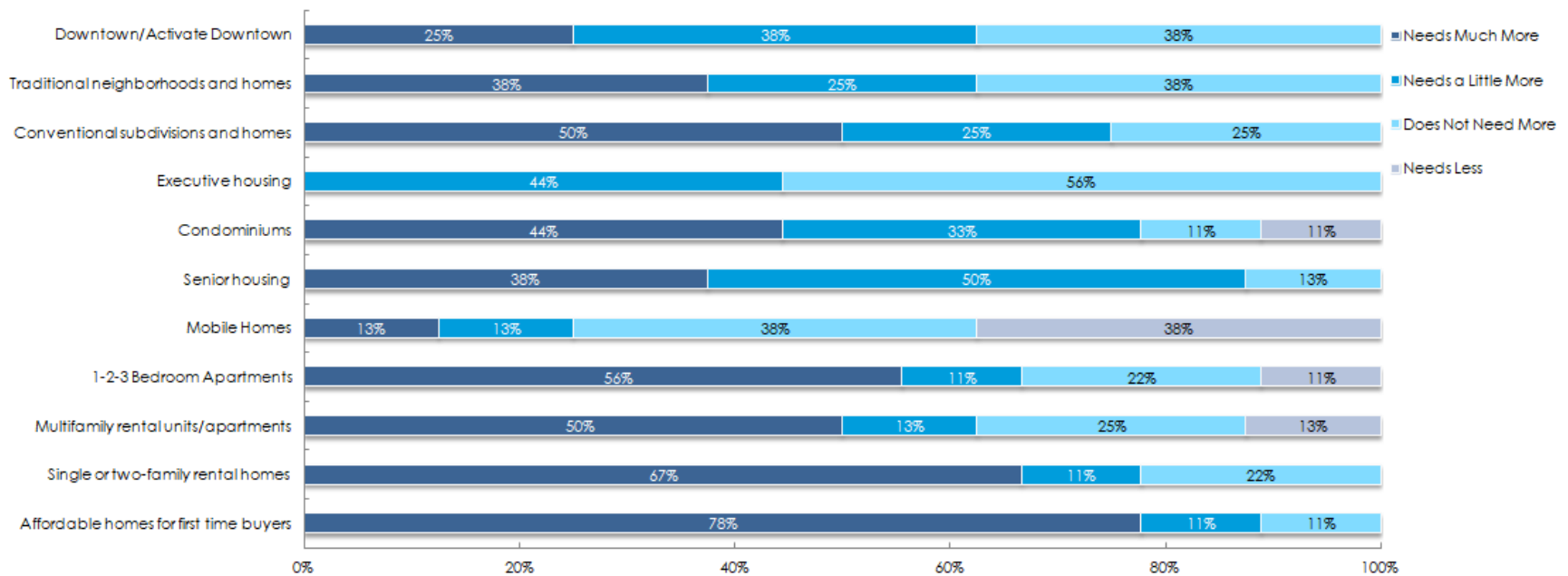


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

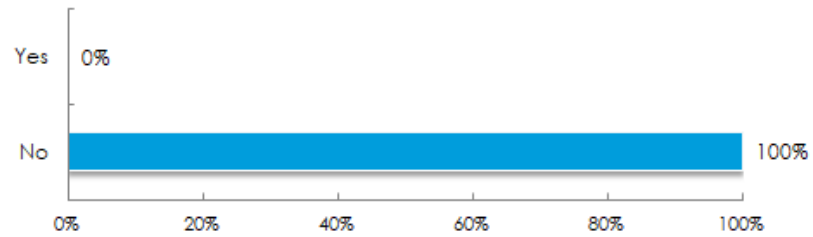
39. Based on your experiences, please rate the housing needs within your Community.



Answers to Questions 40-43 and 46 are featured in the following table:

WEST BARABOO - Based on your experiences, indicate where new single-family housing should be constructed in your community.
North and West side of Village
Various locations
There isn't much room for additional housing.
Near UW-Baraboo, near Ho-Chunk, near Devils Lake
rural areas
Close to stores and/ or downtown
Anywhere lots are available. Inventory is low and more homes are needed. Close to schools is always great.
WEST BARABOO - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
West of old 12
Various locations
None in my neighborhood, please.
Near downtown, near hwy 12
close to down town
Close to schools
Near other multi-family housing
WEST BARABOO - Based on your experiences, indicate areas of your community in most need of housing stock improvement (rehabilitation, aesthetic improvements).
the central core of the community.
Various locations
None - Its a nice quiet neighborhood
"8th and Berkley blvd
Duplexes by GLW across street"
City of Baraboo North of 8th Street, Lynn Street near Old Baraboo Inn
South side. trailer park on hwy 12
Many of the numbered streets, especially 8th (Baraboo). Many home owners have made updates, but many older homes still need a lot of rehab.
WEST BARABOO - Based on your experiences, indicate where housing seems out of place and should be redeveloped into other uses.
Various locations
WEST BARABOO - Based on your experiences, what other items should your community be concerned with regarding future housing demands?
Additional Low income housing is desperately needed in our area.
allowing people with felonies rent.
Quality, affordable housing with reasonable taxes. Baraboo and West Baraboo would both benefit taxes-wise if the two became one, and current Village of West Baraboo buildings would be great for the fire department.
low income housing options
More sidewalks, presently I have experienced too many people walking in the streets throughout the County rather than on sidewalks.
People need a place to take their dogs rather than walking them up & down the streets & letting them do their business in our yards.

44. Is there anyone living in your residence who does not have a permanent place to live?



45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?

