



## **City of Baraboo Housing Affordability Report December 2019**

### **Introduction**

The City of Baraboo's plan to address housing needs within the city is based off of the Sauk County 2018 Housing Study. This Study includes a needs assessment and offers strategies for development. The following Housing Affordability Report and Housing Fee Report, required by Wisconsin Statute 66.10013, outline the 2019 status of new housing development in Baraboo and considerations for addressing housing needs.

### **Housing affordability report**

For the year 2019, the total number of new subdivision plats, certified survey maps, and condominium plats was four (4) in Baraboo. The number of new building permit applications for one- and two-family dwellings was ten (10).

The City of Baraboo has 314 undeveloped parcels that are zoned for residential development. These parcels are listed in List 1 and shown in yellow on Map 1. The undeveloped parcels are located within the zones R1, R1-A, and R-2 (shades of yellow and tan) on Map 2.

There are also undeveloped parcels of land currently zoned for agricultural use, listed in List 2, and shown as light and bright green (A1 and A2, respectively) on Map 2.

Chapters 14, 17 and 18 of the City of Baraboo Codebook ([City of Baraboo Codebook](#)) outline the municipality's residential regulations such as land use controls, site improvement requirements, land dedication requirements, fess, and permit procedures.

Building a new home in Baraboo incurs an average of \$4,083 in permitting fees, which includes the building permit as well as the applicable impact fees.

### **Promoting Development**

The Wisconsin Department of Administration Demographic Services Center (DSC) publishes data and forecasts pertaining to municipal populations within the state. According to the 2013 Report ([https://doa.wi.gov/Pages/LocalGovtsGrants/Population\\_Projections.aspx](https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx)) the reported number of households in Baraboo was 5,161 in 2010 and is projected to be 5,730 in the year 2020. The forecasted growth rate is 57 households per year. The year 2019 met this growth with the addition of 12 new residential units, falling short of meeting the current demand.

According to the 2018 “Housing Study and Needs Assessment” put out by the Sauk County Development Corporation, “The permitting process in Baraboo is streamlined and can be done within three months. This is a quicker turnaround time than most communities.” While the report positively regards the permitting process in Baraboo, it also acknowledges the housing shortage. Highlighted contributing factors to the shortfall include: pressure from the housing shortage also experienced in the Lake Delton/Dells area, pressure from additional commuters since the highway expanded to four lanes, competition with Madison for building contractors, and an influx in the Hispanic population. Further, a need for apartment buildings in Baraboo is identified.

The Sauk County Housing Study identifies ways in which the municipality can modify its construction and development regulations to meet the housing demand. The study proposed providing greater zoning flexibility to allow for more multifamily and apartment development within existing zoning districts. Further, a study should be conducted to explore the use of current commercial districts for the potential to allow for multifamily development as-of-right and amend the Zoning Code for the relevant districts as appropriate. The city could also consider amending the Zoning Code to create a mixed-use zoning category that includes residential.

Strategies that could reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent include developing off-site and on-site improvements to encourage subdivision construction. Specifically, extending water, sewer and other utility mains to and/or throughout eligible development properties and providing roads to and throughout these properties could help. Another potential method of site-preparation assistance could be to prepare a preliminary site analysis (PSA) for single-family subdivision sites and target attached housing sites. The city could also take steps to market vacant land for infill.

## **New housing fee report**

This report reflects the city of Baraboo’s residential development fees related to residential construction, remodeling and development.

Fees administered by the City directly to the construction of new one and two family dwellings are shown in Table 1. A comprehensive list of the City’s Official Fee Schedule, including applicable fees for earlier stages of residential development like zoning and platting, can be found on the city’s official website ([City of Baraboo Official Fee Schedule](#)).

In 2019, the city collected \$40,835.64 in building permits for new residential construction (including early start fees). This averages to \$4,083.56 per new home. The total amount of money collected in 2019 by the city of Baraboo for residential alterations and remodels is \$4,361.54. The total imposed for purposes related to residential construction, remodeling and development comes to a total of \$45,197.18. The total amount of fees imposed by the municipality related to residential construction or remodeling, per new residential unit added, is \$4,520.

## Sources

“Ordinances.” *City of Baraboo* (2019). Retrieved from <https://www.cityofbaraboo.com/?SEC=B55D3911-B63F-490B-8C70-9A48B705260F>

Sauk County Development Corporation. (2018). *Housing Study and Needs Assessment. October 2018*. Retrieved from <http://www.scdc.com/assets/Uploads/HousingStudy.pdf>

Wisconsin Department of Administration Demographic Services Center. (2013). *Population and Household Projections, produced in 2013, based from 2010 Census*. Retrieved from: [https://doa.wi.gov/Pages/LocalGovtsGrants/Population\\_Projections.aspx](https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx)

## List 1. Undeveloped parcels zoned Residential within the city of Baraboo

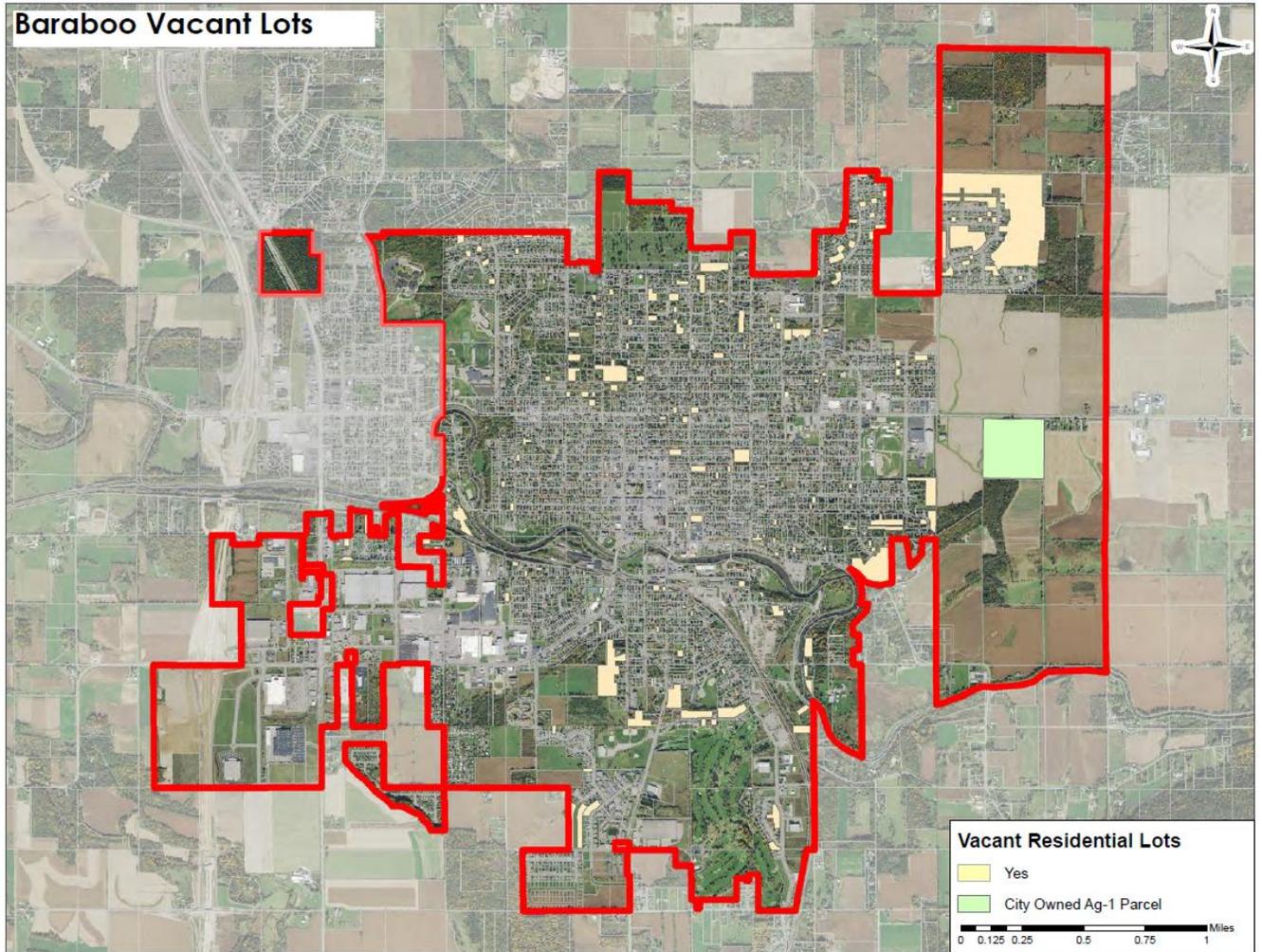
0003-00100	0690-00000	1154-83200	2232-02000	2745-04300	3001-33000	3217-22100
0004-00000	0702-00000	1154-84210	2232-02200	2745-04400	3001-33900	3217-57800
0022-30000	0709-00000	1154-88210	2232-02500	2745-04500	3001-34000	3220-00000
0022-40000	0710-00000	1155-00000	2232-02700	2745-04600	3019-00000	3221-00000
0026-00000	0712-00000	1166-00000	2232-02900	2745-04700	3022-10000	3225-00000
0026-20000	0721-00000	1175-00000	2232-03100	2745-04800	3026-00000	3272-00000
0026-40000	0722-00000	1661-00000	2232-03300	2745-04900	3031-00000	3368-00000
0032-00000	0723-00000	1715-00000	2232-03600	2745-05000	3032-00000	3369-00000
0032-10000	0727-00000	1786-00000	2232-03700	2745-05100	3033-00000	3370-00000
0032-20000	0728-00000	1804-00000	2232-03900	2745-05200	3051-00000	3371-00000
0039-43040	0735-00000	1844-00000	2232-10900	2745-05300	3089-00000	3372-00000
0039-43060	0737-00000	1856-00000	2232-11000	2745-05400	3117-00404	3373-00000
0045-00000	0746-00000	1881-00000	2232-11100	2745-05500	3117-00434	3374-00000
0045-20000	0747-02100	1940-00000	2232-11200	2745-05600	3117-00436	3375-00000
0045-30000	0755-00000	1952-00000	2237-00000	2745-05700	3117-00438	3376-00000
0049-00000	0763-00000	1955-00000	2244-00000	2745-05800	3117-00439	3390-00000
0061-10000	0779-10000	1956-00000	2253-00000	2745-05900	3117-10000	3406-00000
0061-20000	0784-00000	1957-00000	2258-00000	2745-06000	3117-42000	3414-00000
0075-00000	0790-00000	1960-00000	2259-00000	2745-06100	3117-43000	3429-00000
0085-30000	0793-00000	1961-00000	2263-00000	2745-06200	3117-70100	3431-00000
0087-00000	0802-00000	1962-00000	2311-20000	2745-06300	3117-72400	3436-00000
0088-00000	0805-00000	2029-50600	2313-00000	2745-24900	3117-72500	3437-00000
0089-00000	0862-00000	2029-50700	2321-00000	2883-32300	3117-72600	3443-00000
0092-10000	0865-00000	2033-10000	2322-10000	2883-33300	3117-73100	3473-00000
0096-00000	0866-00000	2035-00000	2322-20000	2883-35400	3117-73200	3551-00000
0112-00000	0884-00000	2039-00000	2329-00000	2883-35431	3117-73300	3551-10000
0121-00000	0888-10000	2053-10000	2338-10000	2883-35500	3117-73400	3569-12900
0173-10000	0890-00000	2054-00000	2401-00000	2883-35900	3117-73500	3569-13400
0217-00000	0914-00000	2063-00000	2438-00000	2883-36000	3117-73600	3596-00000
0225-00000	0959-20000	2085-00000	2442-00900	2883-36100	3117-73700	3614-00000
0246-00000	0991-00000	2103-00000	2442-10000	2886-00000	3117-73800	3638-00000
0287-00000	0996-00000	2109-00000	2447-00000	2909-00000	3117-73900	3638-01000
0311-20000	1007-00000	2127-00000	2464-00000	2910-00000	3117-74000	3638-07000
0320-00000	1032-00000	2127-05210	2506-10000	2915-00000	3117-74100	3638-08000
0336-00000	1087-00000	2150-16000	2521-00000	2934-00000	3117-74200	3638-09000
0337-00000	1092-10000	2150-18000	2530-10000	2952-00000	3137-00000	3638-10000
0356-00000	1111-00000	2150-23000	2535-00000	2953-00000	3171-10000	3638-11000
0357-00000	1116-10000	2150-24000	2680-00000	2956-00000	3175-10000	3638-12000
0510-00000	1121-00000	2150-25000	2700-00000	2957-00000	3177-00000	3638-13000
0523-00000	1123-00000	2150-49000	2724-10000	2985-10000	3184-00000	3638-14000
0524-00000	1133-20000	2168-00000	2745-03100	2988-00000	3185-00000	3638-15000
0525-00000	1144-20000	2183-00000	2745-03200	2991-00000	3197-00000	3638-16000
0653-00000	1152-99510	2190-00000	2745-04000	2997-00000	3201-00000	3638-17000
0663-00000	1154-01000	2191-00000	2745-04100	3001-31000	3217-06000	3638-23000
0682-00000	1154-40100	2194-00000	2745-04200	3001-32700	3217-11500	

Source: compiled by Tyler Technologies, Inc., December 2019.

**List 2. Undeveloped parcels zoned Agricultural within the city of Baraboo**

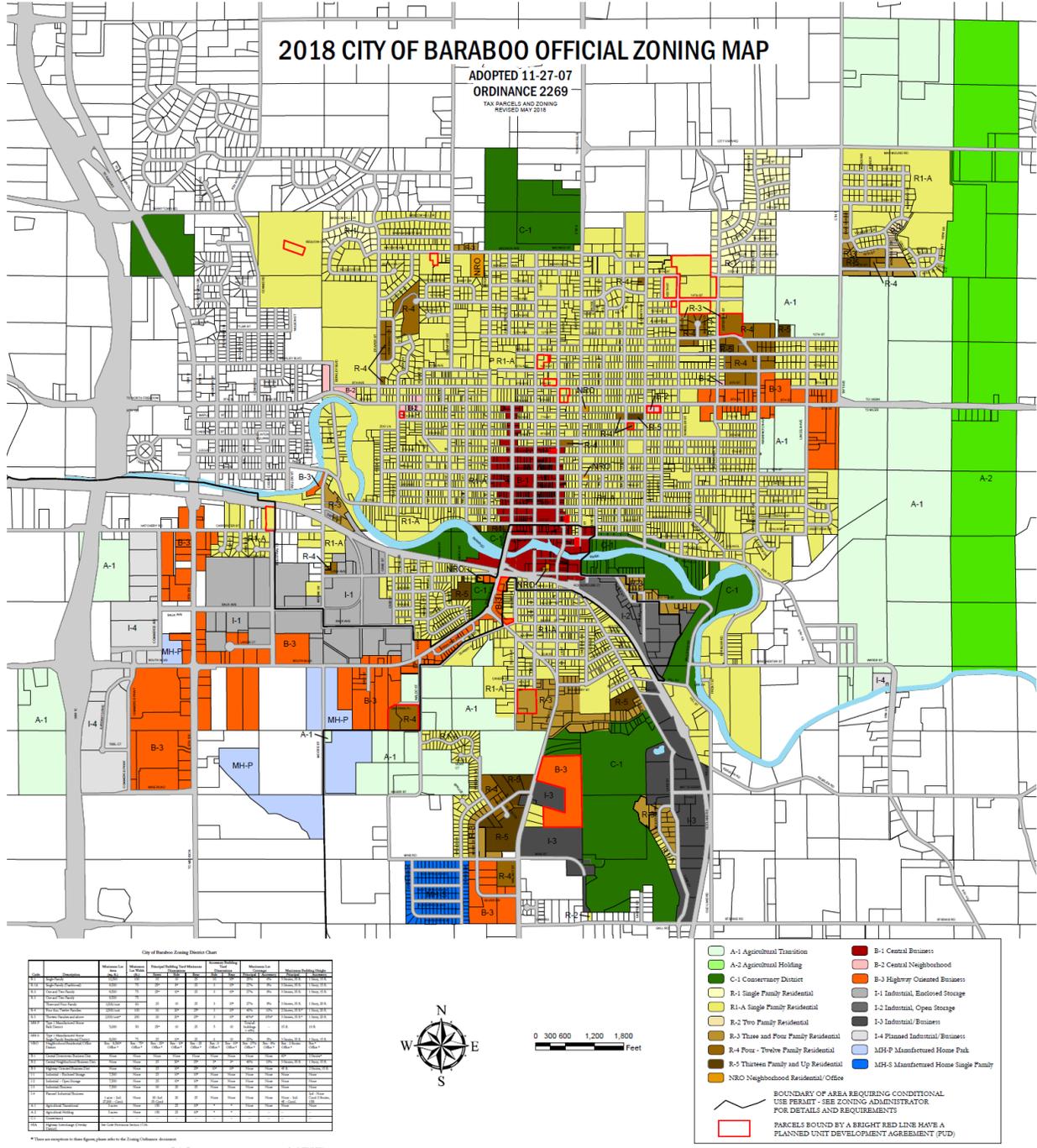
1154-28900	1154-73100	1154-28900	1154-82400	1154-85300	1154-87200
1154-71200	1154-81200	1154-71200	1154-84200	1154-85320	1154-87300
1154-71300	1154-81300	1154-71300	1154-84220	1154-86100	1154-87400
1154-72100	1154-82100	1154-72100	1154-84310	1154-86200	1154-88200
1154-72210	1154-82110	1154-72210	1154-85200	1154-86400	1154-88300
1154-72400	1154-82300	1154-72400	1154-85210	1154-87100	

## Map 1. Baraboo Vacant Lots



Source: Housing Study and Needs Assessment. (October 2018) Sauk County Development Corporation.  
<http://www.scdc.com/assets/Uploads/HousingStudy.pdf>

# Map 2. City of Baraboo Zoning Map



Source: City of Baraboo official website. [2018 Zoning Map - City of Baraboo](#)

**Table 1. City of Baraboo Fee Schedule for New Residential Dwellings**

<b>Building Fee</b>	<b>Amount – Single (\$)</b>	<b>Amount- Duplex (\$)</b>
Building Permit Fee	\$0.185/ sq ft*	\$0.185/ sq ft*
Police Impact	965	1930
Fire Impact	870	1740
Library Impact	415	830
Park Impact	807	950
Park Land Fee	200 (platted prior to 3/15/2004); 664 (platted 3/15/2004 to 6/14/2006); no fee (platted after 6/15/2004)	300 (platted prior to 3/15/2004) 1328 (platted 3/15/2004 to 6/14/2006) no fee (platted after 6/15/2004)
Storm Water Management	25	25
Erosion Control	75	75
Sewer Connection	450	450

\*\$500 minimum