



Intercounty Coordinating Committee

Columbia, Dodge, Green Lake, Jefferson, Marquette, Sauk & Waushara Counties

MEETING AGENDA & PROGRAM

Officers:

Chairman

Russell Kottke
Dodge County
W8542 Laurel Hill Road
Fox Lake, WI 53933

Vice Chairman

Vern E. Gove
112 E. Edgewater Street
Portage, WI 53901

Secretary

Green Lake County Clerk
571 County Road A
Green Lake, WI 54941

Treasurer

Dodge County UW-Extension
127 E Oak Street
Juneau, WI 53039

Member Contacts:

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Marquette County

Bob Miller
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Sauk County

Peter Vedro
617 Bascom Hill Dr.
Baraboo, WI 53913

Mailing Address:

UW-Extension
127 E Oak Street
Juneau, WI 53039

DATE:	April 15, 2019
TIME:	9:30AM
PLACE:	Dodge County Administration Building (1st Floor) 127 E. Oak Street Juneau, WI 53039

9:00 AM	Gathering
9:30 AM	<p>Call to Order</p> <p>Pledge of Allegiance Certification of Open Meeting Notice</p> <p>Adoption of Agenda Approval of Previous Meeting Minutes</p> <p>Reports from Visiting Legislative Officials</p> <p>Update of County Issues – WCA</p> <p>Program:</p> <p>Dodge County Farmers for Healthy Soil & Healthy Water is a Farmer Led group whose mission is improving our community’s soil & water through conservation practices & education. Emphasis on improving soil health with Cover Crops, residue management and reduced tillage.</p> <p>Tony Peirick of the Healthy Soil, Healthy Water group, will be the speaker/guest</p> <p>Open Discussion of County Issues</p> <p>Adjourn</p>



**Intercounty Coordinating Committee Meeting Minutes
December 17, 2018
Sauk County Board Room**

ICC Participants:

Sauk County: Jenny Erickson, Peter Vedro

Columbia: JoAnn Wingers, Vern Gove, Kathleen Haas, Dan Drew, James Foley

Dodge: Dave Frohling, Russell Kottke

Green Lake: Cathy Schmit, Harley Reabe

Marquette: Bob Miller, Gary Sorensen, Keri Solis

Jefferson: Steve Nass

Waushara: Bob Sivick, Donna Kalata

WCA: Dale Knapp

SCDC: Ed White

UWEX: Jeff Hoffman

Call to Order

The meeting called to order at 9:30AM

Pledge of Allegiance

Certification of Wisconsin Open Meetings Law Notice

The requirements of the Wisconsin Open Meetings Law were met.

Adoption of Agenda

Motion by Sauk County, second by Columbia County to approve the agenda. Motion Approved.

Approval of Previous Meeting Minutes

Motion by Marquette County, second by Dodge County to approve minutes. Motion Approved.

Reports from Visiting Legislative Officials- None present

Update of County Issues – Dale Knapp, WCA

- The WCA legislative team has been working with Governor Elect, Evers and his new administration. The new partnership is going well and the relationship is very strong.
- WCA has been focused on the special session. As a result, changing the date of the 2020 presidential primary was pulled from the legislation.
- Sarah Diedrick-Kasdorf, WCA has been appointed to a new committee formed to address child welfare issues.

Open discussion of County Issues

- The March 18, 2019 ICC Dodge County on the Healthy Waters initiative will need to be rescheduled due to the Southern Region Legislative meeting that will be held in the Wisconsin Dells on the same day. Chairman Kottke will send out a notice of the new date.

Demographic Analysis of the ICC Region presented by Dale Knapp, WCA

- See PowerPoint attached to minutes

Sauk County Housing Study Findings presented by Ed White, Sauk County Development Corporation

- See PowerPoint attached to minutes

Next Meeting

Next meeting: Late March 2019

Adjourn

Respectfully Submitted,

Jennifer Erickson
Community Development Educator
UW-Extension, Sauk County

SCDC Fall Leadership Forum

Housing Study - Sauk County and Partnership Communities

Daniel Lindstrom, AICP
November 1, 2018



Sponsorship and Participation



Road Map for Discussion

- 1. Goals of this meeting**
 - Present Study
 - Gain feedback and input
- 2. Progress to Date**
- 3. Survey Highlights**
- 4. Stakeholder Meetings**
- 5. Assessment Results**
- 6. Strategy Chapters**
- 7. Implementation**
- 8. Questions**
- 9. Next Meeting**
 - SCDC Leadership Forum

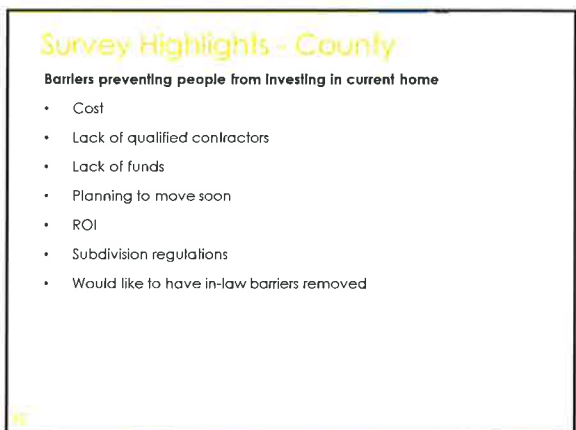
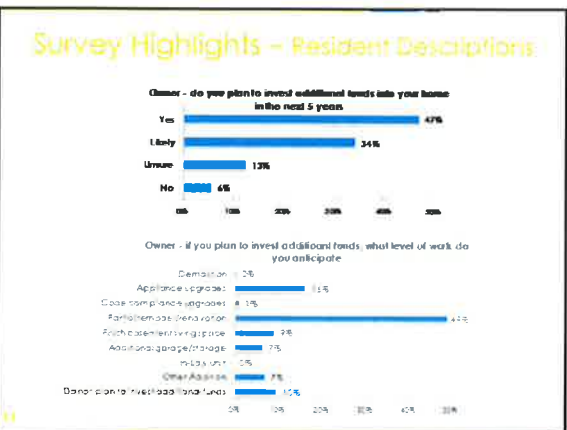
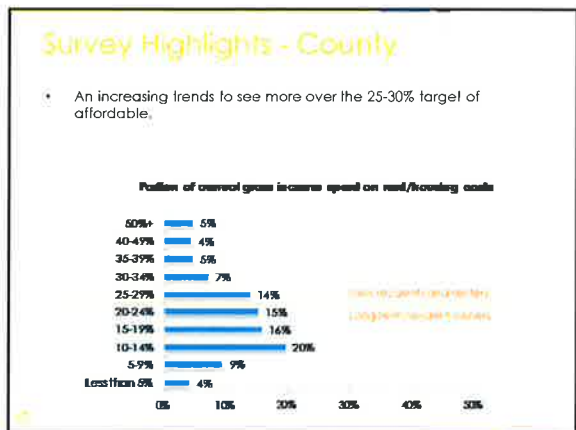
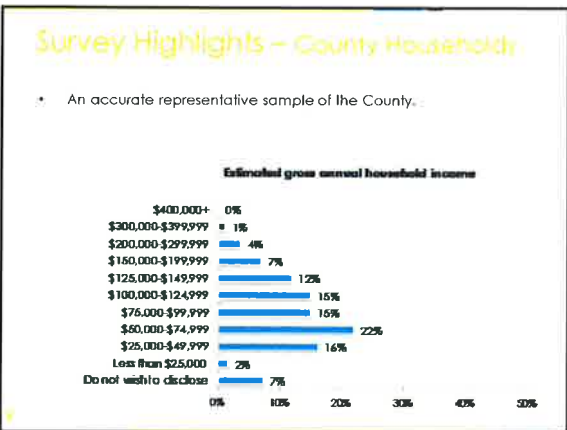
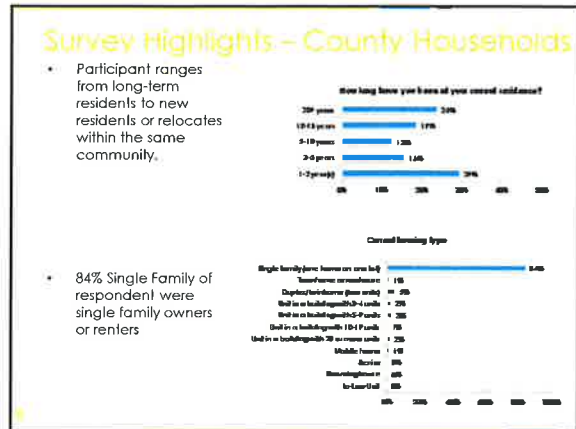
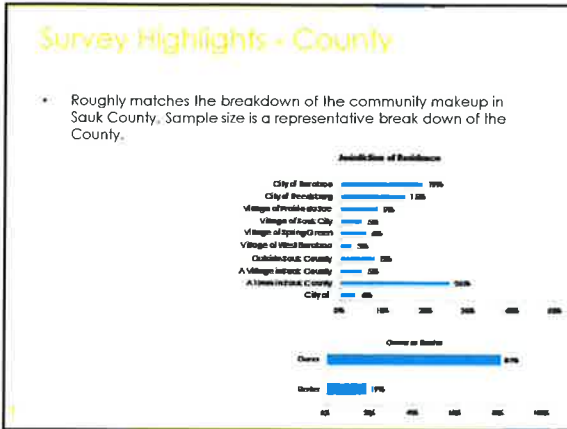
Progress to Date

- **Committee Meetings**
 - No. 1 (introduction, survey and stakeholder prep)
 - No. 2 (survey and stakeholder results summary – qualitative)
 - No. 3 (assessment results summary – quantitative)
 - No. 4 (goals, objectives & strategies)
- **Public Participation**
 - Online survey
 - Focus groups
 - Public open house
- **Assessment**
 - State of the Housing
 - Survey results
 - Stakeholder
- **Strategy**
 - Future needs and strategy development
- **Implementation**
 - Executive Summary
 - Final report and implementation matrix

Survey Highlights

Survey Highlights

- 50 Question survey open to all residents and employees in and around Sauk County.
- Notices in newspapers, libraries, social media, employers networks, and other group distribution list.
- Anonymous questions included:
 - Demographic
 - Household Incomes
 - Household spending on housing costs
 - Employments
 - Current and Desired housing characteristics
- The following results are a small sample of some of the results of the survey. Each partnership community has their own results and needs assessment.



Assessment Results

Reminder: The following is a sample of the assessment results, each partnership community will have a more detailed report including the survey, assessment results, goals, objectives, and strategies.

Assessment Results - Long Range Plans

- Sauk County Comprehensive Plan
- Making Sauk: A Place Plan
- River Valley School District Enrollment Projections: 2016-2026
- Sauk County Housing Profile (2012)
- Sauk County Housing Profile
- University of Wisconsin-Baraboo/Sauk County Student Housing Analysis
- Sauk County Zoning Ordinance

Assessment Results - Long Range Plans

- Baraboo Comprehensive Plan and Zoning Code
- Prairie du Sac Comprehensive Plan and Zoning Code
- Sauk City Comprehensive Plan and Zoning Code, Sauk Prairie Highway 12/FF/Airport Area Plan
- Reedsburg Comprehensive Plan and Zoning Code
- Spring Green Comprehensive Plan and Zoning Code
- West Baraboo Comprehensive Plan and Zoning Code

Assessment Results - Housing Market Analysis

Data Sources

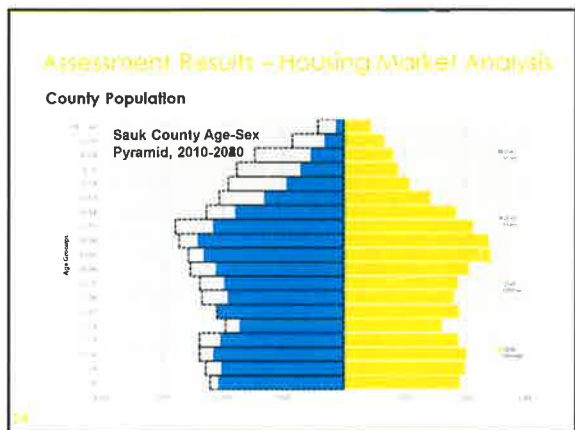
- Demographic Assessments
 - Recent comparisons 2011 and 2016 American Community Survey
 - Wisconsin Department of Administration
 - Wisconsin Department of Health Services
 - ERSI - market data summaries
- Physical Assessments
 - Direct information from participating communities (building permit, mapping, assessments, etc.)
 - Third party market data sources (WRA, rental sites)
- Population Projections
 - Vierbicher population projections using a cohort component projections

Note: limitation on data results in limitation on accuracy.

Assessment Results - Housing Market Analysis

	Year	Total population	Median age (years)	Sex ratio (per 100 females)	Child- or Dis-abled Age dependency ratio	Old-age dependency ratio	Civil dependency ratio
Wisconsin	2011	5,844,893	38	99	39	22	38
	2016	5,704,798	39	99	61	25	36
Sauk County	2011	61,504	40	100	64	25	39
	2016	63,317	41	100	67	29	39
Baraboo	2011	11,978	37	98	68	28	41
	2016	12,097	39	92	66	26	39
Prairie Du Sac	2011	3,914	34	91	50	21	38
	2016	4,219	41	110	84	39	45
Reedsburg	2011	9,091	35	92	64	21	45
	2016	9,515	36	95	71	24	47
Sauk City	2011	4,668	2,606	2,268	11.00%	12.38%	10.35%
	2016	3,394	38	92	77	34	43
Spring Green	2011	1,668	42	92	75	30	45
	2016	1,662	44	92	84	42	42
West Baraboo	2011	1,365	32	98	47	12	36
	2016	1,771	39	88	61	16	46
	% Change	29.74%	-3.49%	-10.82%	-31.12%	33.42%	30.57%

Source: 2011 & 2016 ACS



Assessment Results - Projections

Populations & Housing Units - Sauk County

	2023	2028	2033
Additional Persons <20 yrs. old	310	858	743
Additional Persons 20 yrs. old +	1,810	1,729	1,422
Total Additional Persons	2,120	2,587	2,166
Additional Households	815	731	632
Additional Apartments	245	222	200
Additional Condos/Townhomes/Duplexes	233	235	210
Additional SF Homes	337	274	222

* Source: Viehicher

Populations & Housing Units - Baraboo

	2023	2028	2033
Additional Persons <20 yrs. old	8	240	274
Additional Persons 20 yrs. old +	392	362	289
Total Additional Persons	400	602	563
Additional Households	169	152	125
Additional Apartments	62	53	36
Additional Condos/Townhomes/Duplexes	49	48	41
Additional SF Homes	59	50	47

* Source: Viehicher

Assessment Results - Housing Market Analysis

Community Households Comparison

	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	1,600	-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	687	17.6%

Source: 2011 & 2016 ACS

Households with people 60 years+

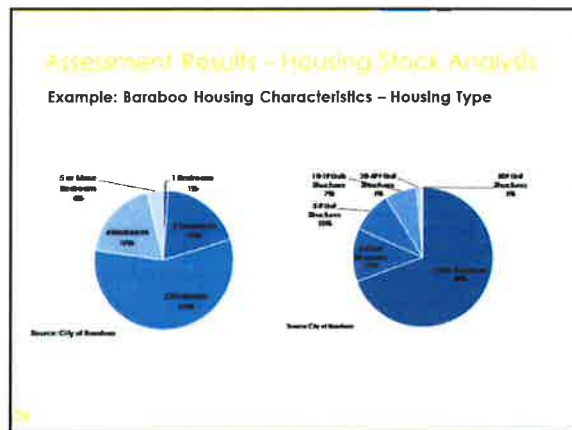
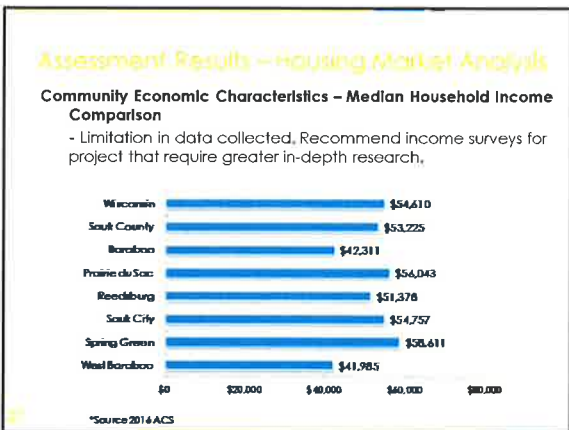
	%		
	2011	2016	Change
Wisconsin	31.8%	36.5%	14.2%
Sauk County	33.6%	39.7%	18.2%
Baraboo	34.0%	37.9%	11.5%
Prairie du Sac	29.4%	41.4%	40.8%
Reedsburg	29.1%	33.9%	16.5%
Sauk City	32.1%	38.8%	20.9%
Spring Green	36.4%	41.9%	15.1%
West Baraboo	21.7%	31.0%	42.9%

* Source: 2011 & 2016 ACS

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



Assessment Results - Housing Stock Analysis

Example: Baraboo Housing Characteristics

Single-Family Construction vs. Multi-Family Construction

Year	Single-Family Construction										Multi-Family Construction									
	Total	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Total	Value	Units	Value	Units	Value	Units		
2016	125	\$1,250,000	125	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2015	120	\$1,200,000	120	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2014	115	\$1,150,000	115	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2013	110	\$1,100,000	110	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2012	105	\$1,050,000	105	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2011	100	\$1,000,000	100	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2010	95	\$950,000	95	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2009	90	\$900,000	90	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2008	85	\$850,000	85	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2007	80	\$800,000	80	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2006	75	\$750,000	75	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		
2005	70	\$700,000	70	100	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250	2,500,000	250	250		

Assessment Results - Housing Stock Analysis

Housing Characteristics - Owner/Renter Comparison

Limitation in how data is collected.

	Owner-occupied housing			Renter-occupied housing		
	2011	2016	Change	2011	2016	Change
Wisconsin	69.1%	67.0%	-3.0%	30.9%	33.0%	6.6%
Sauk County	72.2%	68.5%	-5.1%	27.8%	31.5%	13.3%
Baraboo	62.3%	56.1%	-10.0%	37.7%	43.9%	16.4%
Prairie du Sac	71.2%	67.4%	-5.3%	28.8%	32.6%	13.2%
Reedsburg	68.7%	60.0%	-12.7%	31.3%	40.0%	27.8%
Sauk City	60.3%	64.0%	5.8%	39.7%	36.0%	-8.9%
Spring Green	61.7%	66.4%	7.6%	38.3%	33.6%	-12.3%
West Baraboo	49.6%	46.0%	-7.3%	50.4%	54.0%	7.1%

* Source: 2011 & 2016 ACS

Assessment Results - Housing Stock Analysis

Housing Characteristics - Vacancy Comparison

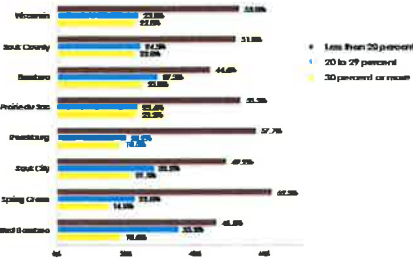
Limitation in how data is collected. Recommend working with utilities (water and power) to report MF and SF vacancy based on usage assumptions

	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%	8.0%	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%
Prarie 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%	7.6%	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

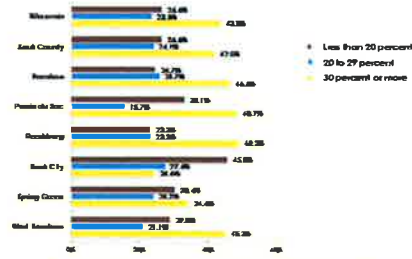
Assessment Results - Housing Stock Analysis

Housing Characteristics - Owner Housing Expenses Comparison



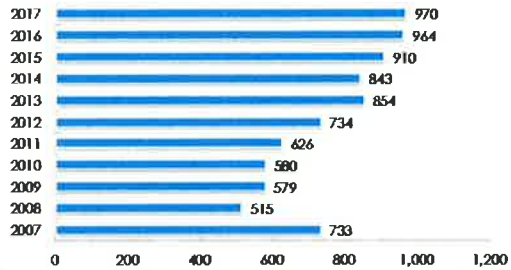
Assessment Results - Housing Stock Analysis

Housing Characteristics - Renter Housing Expenses Comparison



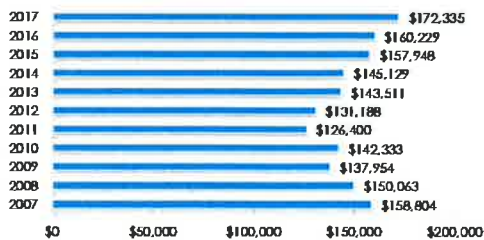
Assessment Results - Housing Stock Analysis

Example: Baraboo Sales Market Analysis - Total Sales



Assessment Results - Housing Stock Analysis

Example: Baraboo Sales Market Analysis - Median Sale Value



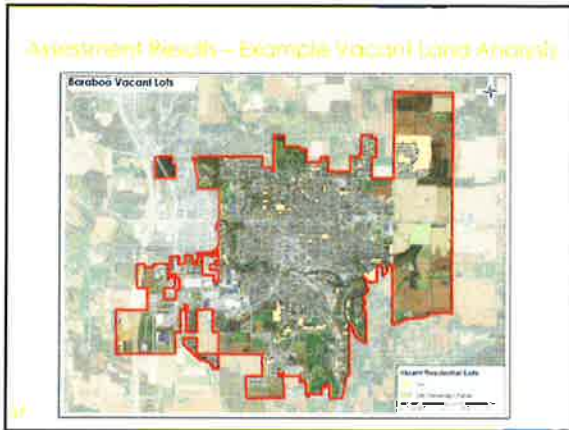
Assessment Results - Housing Stock Analysis

Rental Market Analysis Comparison

Limitations is the data source. Would recommend an annual process to check and review

	Type	Apartments com Rent	Apartments com Rent	3Brow com Rent	Realtor com Rent	Zipy com Rent	Average Rent	Census Rent	Zipy.com Vacancy	Census Rental Vacancy
Sauk County	SF 3 Bed 1 Bath	N/A	N/A	\$1,300	N/A	N/A	\$1,300	\$738	N/A	4.9%
	Average & Census									
Baraboo	MF 2 Bed 1 Bath	\$699	\$846	\$735	\$840	\$750	\$774	\$738	3.2%	9.5%
	SF 3 Bed 1.5 Bath	N/A	\$875	N/A	N/A	\$1,100	\$980	N/A	N/A	N/A
	MF Studio	\$550	\$611	N/A	N/A	N/A	\$581	\$641	N/A	N/A
	MF 1 Bed 1 Bath	\$699	\$697	N/A	N/A	N/A	\$641	\$748	4.4%	2%
	Average & Census									
Prarie du Sac	MF 1 Bed 1 Bath	\$725	N/A	\$610	N/A	\$695	\$677	\$652	6.3%	6.3%
	MF 2 Bed 1 Bath	\$835	N/A	\$875	N/A	\$845	\$852	\$852	6.3%	6.3%
	Duplex 3 Bed 2.5 Bath	N/A	N/A	\$1,475	N/A	N/A	\$1,475	\$1,475	6.3%	6.3%
	Average & Census									
Reedsburg	MF 2 Bed 2 Bath	\$925	N/A	\$740	N/A	\$735	\$900	\$972	6.3%	5.5%
	MF 2 Bed 1 Bath	N/A	N/A	\$590	N/A	N/A	\$590	\$590	5.6%	5.6%
	Average & Census									
Sauk City	Duplex 3 Bed 2.5 Bath	N/A	N/A	\$1,450	N/A	N/A	\$1,450	\$743	4.4%	0.0%
	Average & Census									
Spring Green	MF 2 Bed 1 Bath	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4%
	Average & Census									
West Baraboo	MF Studio	\$550	N/A	N/A	N/A	N/A	\$550	\$788	N/A	4.2%
	Average & Census									

Source: Apartments.com, 3Brow.com, Realtor.com, Zipy.com, 2013 Census ACS



Assessment Results – Vacant Land Analysis

Example Baraboo

Zoning	Acres	Sq. Ft.	Minimum SF Lot		Minimum MF Lot	
			Area per Unit	Potential SF Units	Area per Unit	Potential 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

- ### Sauk County -Needs Assessment
- #### Sauk County
- Higher percentages of those over 65 years per household indicate the need for Sauk County to accommodate an older population. This includes accommodates 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.

- ### Sauk County -Needs Assessment
- Housing options will be needed for those with low to moderate incomes and those living on retirement income.
 - Also 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.

- ### Sauk County -Needs Assessment
- There is a need for very-low and low-income owner-occupied homes in the County.
 - Affordable workforce owner occupied housing also needed for those near the median income (up to 120% AMI).
 - 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 of a new job.

- ### Baraboo-Needs Assessment
- #### Example: Baraboo
- There is a need for affordable low to moderate income housing that is below-market-rate but not for very-low-income subsidized housing.
 - 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.
 - 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.

Strategies & Implementation

Reminder: The following is a sample of the strategies and implementation actions, each partnership community will have a more detailed report including the survey, assessment results, goals, objectives, and strategies.

Strategies

- Categories**
 - Single Family Housing
 - Townhome/Duplex/Condo
 - Apartments
 - Senior Living
 - Affordable Housing
 - Other Housing Initiatives and Administrative Tools
- Goals/Objectives/Strategies**

Strategies

Sauk County Example

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

Implementation Matrix

- Priority**
 - Strategies to be prioritized by partnership communities and SCDC
- Responsibility**
 - Individual partnership community
 - Community and other Community or County for cooperative strategies
 - Community and Housing Agencies for direct housing programs and funding access
 - Community and Housing Partners for housing programs and funding access assistance
 - Community and State Agencies for infrastructure and other programs and funding

Implementation Matrix

- Funding**
 - Staff time if seen as primary community staff responsibility
 - One-time funding allocation for accomplishing individual strategies or for hiring assistance
 - Initial year funding for ongoing revolving loan funds or other strategies
 - Annual funding requirements for ongoing strategies
 - To Be Determined (TBD) if funding requirements too dependent on project specifics
 - Funding amounts understood to be requiring State and Federal Housing and other Agency funding assistance
- Time Frame**
 - <2 yrs
 - 3 – 5 yrs
 - Ongoing

Implementation Matrix

Strategy	Priority	Responsibility	Funding	Time Frame
Establish an interior accessibility grant/revolving loan program for owner-occupied homes	High	Community and Housing Agencies	\$100,000 annual	Ongoing
Establish an exterior accessibility grant/revolving loan program for owner-occupied homes	High	Community and Housing Agencies	\$100,000 annual	Ongoing
Develop a revolving loan fund for senior housing	Medium	Community and Housing Agencies	\$250,000 initial	Ongoing
Develop a revolving loan fund for senior housing	Medium	Community and Housing Agencies	\$250,000 initial	Ongoing

Implementation Matrix

Activity/Initiative	Lead Agency	Start Date	End Date	Status	Notes
Local Growth, Rural Revival, and Community Development					
Develop and implement a local growth strategy	SCDC	2018	2020	In Progress	
Develop and implement a rural revitalization strategy	SCDC	2018	2020	In Progress	
Develop and implement a community development strategy	SCDC	2018	2020	In Progress	
Local Economic Development					
Develop and implement a local economic development strategy	SCDC	2018	2020	In Progress	
Develop and implement a local economic development strategy	SCDC	2018	2020	In Progress	
Develop and implement a local economic development strategy	SCDC	2018	2020	In Progress	
Local Housing and Community Development					
Develop and implement a local housing strategy	SCDC	2018	2020	In Progress	
Develop and implement a local housing strategy	SCDC	2018	2020	In Progress	
Develop and implement a local housing strategy	SCDC	2018	2020	In Progress	

Implementation Matrix

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SCDC Fall Leadership Forum


Housing Study - Sauk County and Partnership Communities

Daniel Lindstrom, AICP
November 1, 2018



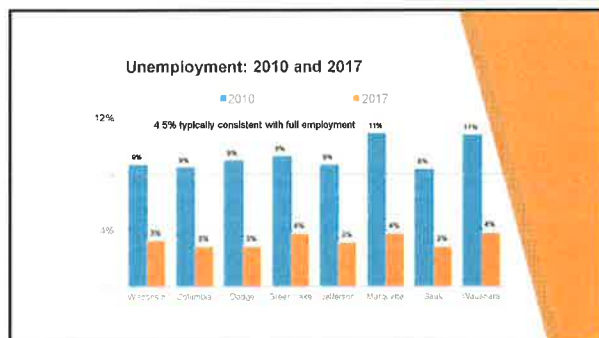
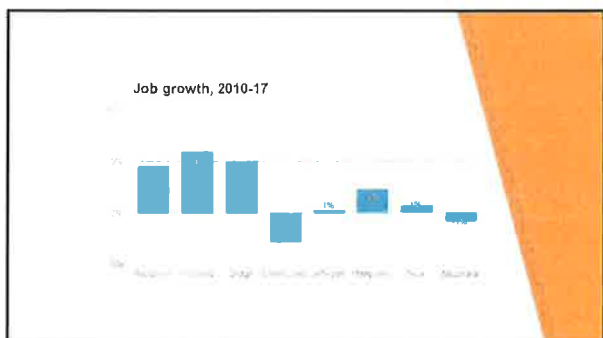
Economy and Demography in South Central Wisconsin



Eric Krupp
Director of Research & Analytics
Wisconsin Counties Association



Economic conditions




Jobs vs. workers (i.e., commuting)

