



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 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 sewer, 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-1A, 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

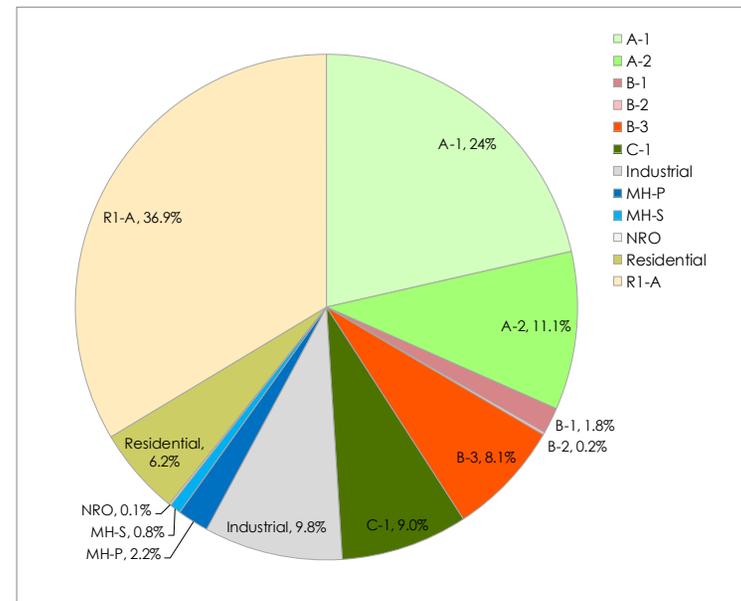
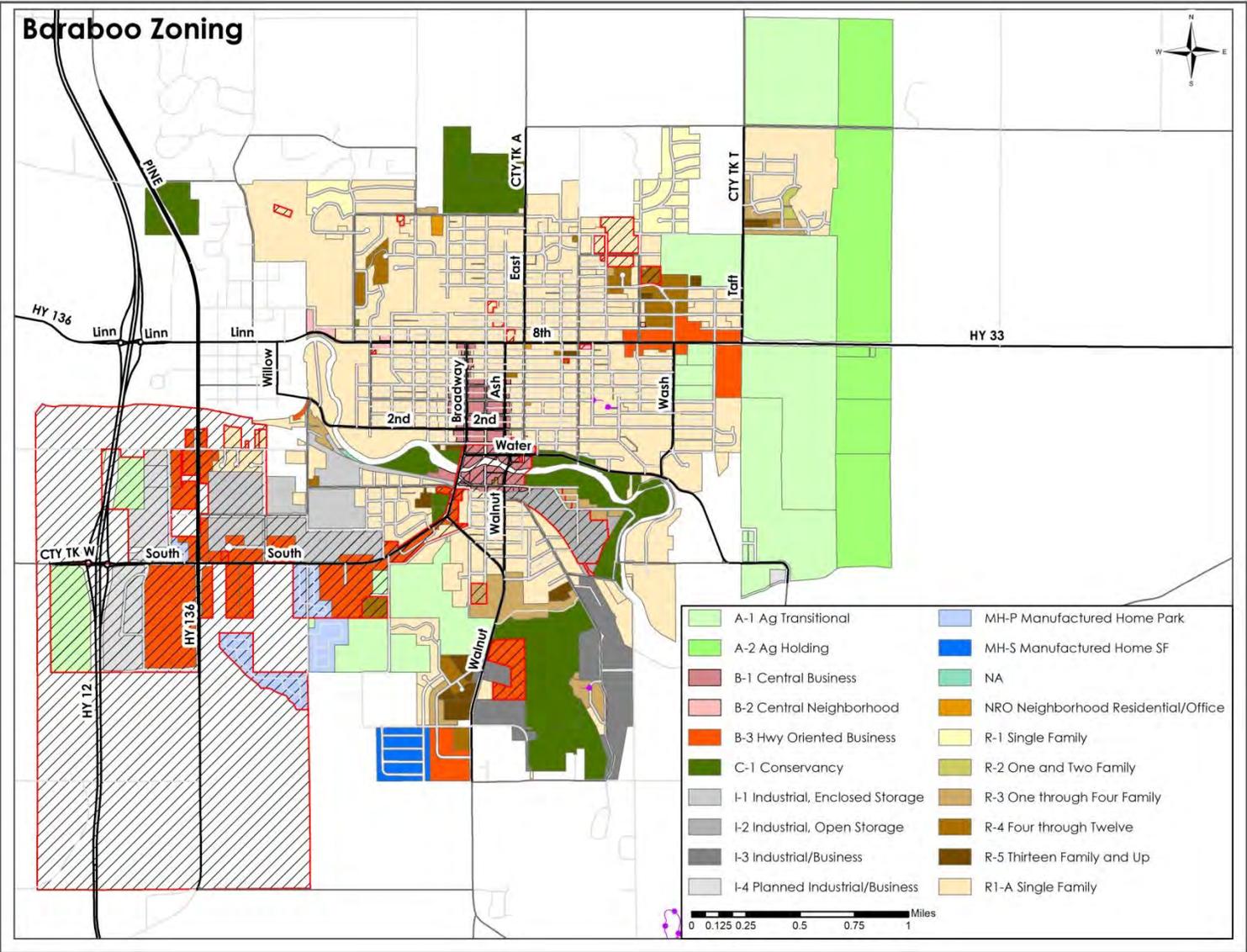


Figure A2: City of Baraboo Zoning Map



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

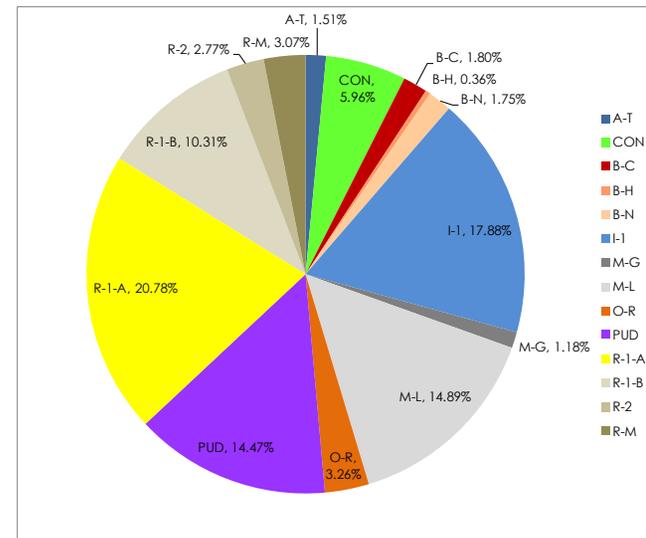
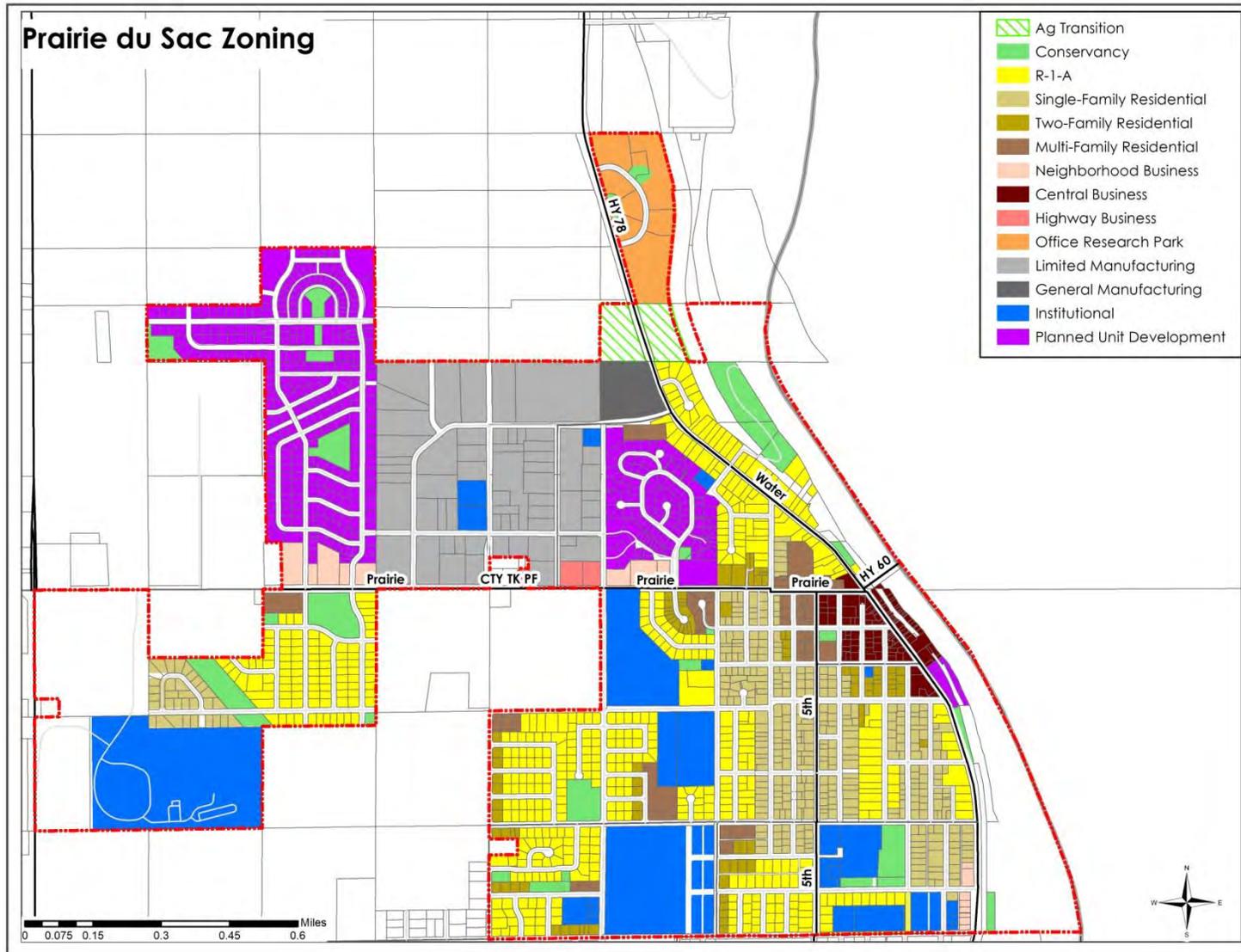


Figure A4: Village of Prairie du Sac Zoning Map



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

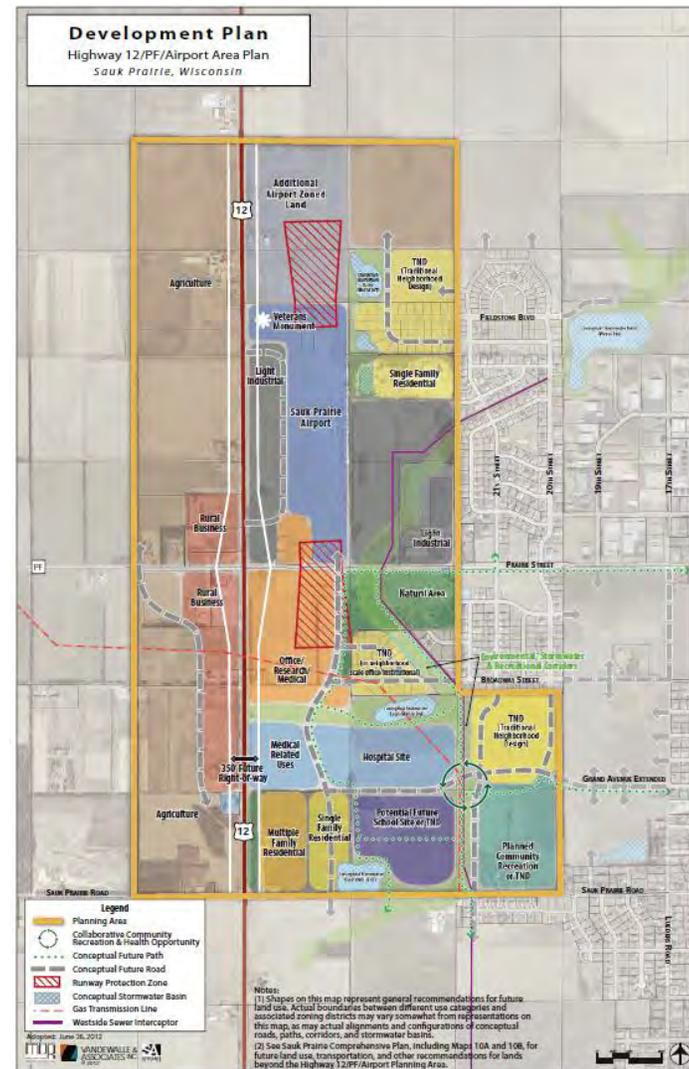
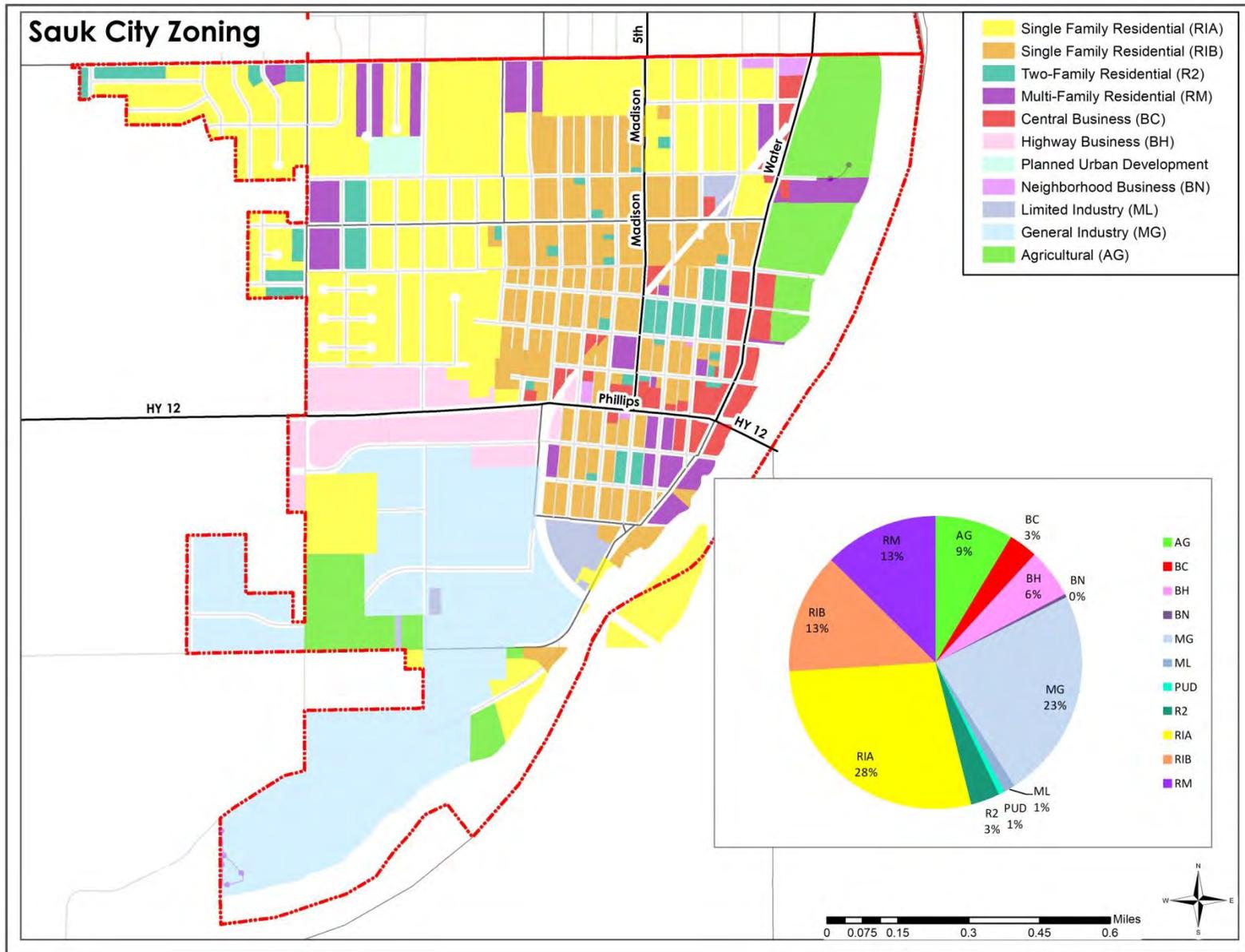


Figure A6: Village of Sauk City Zoning Map



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

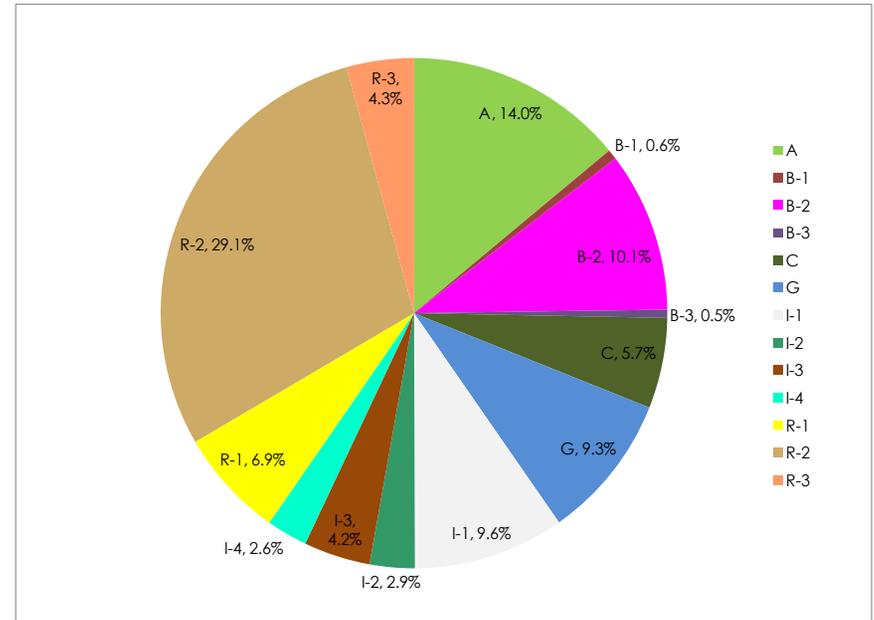
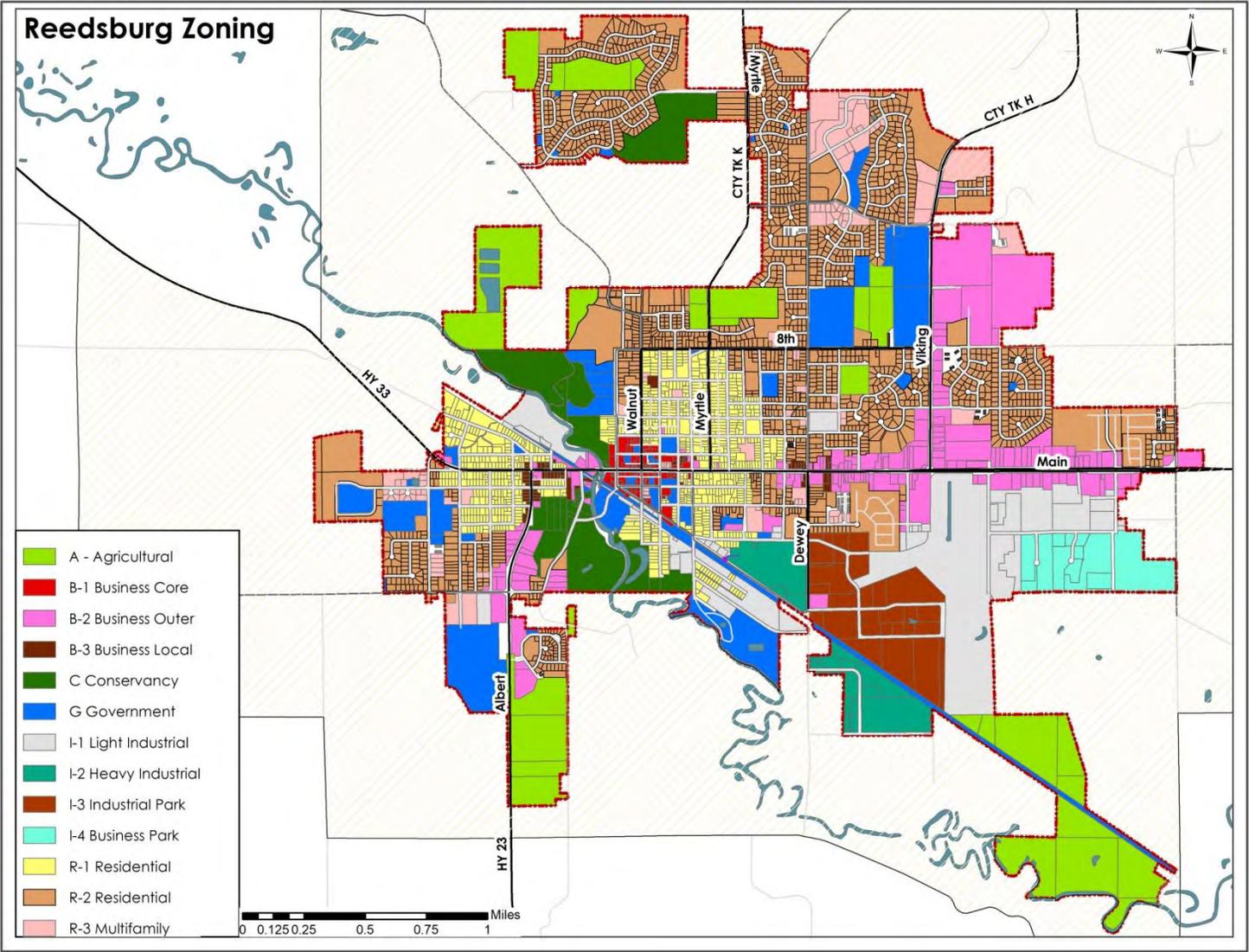


Figure A8: City of Reedsburg Zoning Map



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

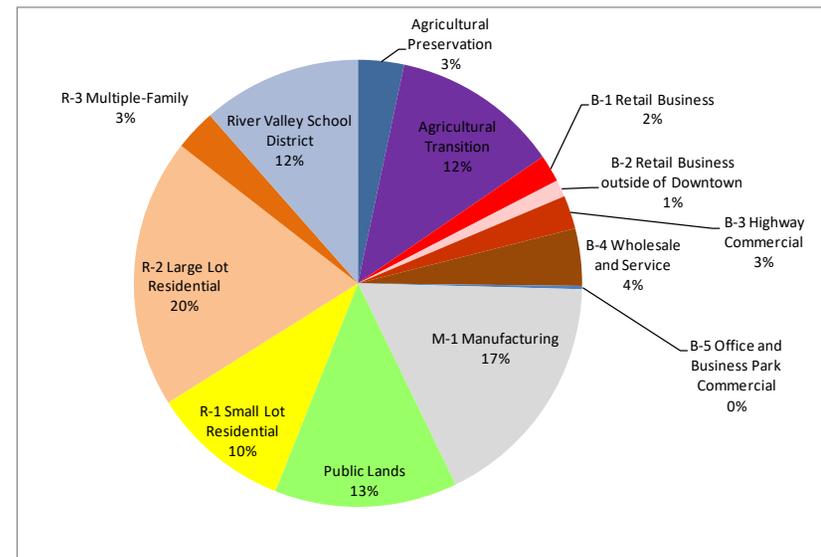
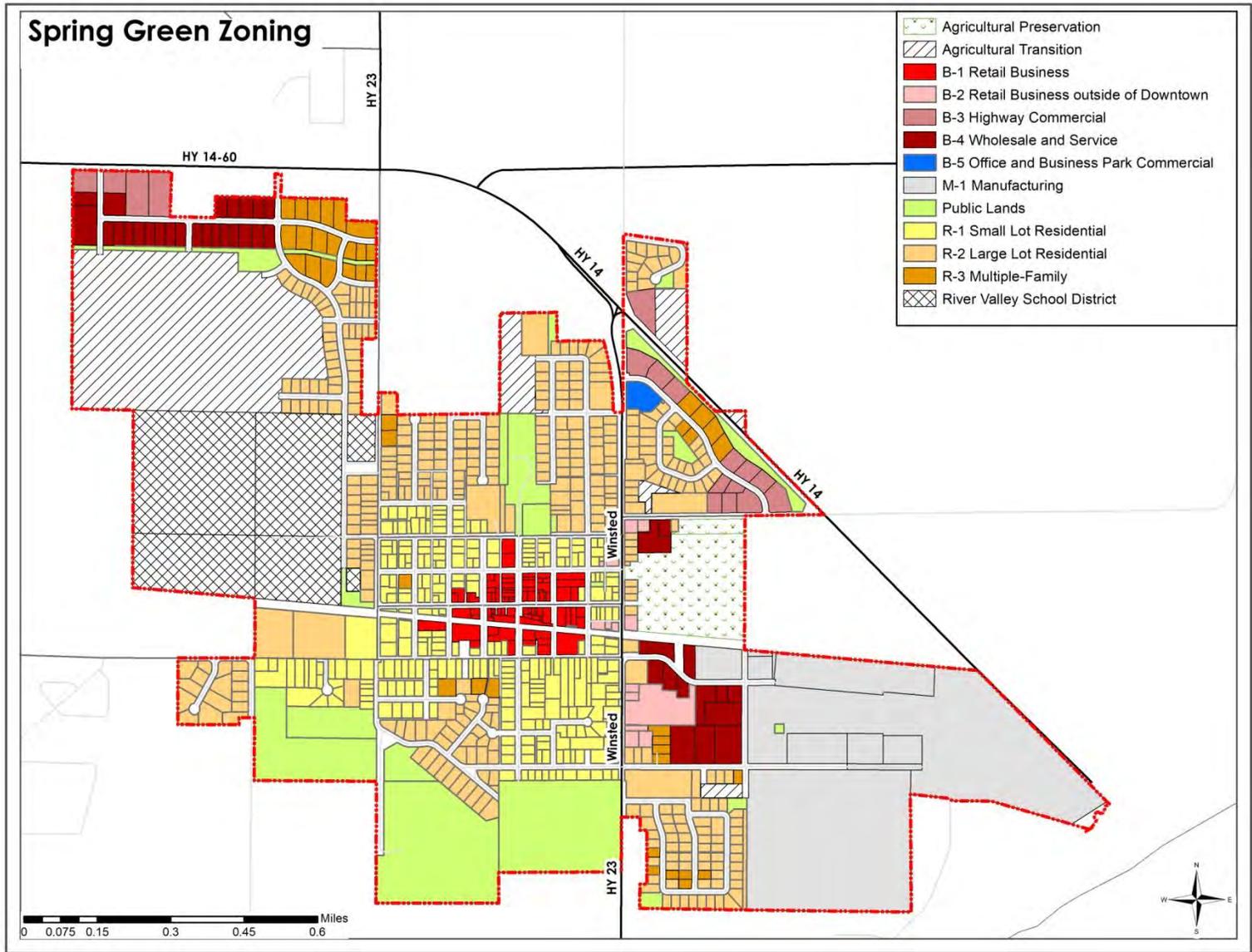


Figure A10: Village of Spring Green Zoning Map



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

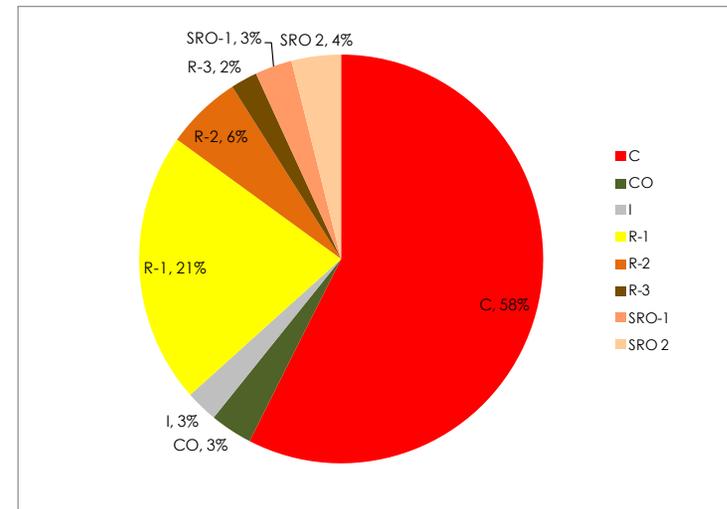
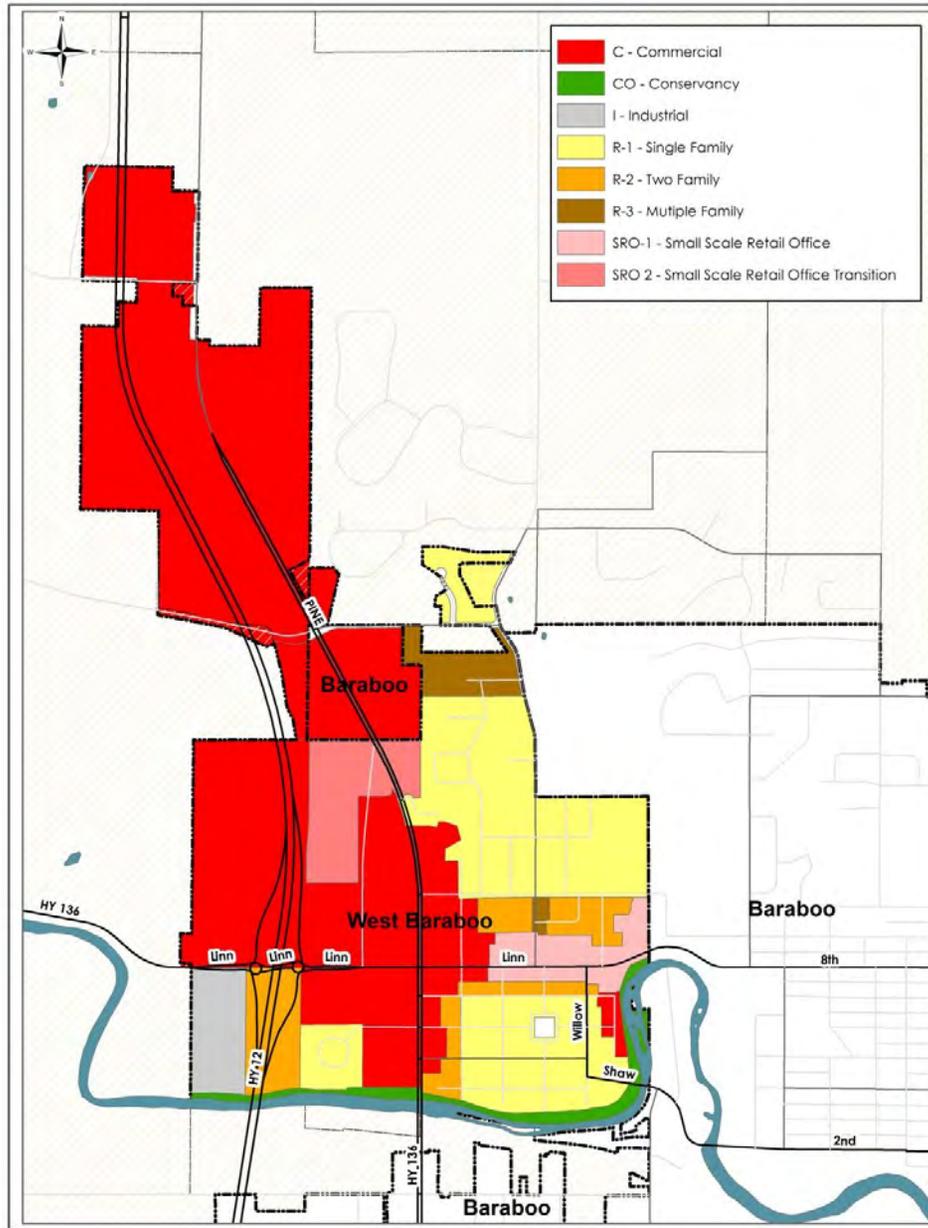


Figure A12: Village of West Baraboo Zoning Map



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

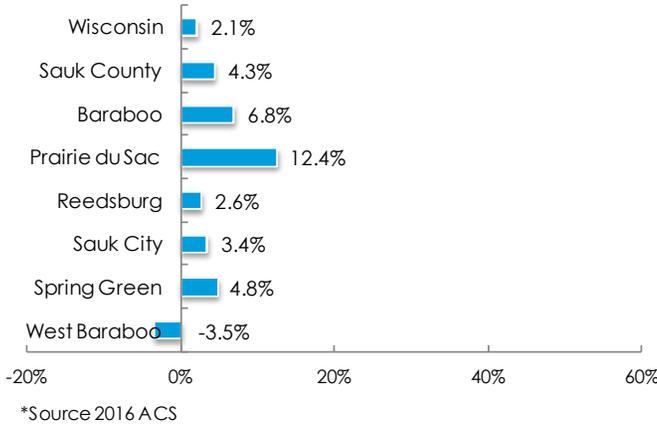


Figure A15 graphically shows the population growth rates from 2011 to 2016. Sauk County grew faster than Wisconsin, at 2.9% over the five year period. This represents a 0.58% increase per year in population. Baraboo grew at the slowest positive rate, at 1% from 2011 to 2016 and West Baraboo grew the 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

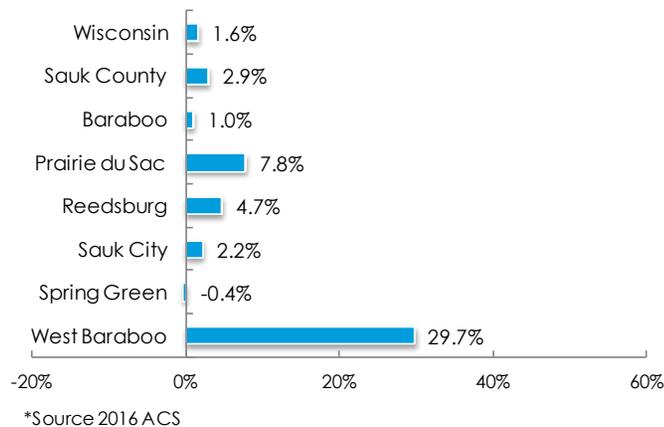
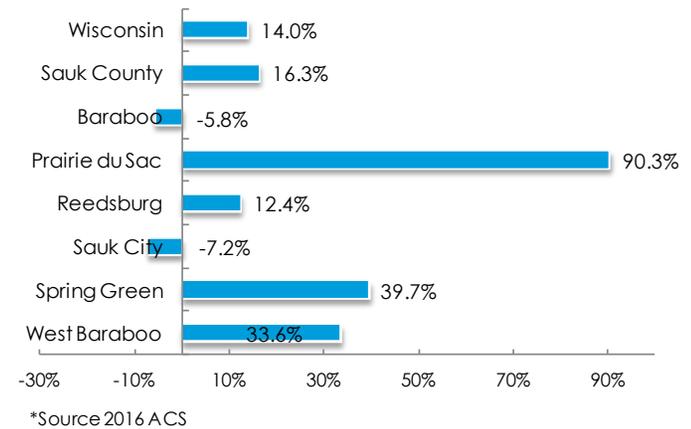


Figure A16 graphically shows Sauk County to have a slightly higher old-age ratio percentage growth rate than for Wisconsin, at 16.3% from 2011 to 2016. Prairie du Sac is shown to have the highest percentage growth of old age dependents at 90.3%, with Spring Green also showing a high percentage increase, 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

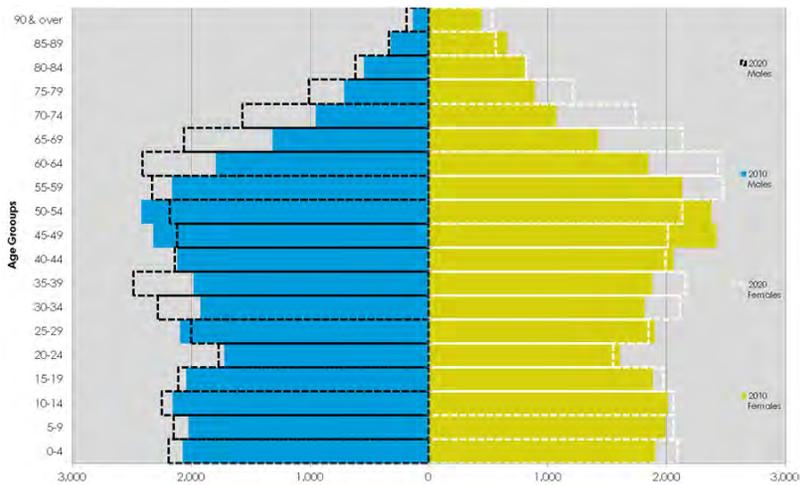


Figure A18: Sauk County Age-Sex Pyramid, 2010-2030

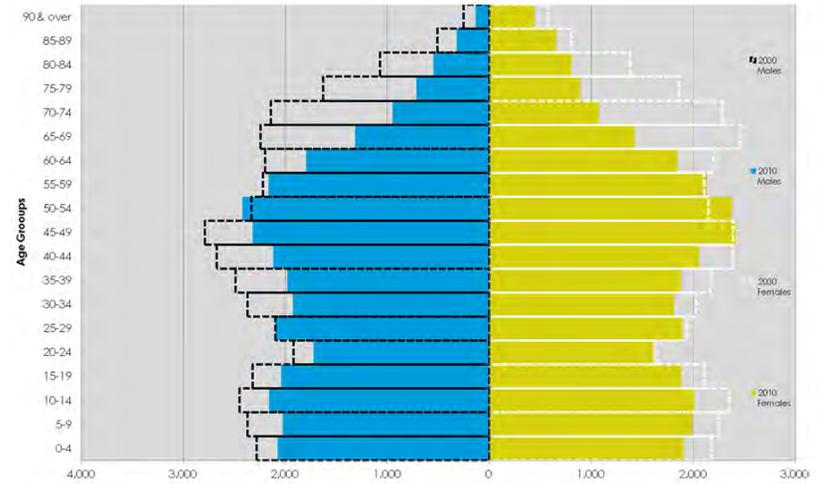
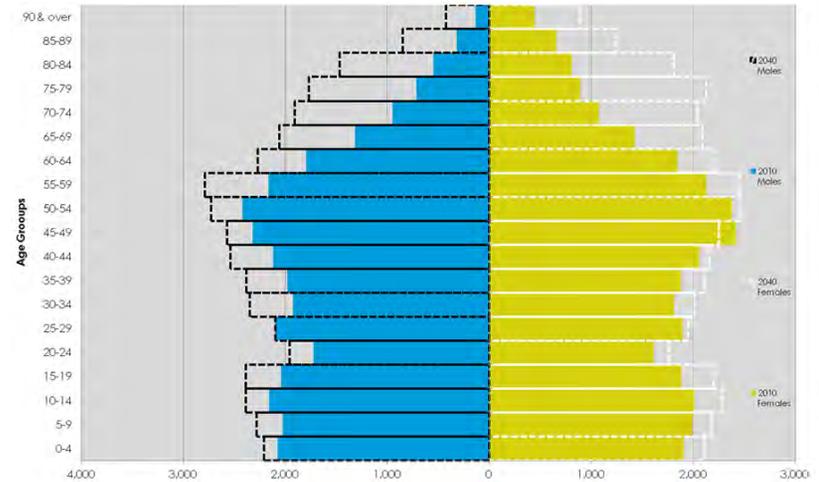


Figure A19: Sauk County Age-Sex Pyramid, 2010-2040



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	
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.

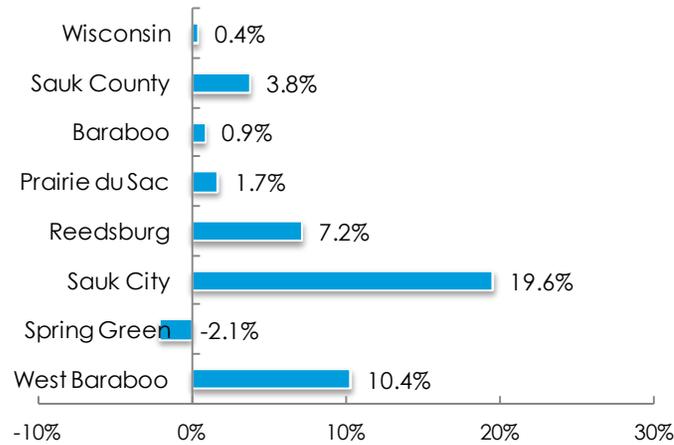
Figure A21: Average Household Size and % Change, 2011 - 2016

	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

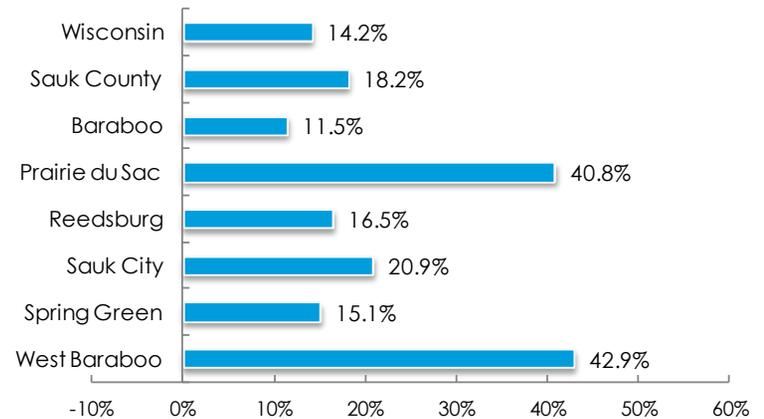
Figures A23 and A24 show the percentage of households having at least one person 60 years or older living in the household in the years 2011 and 2016, regardless of how many persons under 60 years of age are present. In 2016, Sauk County had a slightly higher percentage than Wisconsin, at 39.7%. This 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%

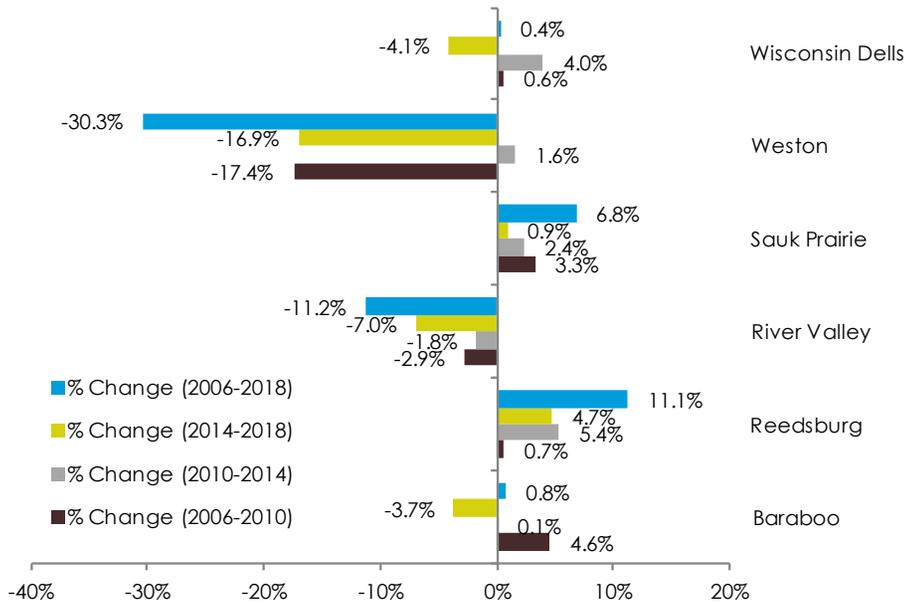
* Source: 2011 & 2016 ACS

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

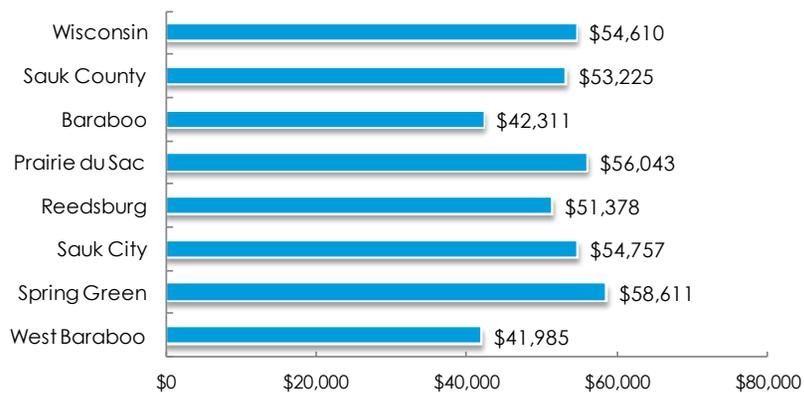
	Sauk Co.	%	Baraboo	%	Prairie du Sac	%	Reedsburg	%	Sauk City	%	Spring Green	%	West Baraboo	%
Total:	62,659		11,992		4,173		9,386		3,440		1,653		1,738	
Same house 1 year ago:	55,008	87.8%	10,197	85.0%	3,745	89.7%	8,142	86.7%	3,029	88.1%	1,451	87.8%	1,263	72.7%
Moved within same county:	4,454	7.1%	1,134	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.

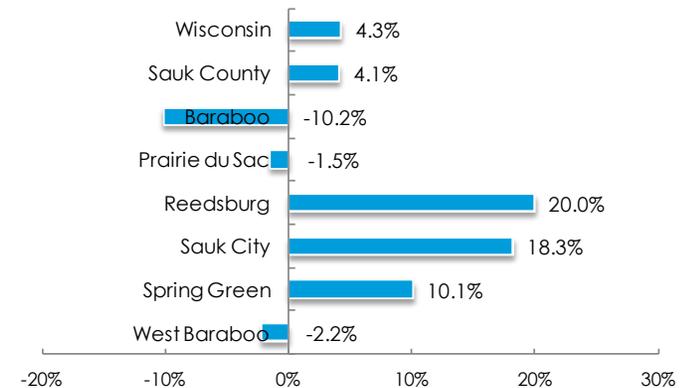
Figure A29: 2016 Median Household Income



*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.

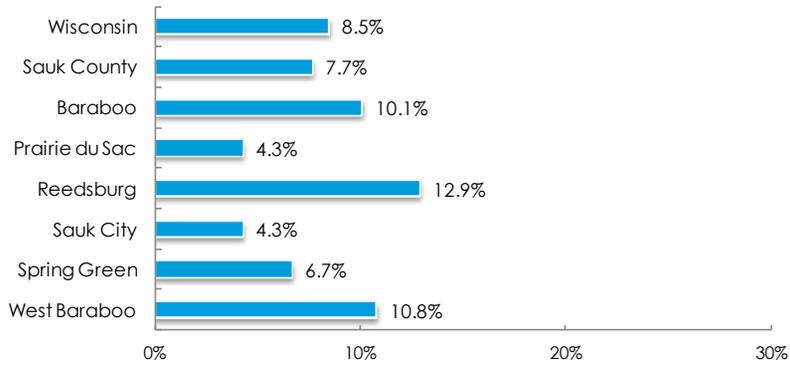
Figure A30: Median Household Income % Change, 2011-2016



*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.

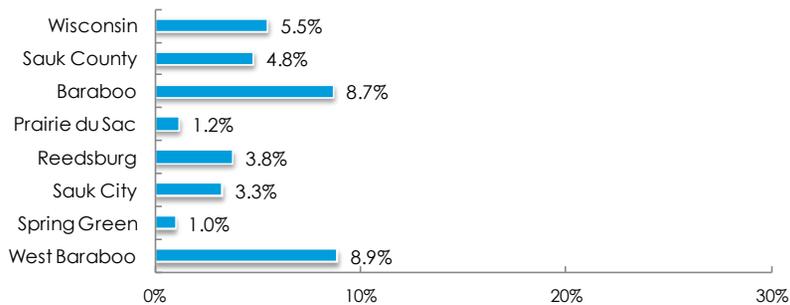
Figure A31: Percentage of Families below the Poverty Level, 2016



*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.

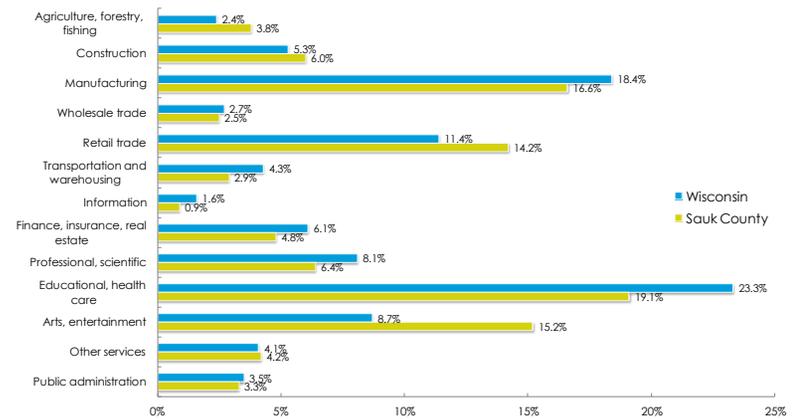
Figure A32: 2016 Unemployment Rate



*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%

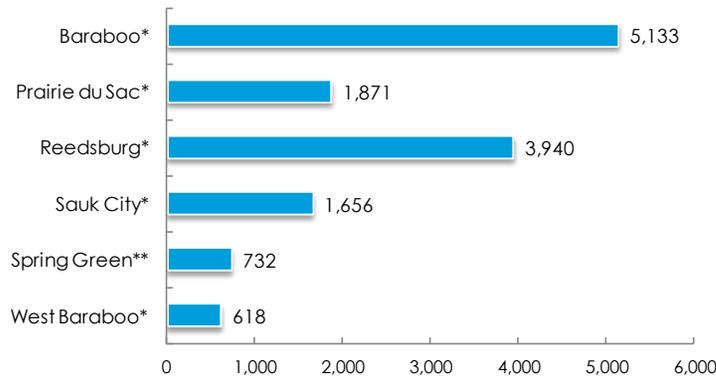
* Source: 2011 & 2016 ACS

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

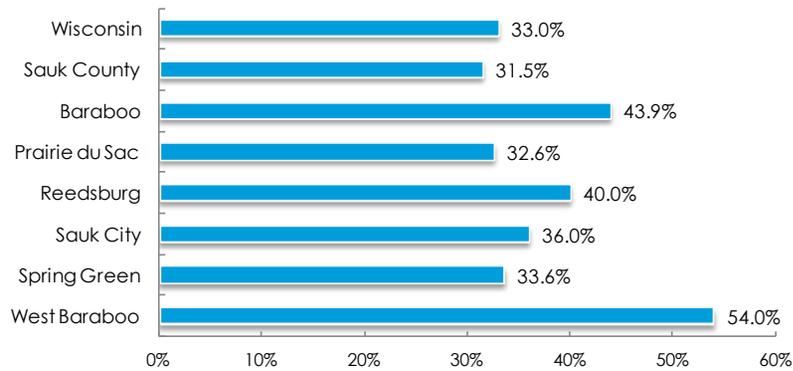
Figure A38 shows renter percentages for 2011 and 2016. Sauk County had a lower level of renters than Wisconsin; however, the County experienced a sharp increase in renter-occupied housing from 2011 to 2016: 13.3%. Reedsburg and Baraboo also experienced sharp increases. Looking at a graphic representation 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.

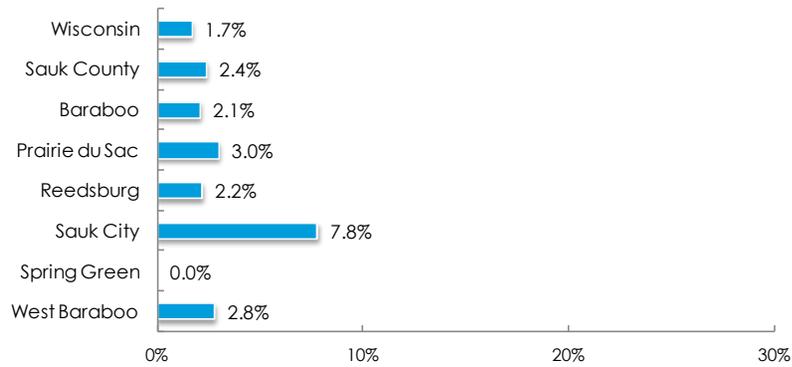
Figure A40: Vacancy Rates

	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

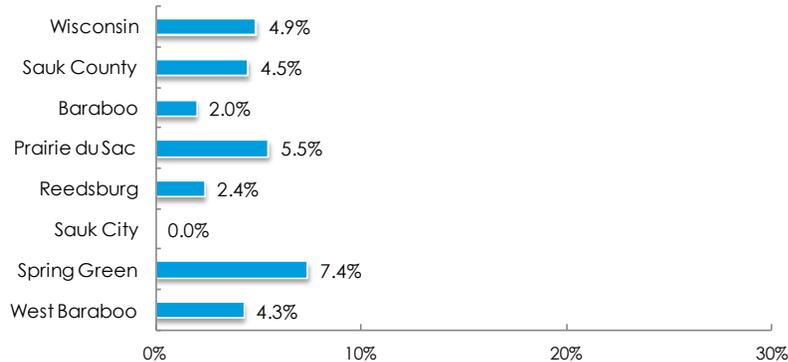
Comparing vacancy rates by tenure, Figures A41 and A42 show vacancy rates to generally be higher for rental units. Baraboo showed a slightly higher rate for homeowner units, 2.1%, compared to 2% for rentals. Sauk City and Prairie du Sac had the highest percentages for rental units, 7.8% and 3%, while 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:	Rented, 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 possibly 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

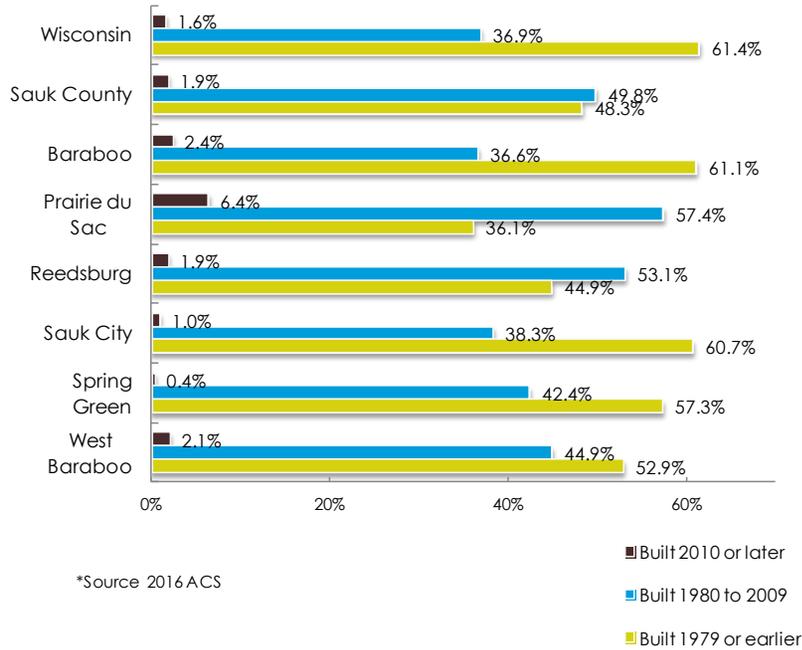
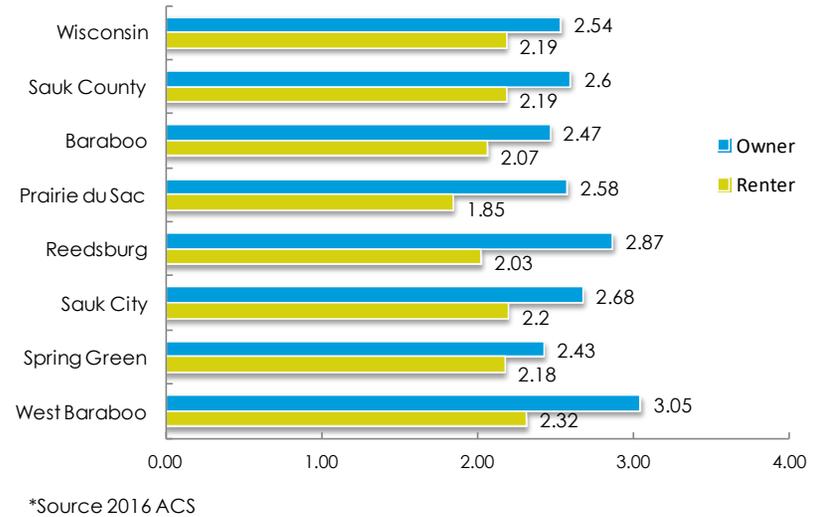


Figure A49 shows household size by owner-occupied housing unit versus renter-occupied unit in 2016. For all partner communities, owner unit household sizes are larger than for renter units. Sauk County had a higher owner household size, 2.6, than Wisconsin. West Baraboo and Reedsburg had the highest 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

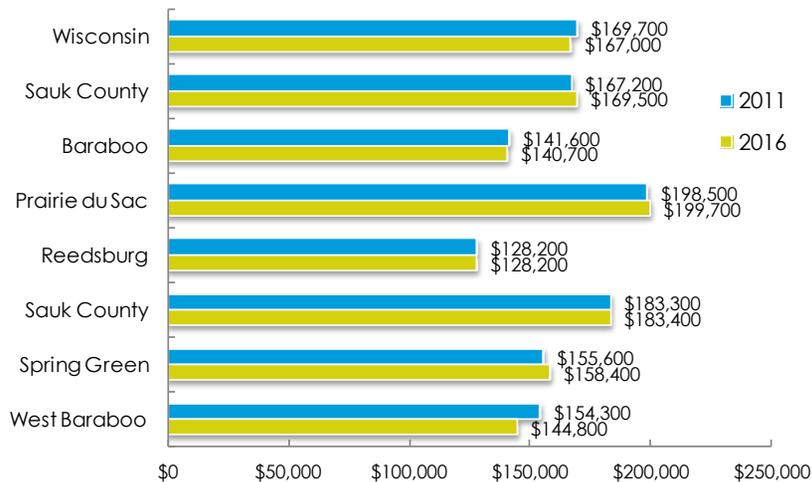
	Sauk County**	Baraboo*	Prairie du Sac**	Reedsburg**	Sauk City**	Spring Green**	West Baraboo*
No Bedroom**	2.5%	4.6%	2.8%	1.7%	4.1%	2.6%	0.5%
1 Bedroom*	8.5%	1.1%	4.0%	9.9%	8.3%	10.2%	4.7%
2 Bedroom*	27.3%	18.3%	35.4%	31.3%	26.8%	24.1%	33.7%
3 Bedroom*	41.2%	54.4%	43.1%	39.4%	42.9%	43.9%	47.1%
4 Bedroom*	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%

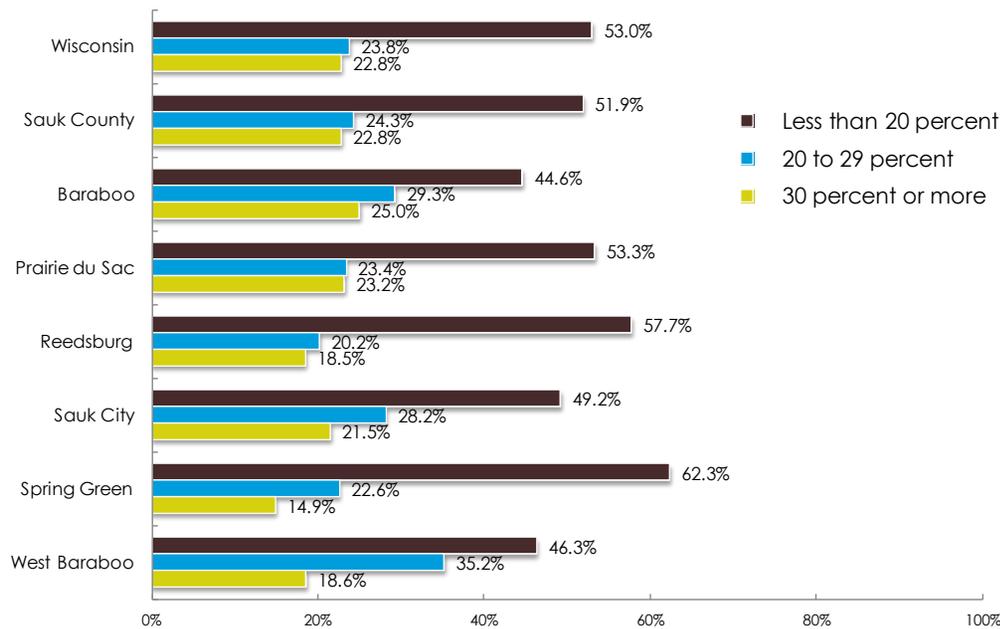
* Source: 2011 & 2016 ACS

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.

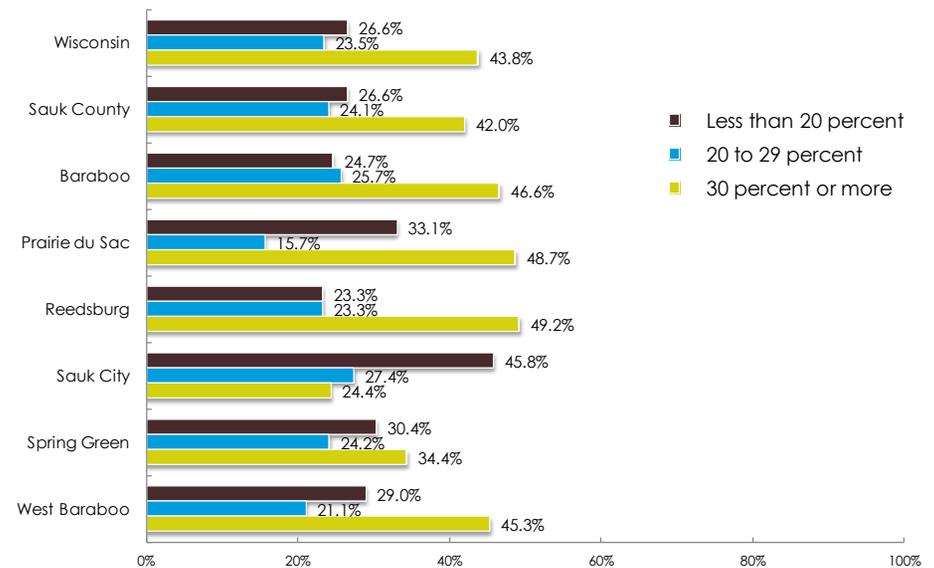
It is important to note that actual housing market conditions, as experienced by local residents, cannot always be captured by Census and other data. For example, Census data shows, for the Partnership Communities, that rents ranged from \$738 per month for Sauk County to \$674 in Sauk City to \$972 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

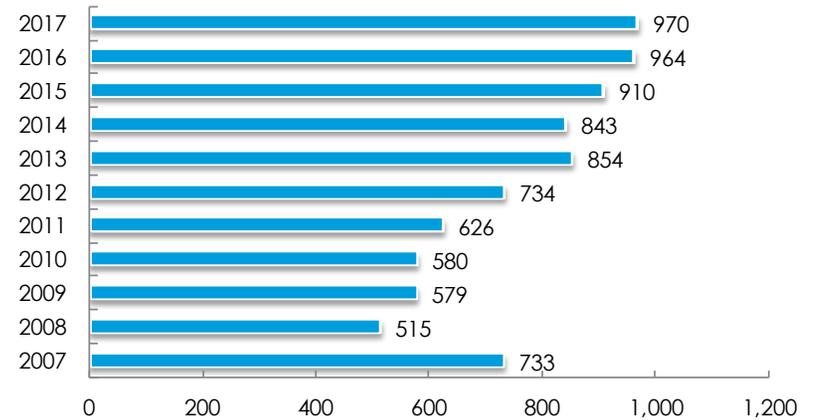
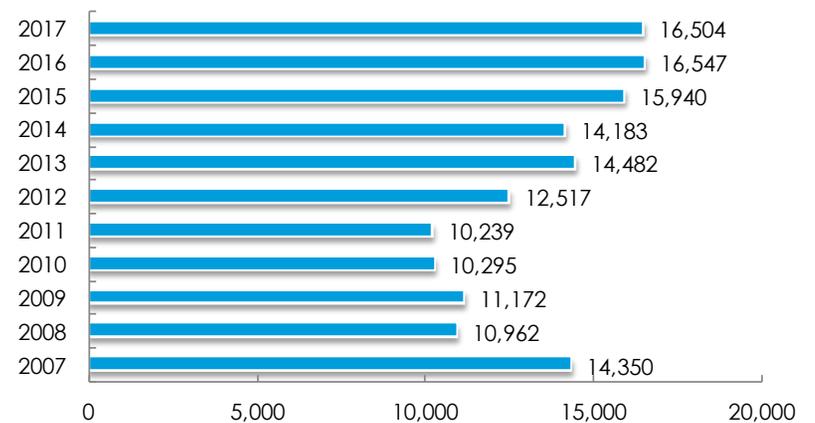


Figure A58: South Central Region Total Homes Sold



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

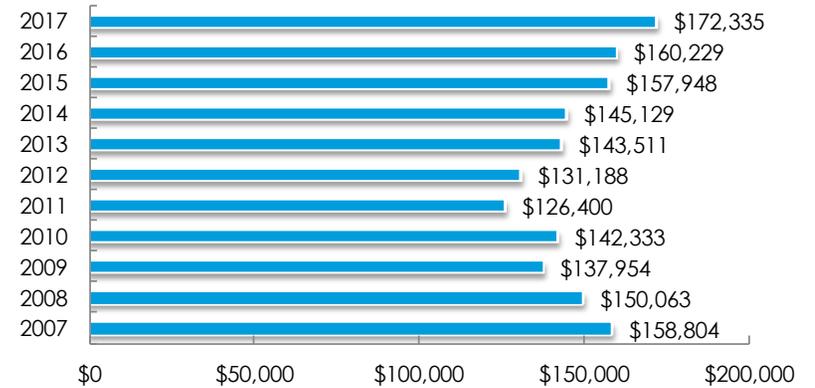


Figure A59: State of Wisconsin Total Homes Sold

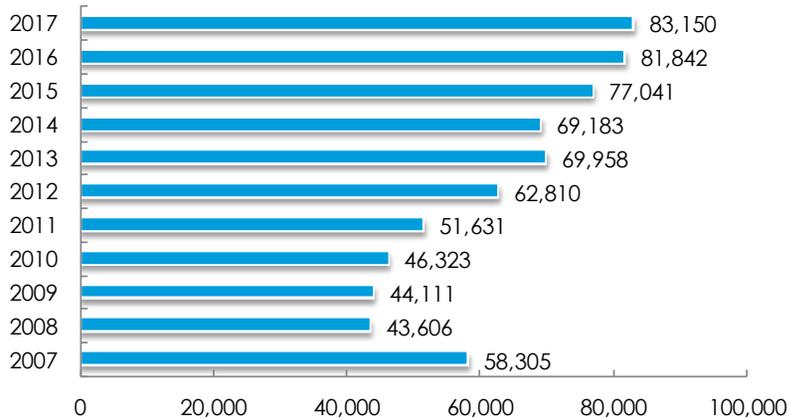


Figure A61: South Central Region Average Monthly Median Sale Price

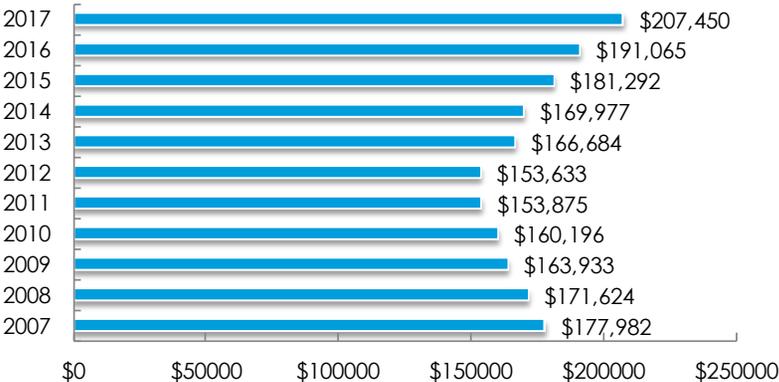
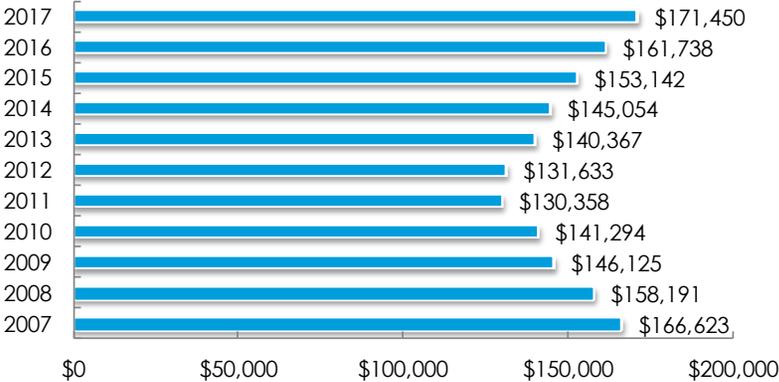


Figure A62: State of Wisconsin Average Monthly Median Sale Price



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

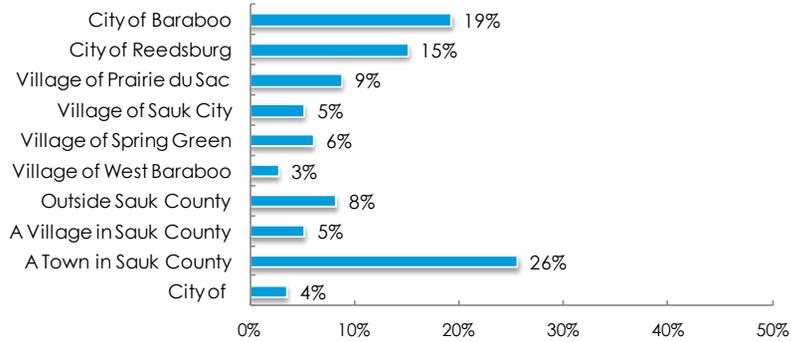
	Type	Apartments.com Rent	Apartments.com Ave. Rent	Zillow.com Rent	Realtor.com	Zilpy.com Rent	Average Rent	Census Rent	Zilpy.com Vacancy	Census Rental Vacancy
Sauk County	SF 3 Bed 1 Bath	N/A	N/A	\$1,300	N/A	N/A	\$1,300		N/A	
	Average & Census						\$1,300	\$738		4.5%
Baraboo	MF 2 Bed 1 Bath	\$699	\$846	\$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%
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%
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%
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%
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

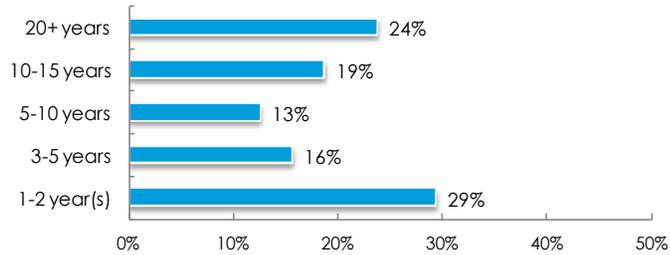


APPENDIX B – COUNTY SURVEY SUMMARY

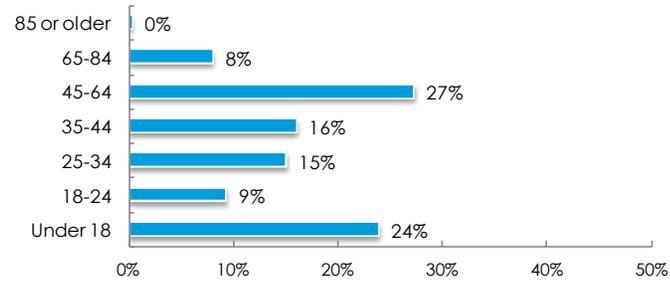
1. Jurisdiction of Residence



2. How long have you been at your current residence?



3. Number of household members by age?



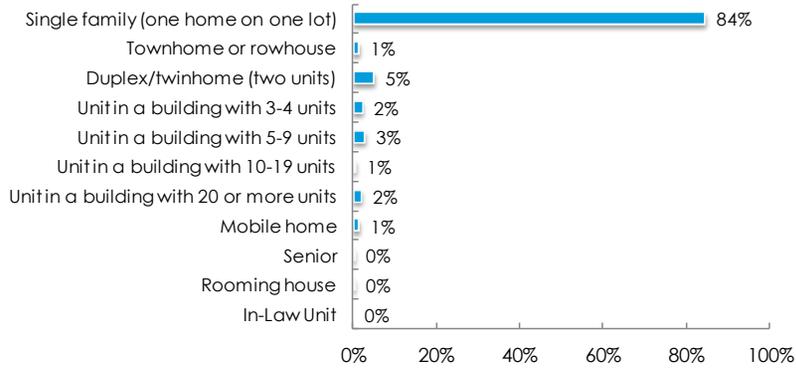
CURRENT HOUSING DESCRIPTION

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%).

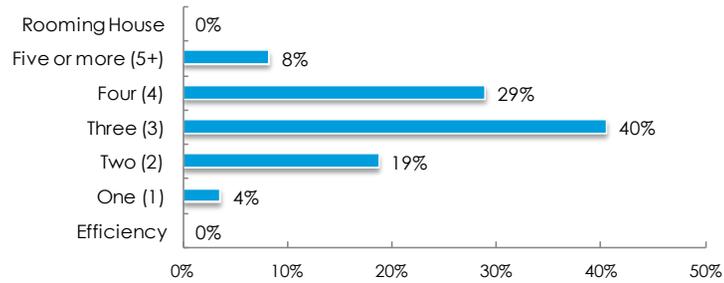
4. Current housing type:



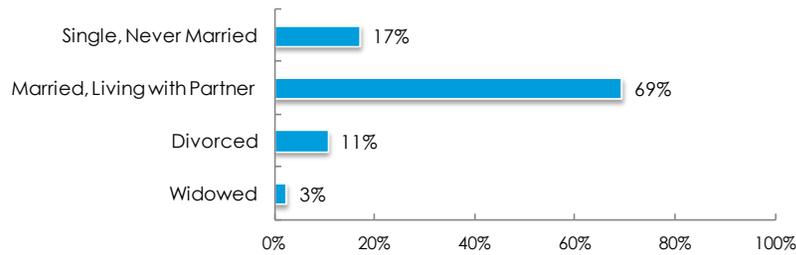
The majority of participants own a single family home on one lot (84%). 40% of respondents live in 3-bedroom homes, followed by 29% who live in 4-bedroom homes.

Almost 70% of participants are married or living with partner.

5. Current number of bedrooms:

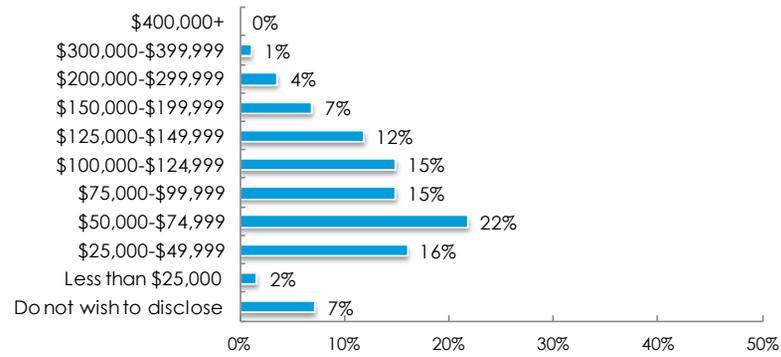


6. Household marital status:

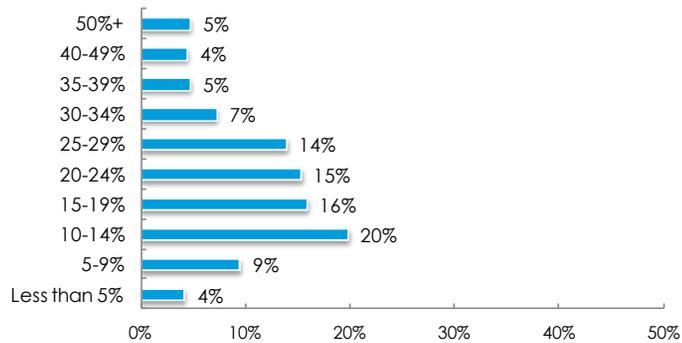


7. Estimated gross annual household income:

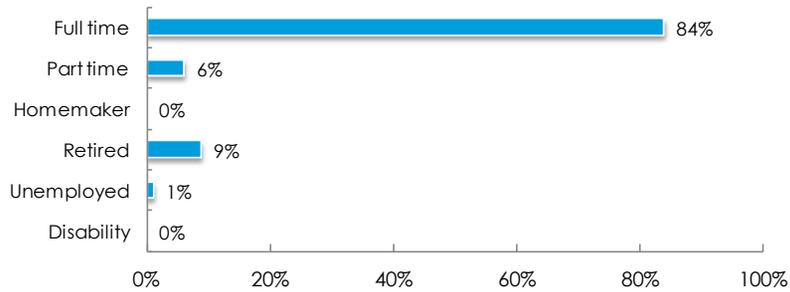
More than 21% of participants spend more than 30% of their annual gross income on rent/housing costs.



8. Portion of annual gross income spent on rent/housing



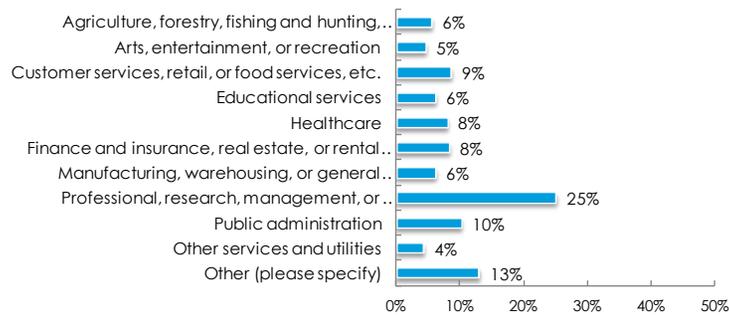
9A. Employment status of household member 1



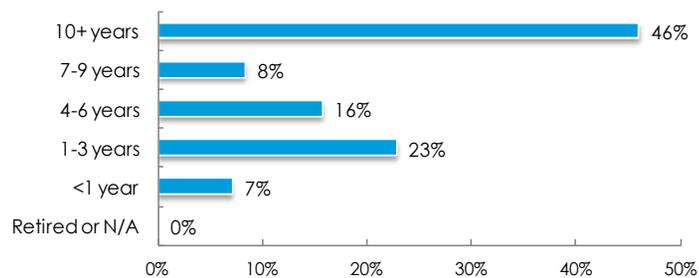
84% of participants work full time, while 9% are retired. For the household member no. 1, 25% of participants work in the professional, research, management field.

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.

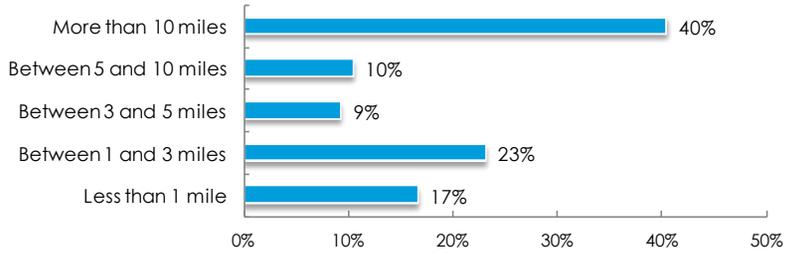
10A. Employment sector of household member 1



11A. Length of time with current employer (household member 1)



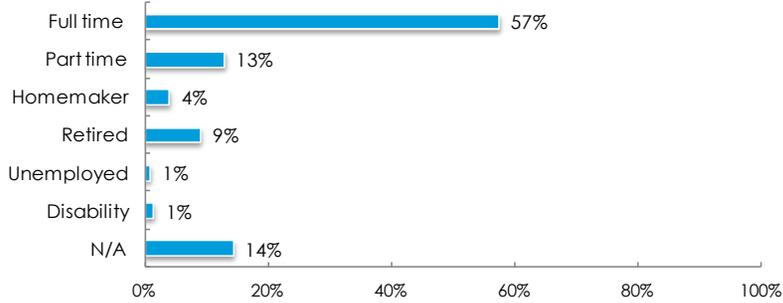
12A. How far do you travel to work (household member 1)



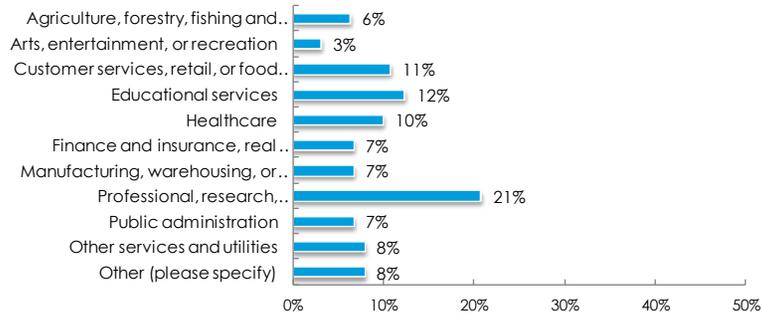
Over 40% of participants travel more than 10 miles for work. While 40% travel less than 3 miles.

57% of the household member no. 2 work full time. 21% work in the professional, research, and management field.

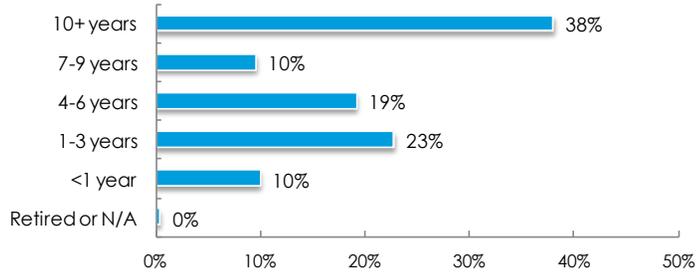
9B. Employment status of household member 2



10B. Employment sector of household member 2



11B. Length of time with current employer (household member 2)

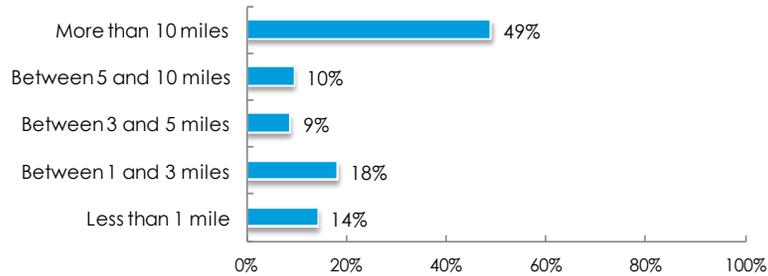


38 % of household member no. 2 participants have been with the same employer for over 10 years. 23% of have only been with their employer for 1-3 years.

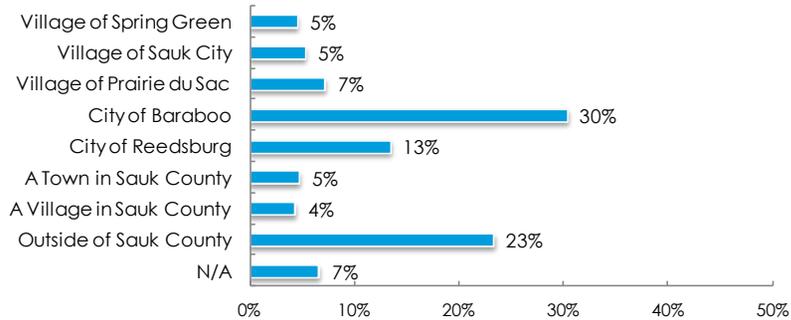
More household member no. 2 travel further to work than household members no. 1. A total of 49% state they travel more than 10 miles to work. 32% travel less than 3 miles.

A majority of employers are located in the City of Baraboo (30%) followed by 23 % working outside of the county.

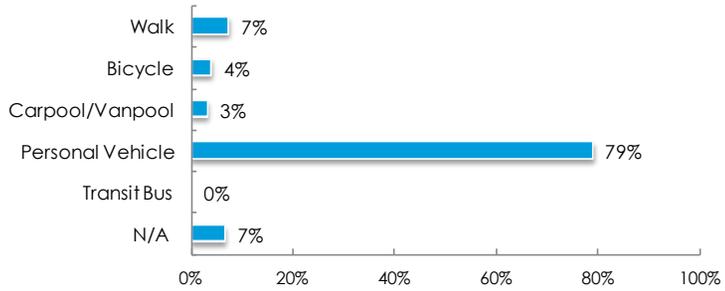
12B. How far do you travel to work (household member 2)?



13. Where are your current employers located for all employed household members?

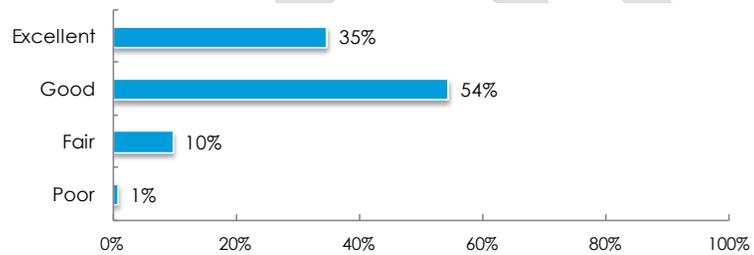


14. Mode of Transportation



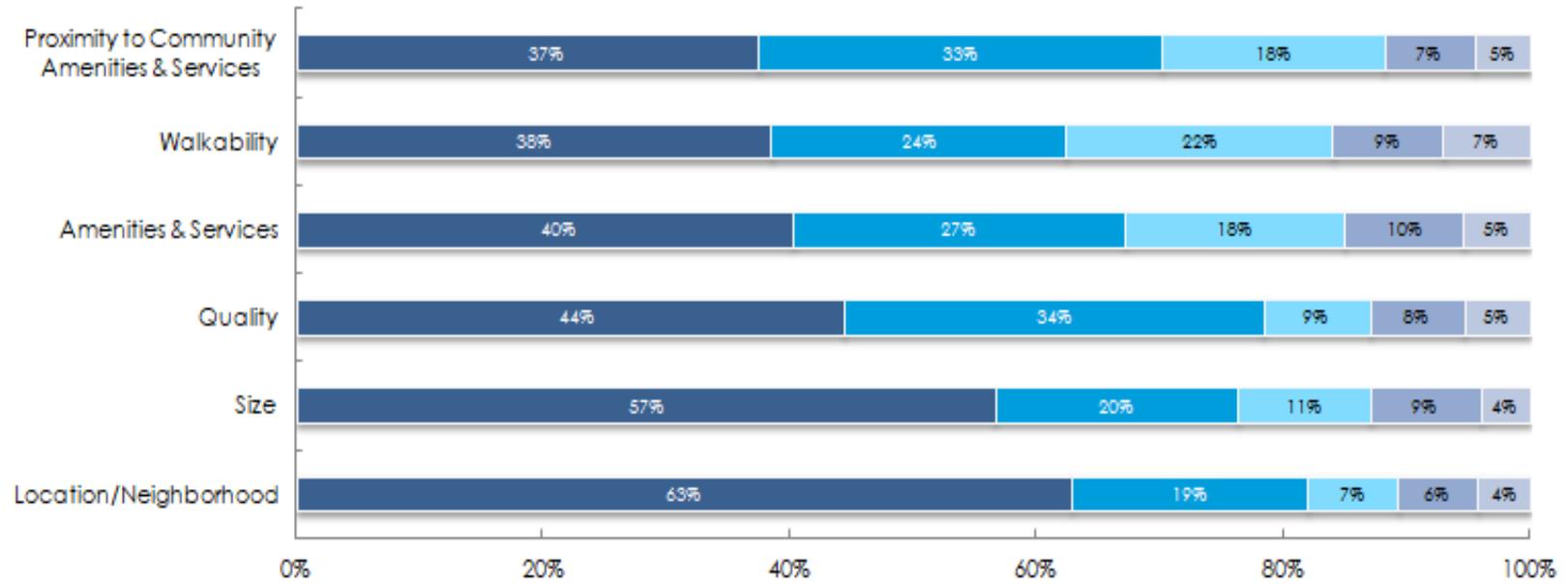
Almost 80% drive their personal vehicle to work. Nearly 90% of respondents rated the overall condition of their living space as either excellent or good.

15. Overall condition of home or apartment

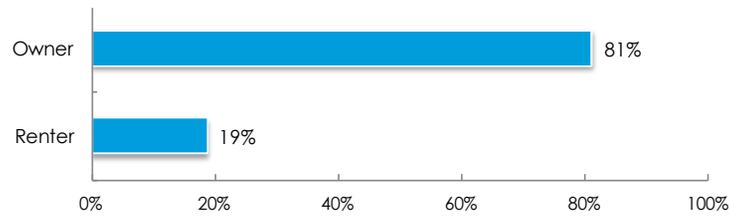


The following questions ask for the overall satisfaction with their current housing.

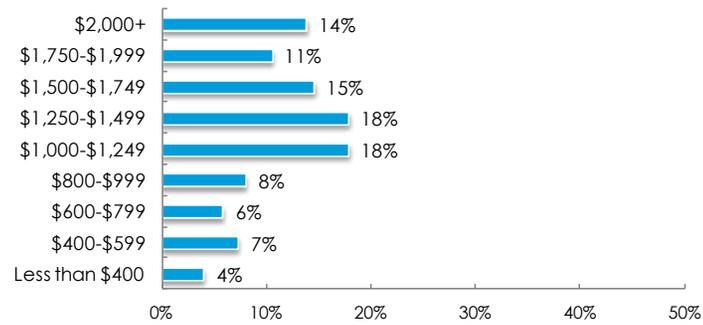
16. Please rate your satisfaction with your current housing:



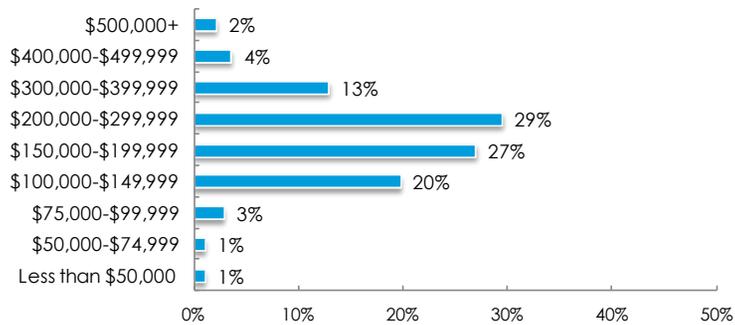
17. Owner or Renter



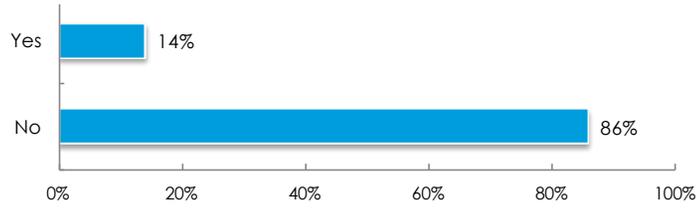
18. Owner – typical monthly housing



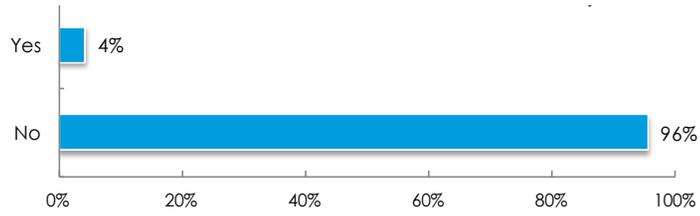
19. Owner – approximate assessed value of the



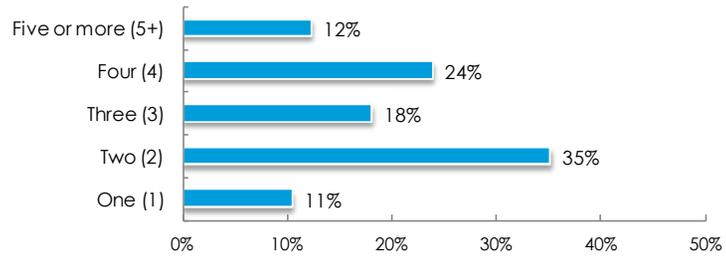
20. Owner – second mortgage or HELOC



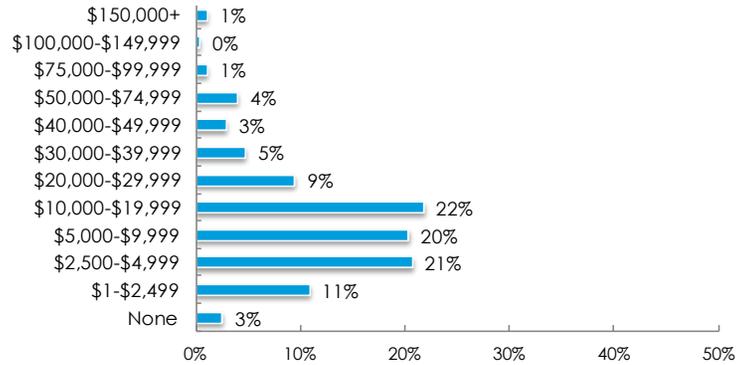
21. Owner – own a second home or vacation in Sauk County



22. Number of household members (related or not)

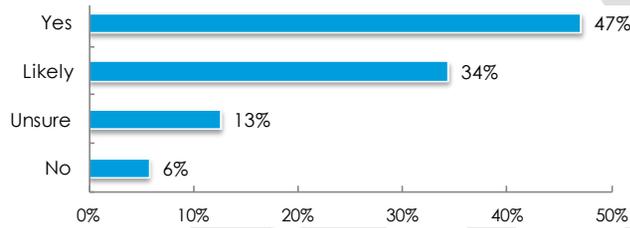


23. Owner – how much have you spent on your home for maintenance and improvement over the past 5 year, (not including replacement costs from emergency or storm damage)?

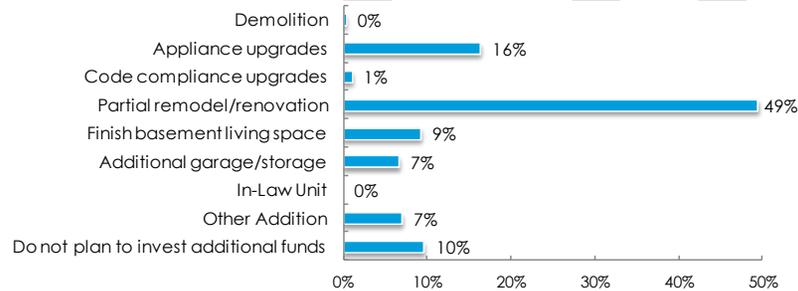


The following questions are directly related to home owners.

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 prevented 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.

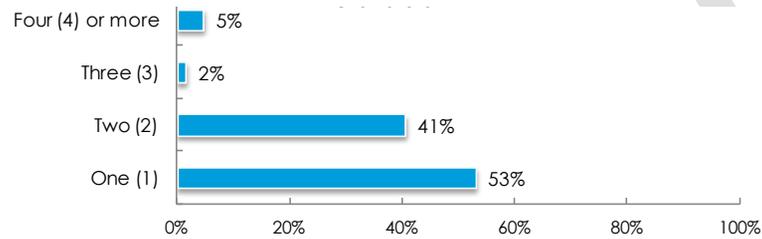
Please comment on any barriers that are preventing investment into your home. (Lack of qualified contractors, cost, government regulation, etc.)

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!!!

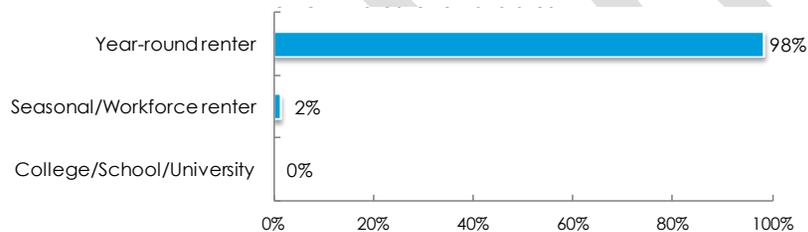
We will have to invest more money in maintaining the home, such a roof maintenance, driveway repair, insulation improvement and other general updates and repairs. Cost is the main barrier for investment.

Would love to have In law Unit Barriers zoning

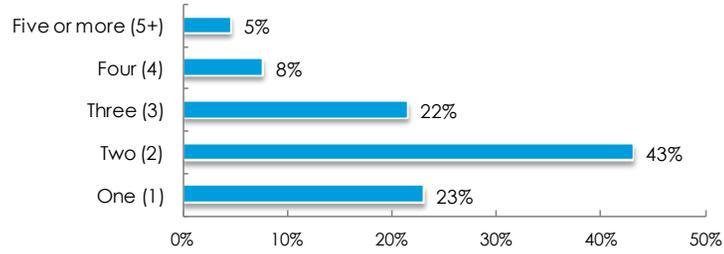
26. Renter – how many individuals in your housing unit pay rent to the landlord?



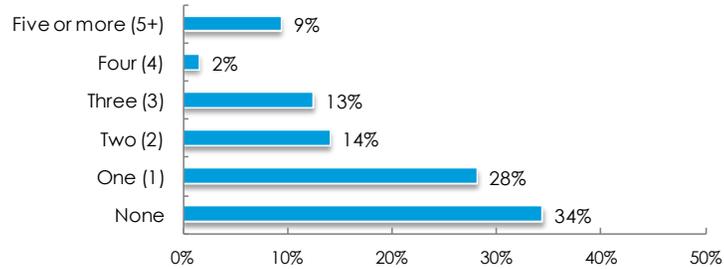
27. Renter – indicate rental status



28. Renter – how many members live in your renting



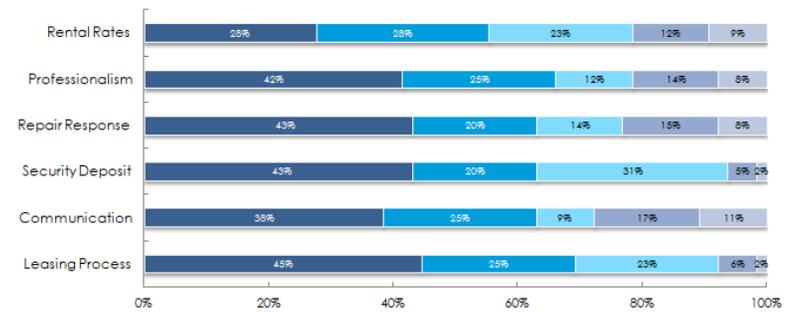
29. Renter – how many times have you relocated to a new unit within the last 5 years?



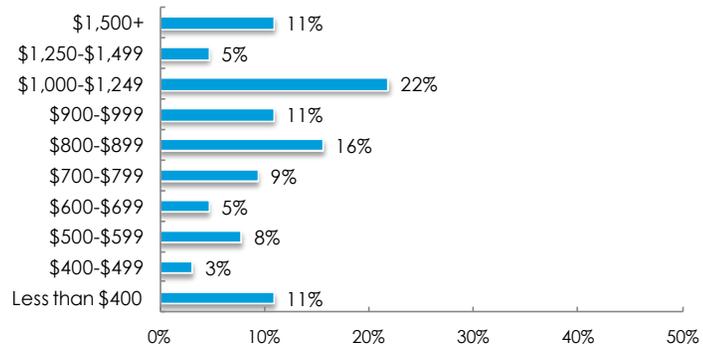
SELF REPORTED HOUSING – RENTER

The following questions are directly related to renters.

30. If RENTER, how would you rate the quality of your landlord

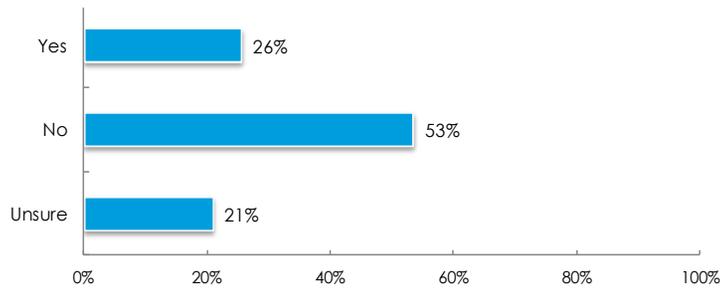


31. If RENTER, what does your household typically pay for housing expenses per month (not including roommates)?



DRAFT

32. Are you interested in purchasing a home in the next two years (renter) or selling current home and purchasing another (owner)?

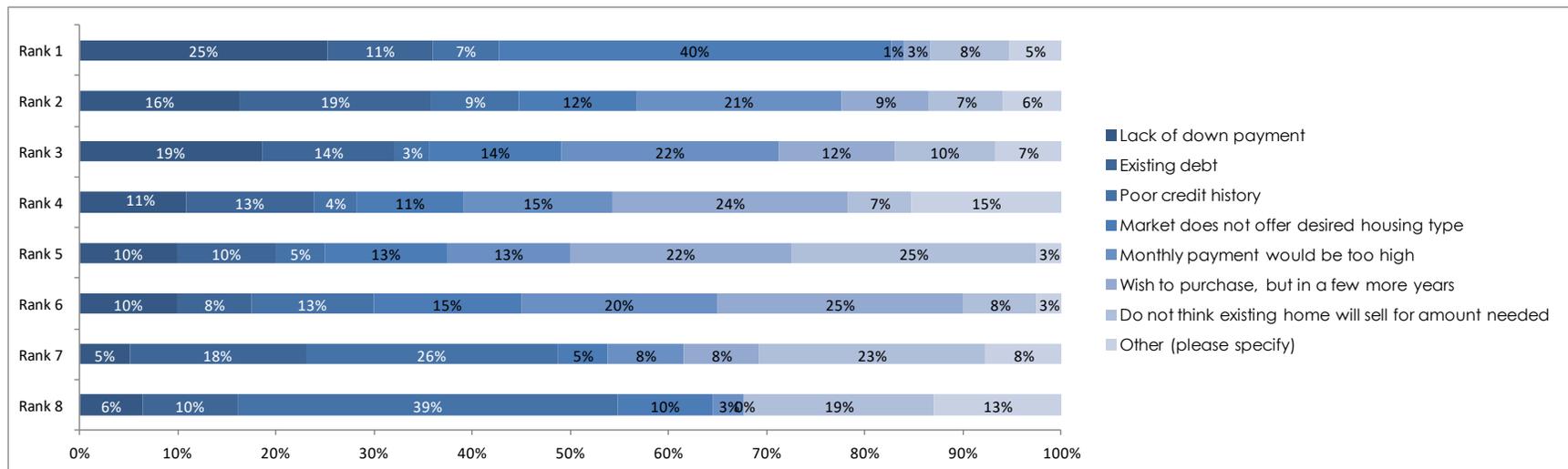


HOUSING LOCATION & PREFERENCES

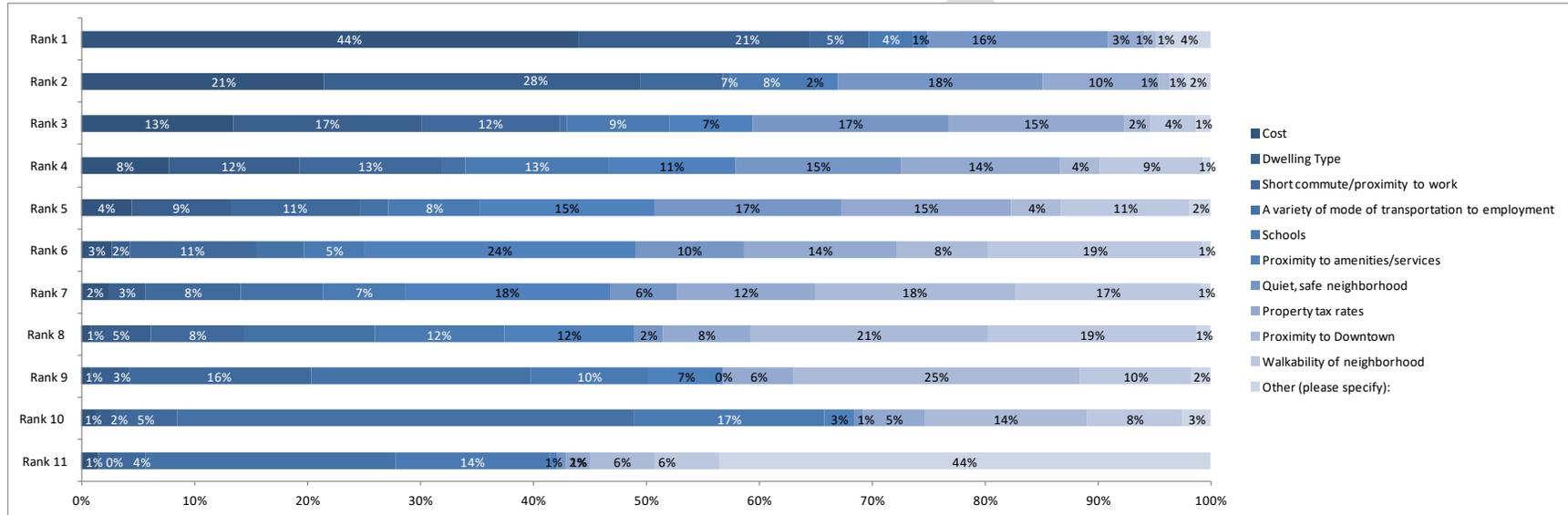
Renters ranked lack of down payment as the highest ranking barrier to purchasing a home, followed by existing debt.

Participants ranked cost and dwelling type as the top two barriers in determining current or future housing.

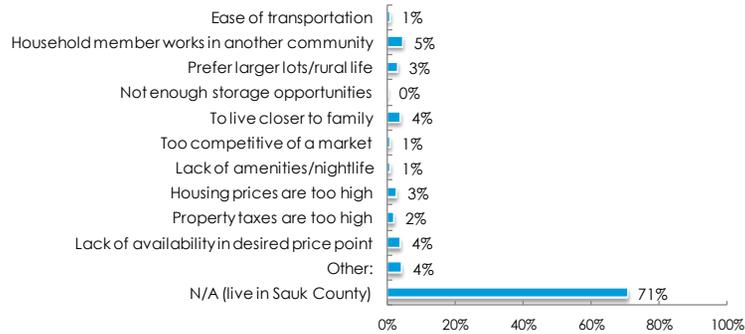
33A. If you are interested in purchasing, please rank any barriers you have to purchasing (1 for largest barrier, 2 for next largest barrier, etc):



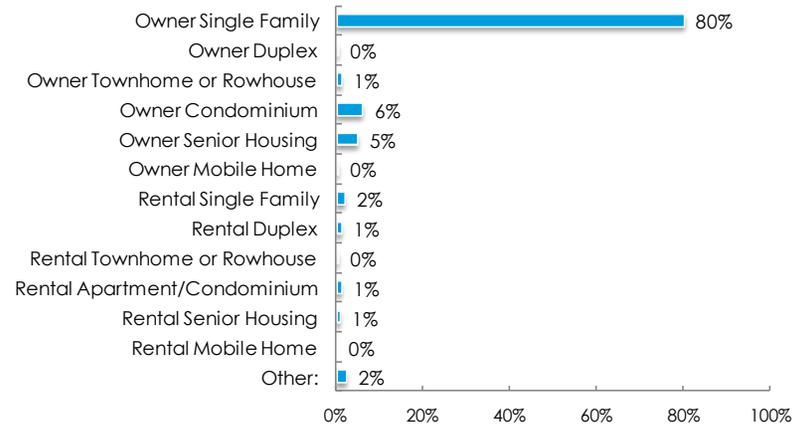
33. Rank these factors in determining your current or future housing location (1 for largest barrier, 2 for next largest barrier, etc):



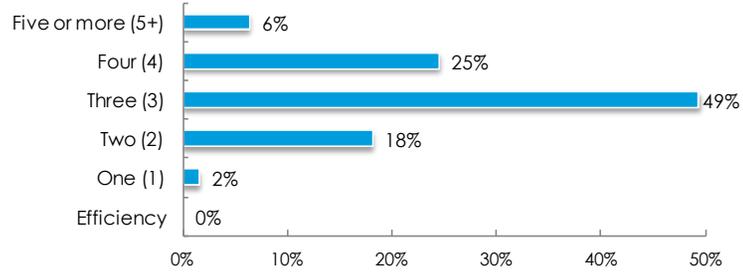
34. If you do not live in Sauk County, please indicate why (check all that apply).



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)?

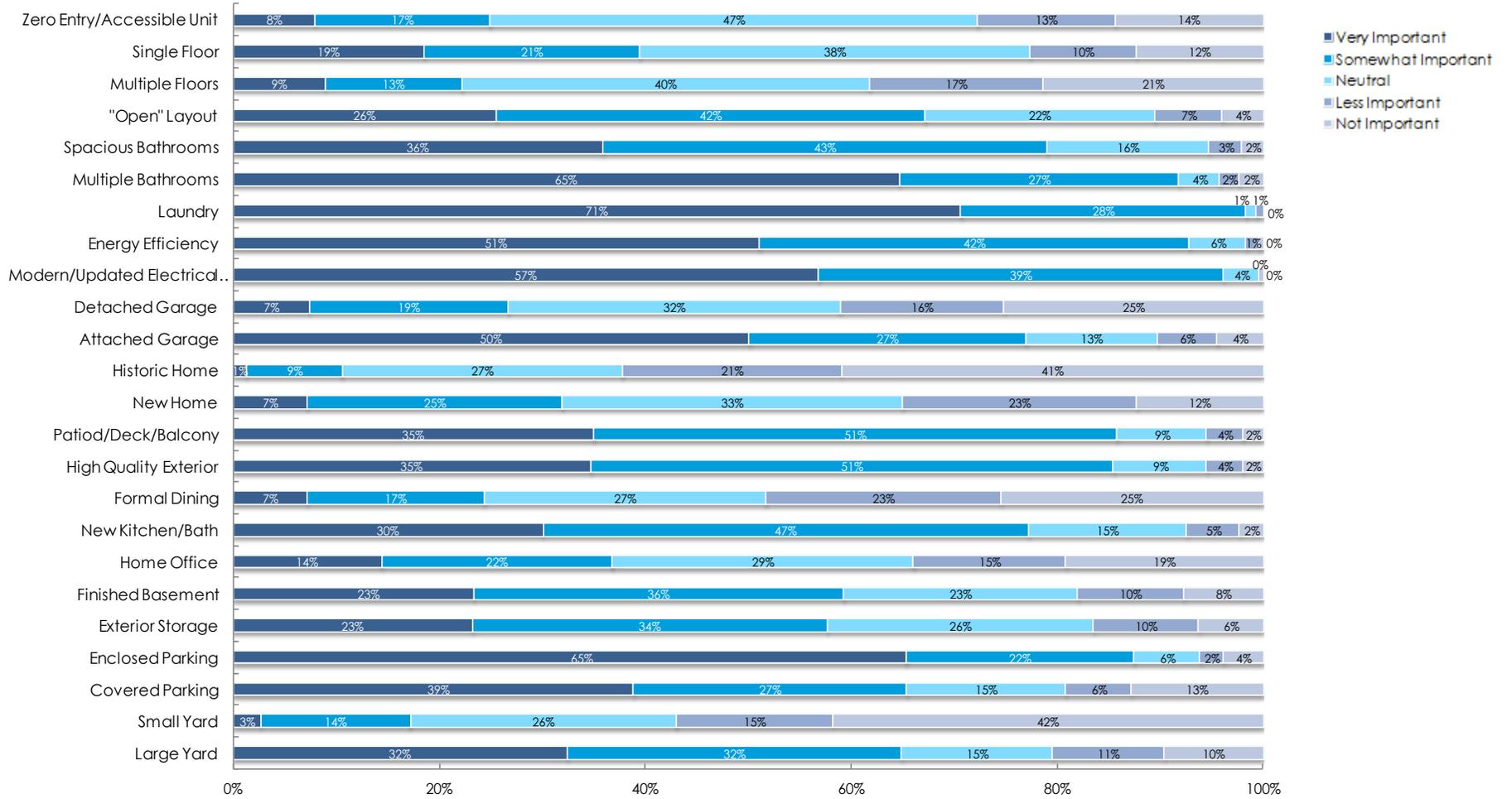


HOUSING AMENITIES & PREFERENCES

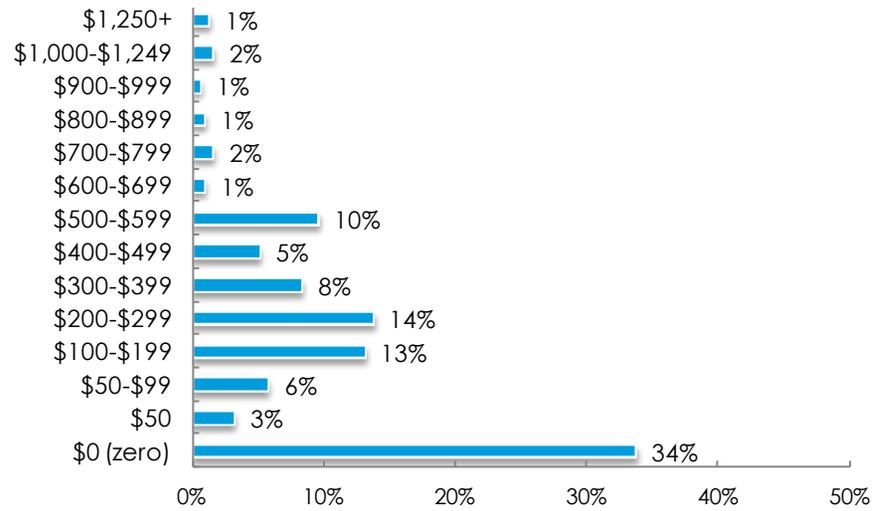
The next few questions asked the most important features when selecting a home or apartment.

DRAFT

37. What housing features are most important to you when selecting a home or apartment?

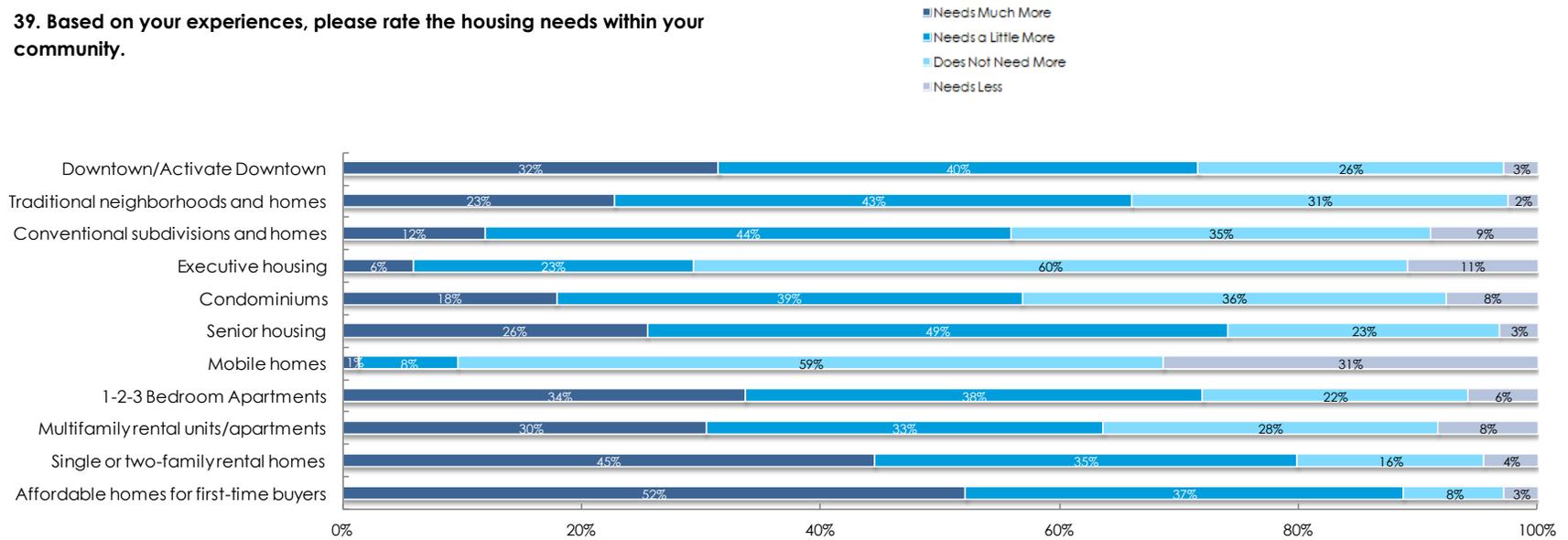


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



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	Wlithin 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 existing 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 Dellona	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 Greenfield	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 Dellona	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.

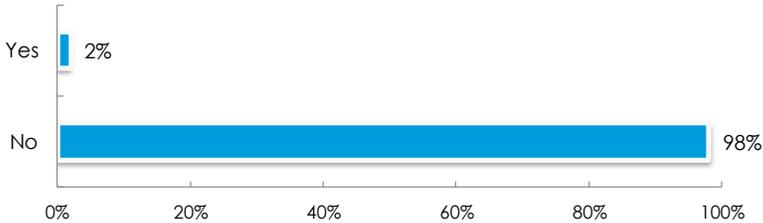
Town of Reedsburg	Nowhere that I am aware of.
Town of Delona	There are a couple of homes along West Monroe that could be removed for commercial development otherwise the zoning in Lake Delton is working well.
Town of Dellona	Those mobile homes to close to foundry.
Town of LaValle	trailer parks
Town of 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

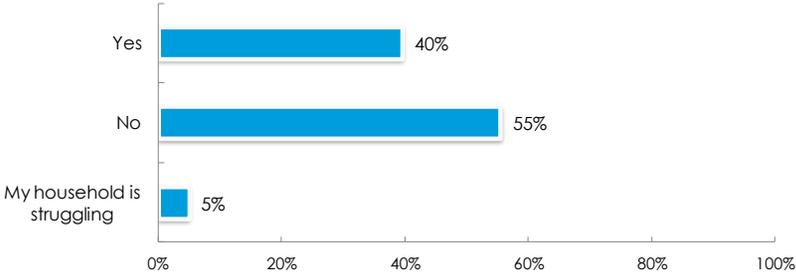
Closed to new Hw 12 for accessibility to Dells and Madison.
I wish that there were more rental properties outside of town -- in the country
West of town, rural subdivision.
anywhere near the downtown area
Closer to the City limits.
Wherever market conditions dictate
Open subdivision
OUTSIDE COUNTY - 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

OTHER CONCERNS

44. Is there anyone living in your residence who does not have a permanent place to live?



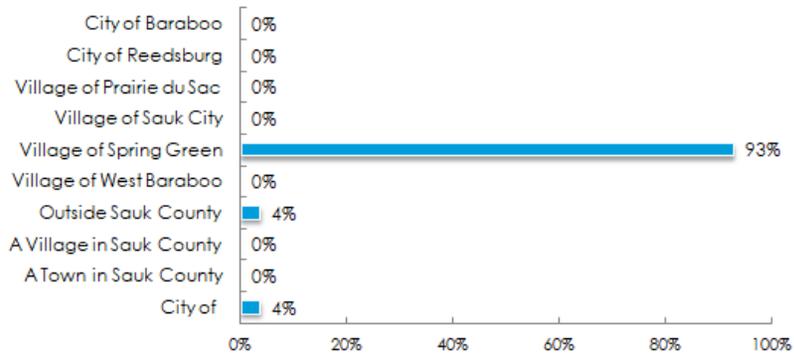
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



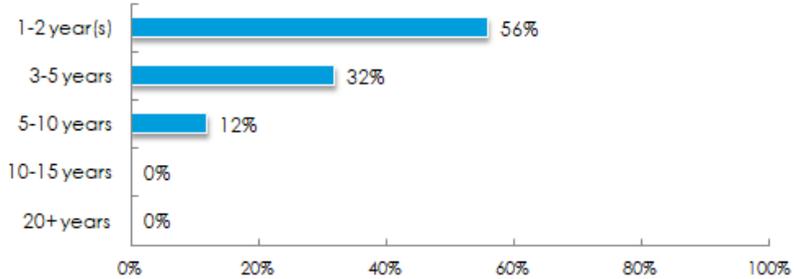


APPENDIX C – AMERICAN PLAYERS THEATRE SURVEY SUMMARY

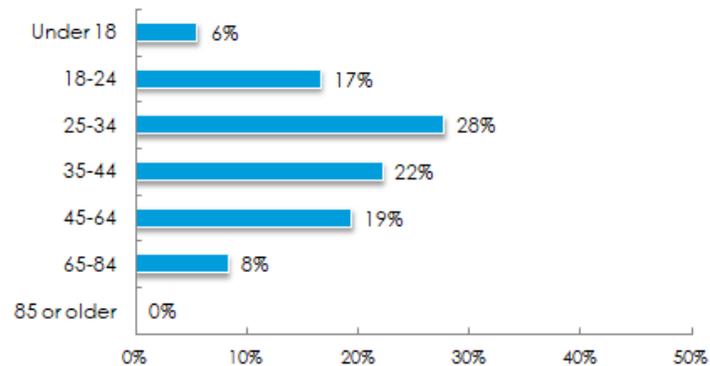
1. Jurisdiction of Residence



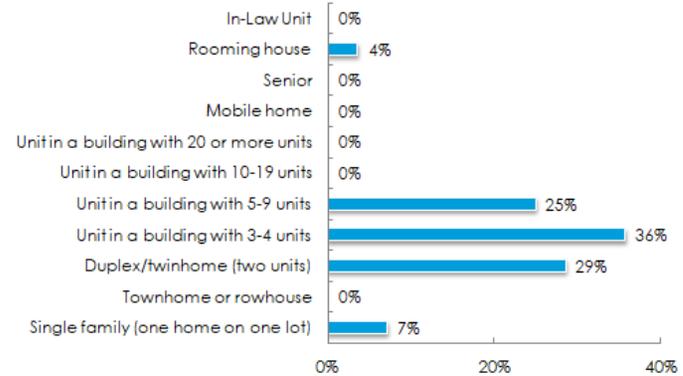
2. How long have you been at your current residence?



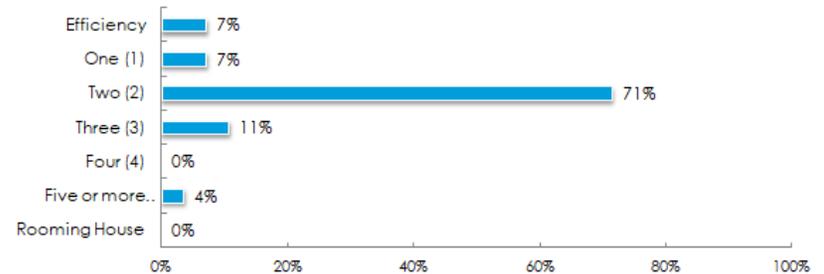
3. Number of household members by age?



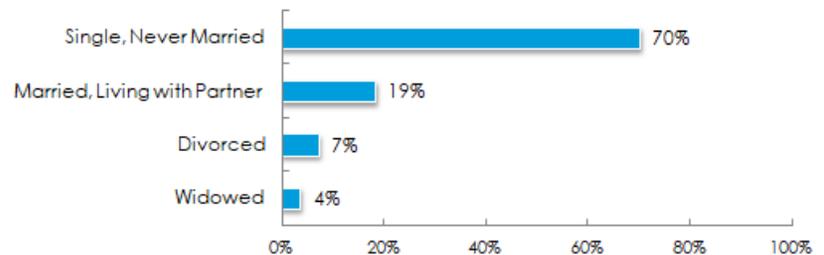
4. Current housing type:



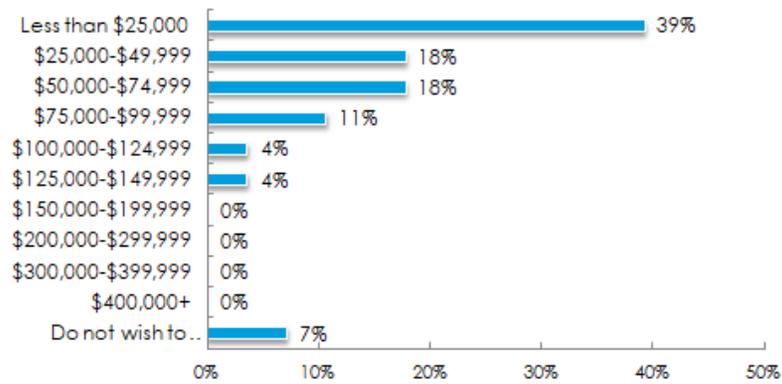
5. Current number of bedrooms:



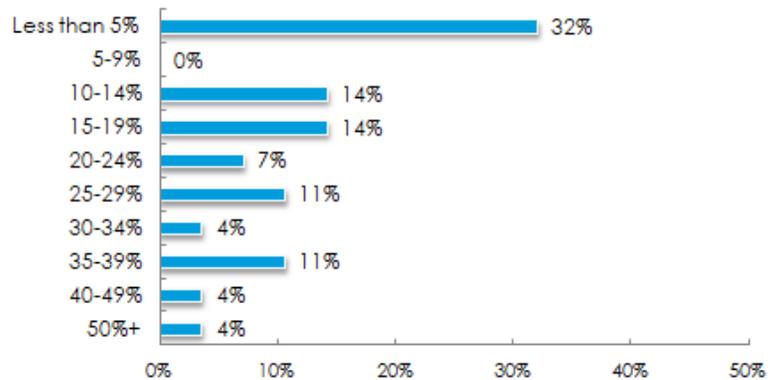
6. Household marital status:



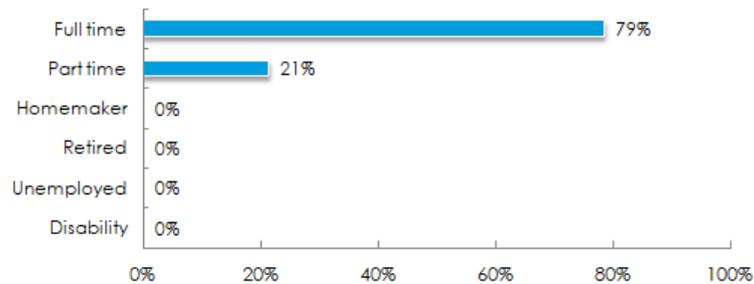
7. Estimated gross annual household income:



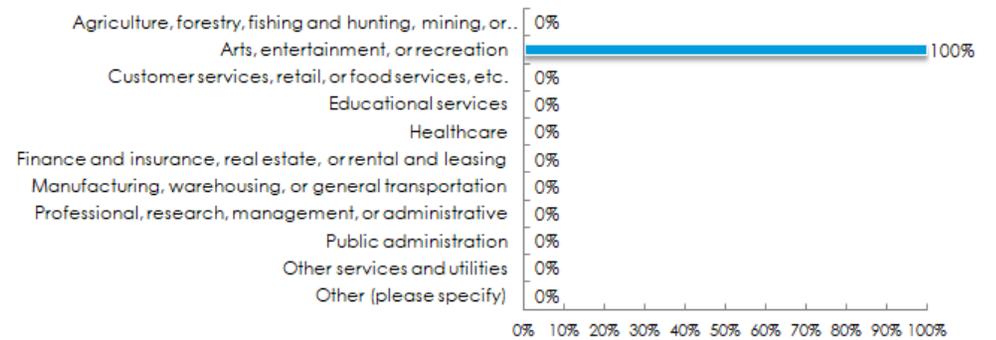
8. Portion of annual gross income spent on rent/housing



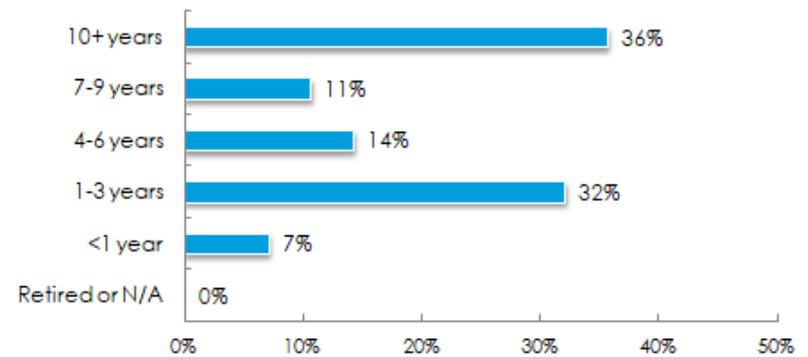
9A. Employment status of household member 1



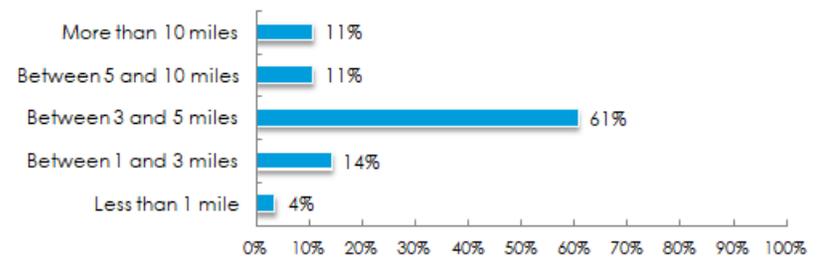
10A. Employment sector of household member 1



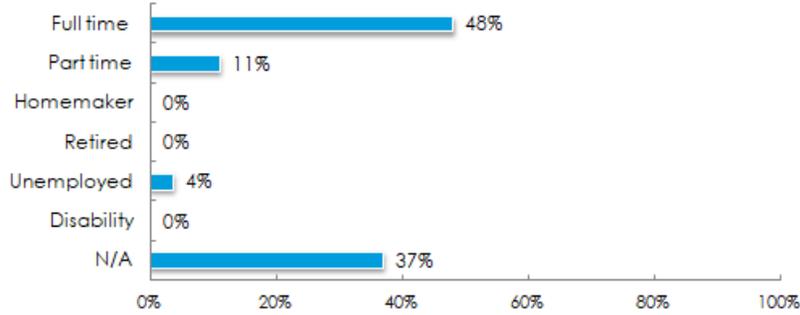
11A. Length of time with current employer (household member 1)



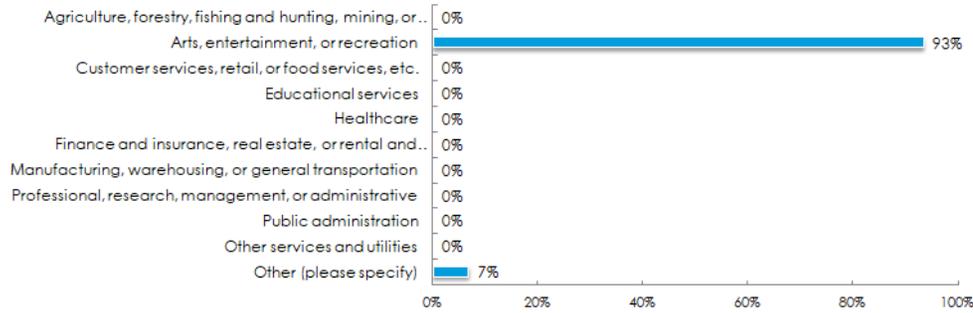
12A. How far do you travel to work (household member 1)



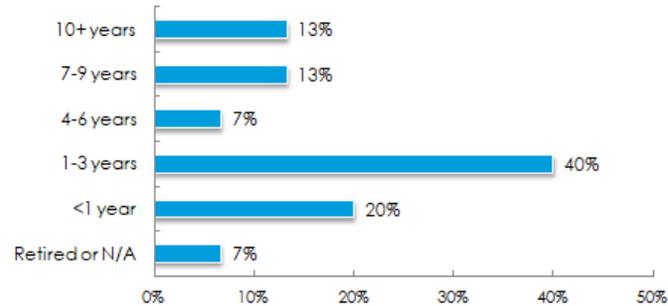
9B. Employment status of household member 2



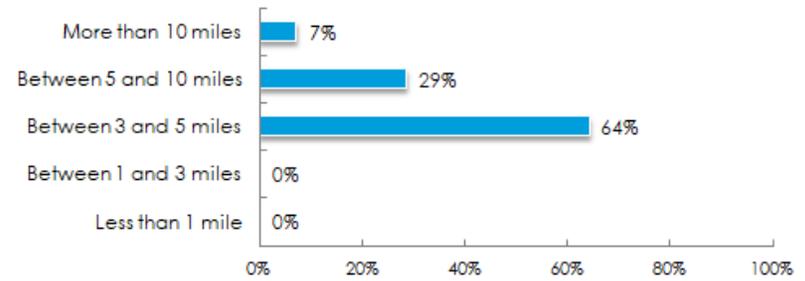
10B. Employment sector of household member 2



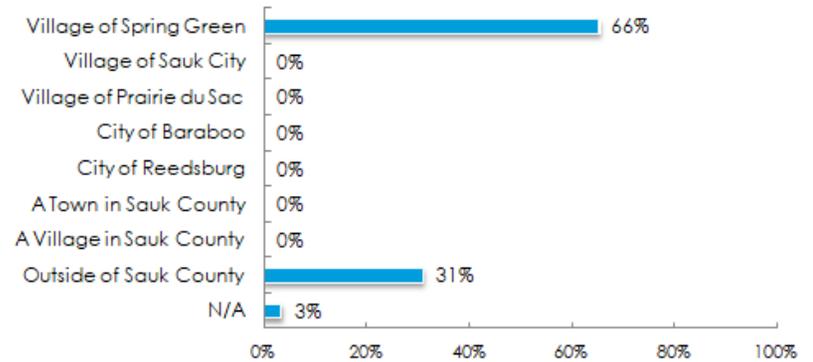
11B. Length of time with current employer (household member 2)



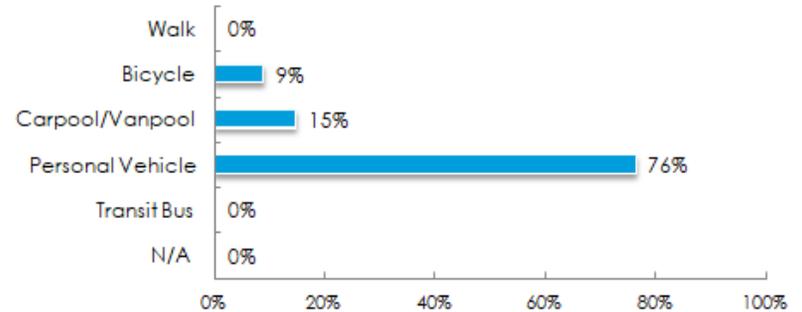
12B. How far do you travel to work (household member 2)?



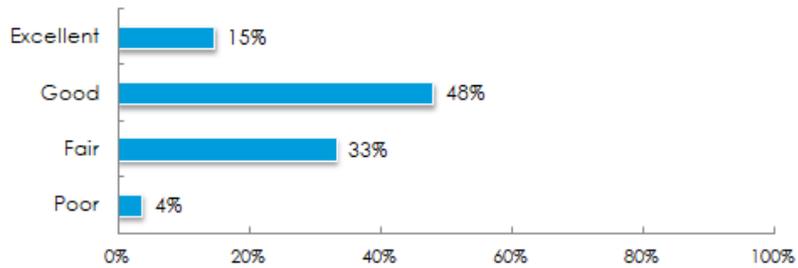
13. Where are your current employers located for all employed household members?



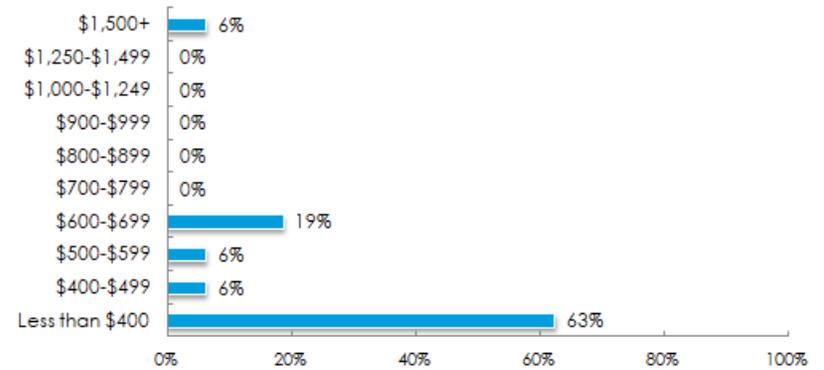
14. What mode of Transportation do you use to travel to your place of employment?



15. What is the overall condition of home or apartment?

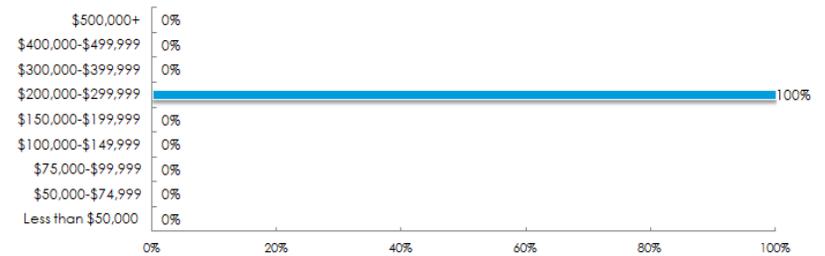


18. If OWNER, what are your typical monthly housing expenses?

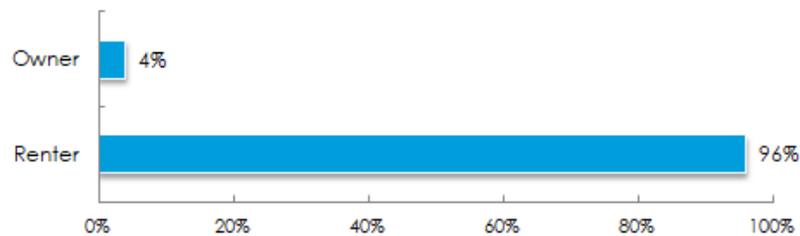


Question 16 can be found on the following page

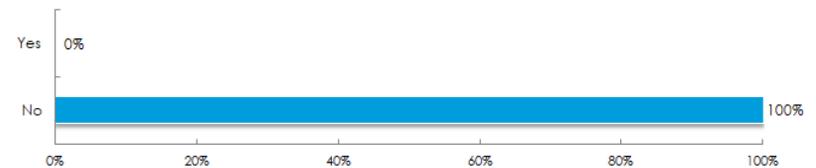
19. If OWNER, what is the approximate assessed value of your home?



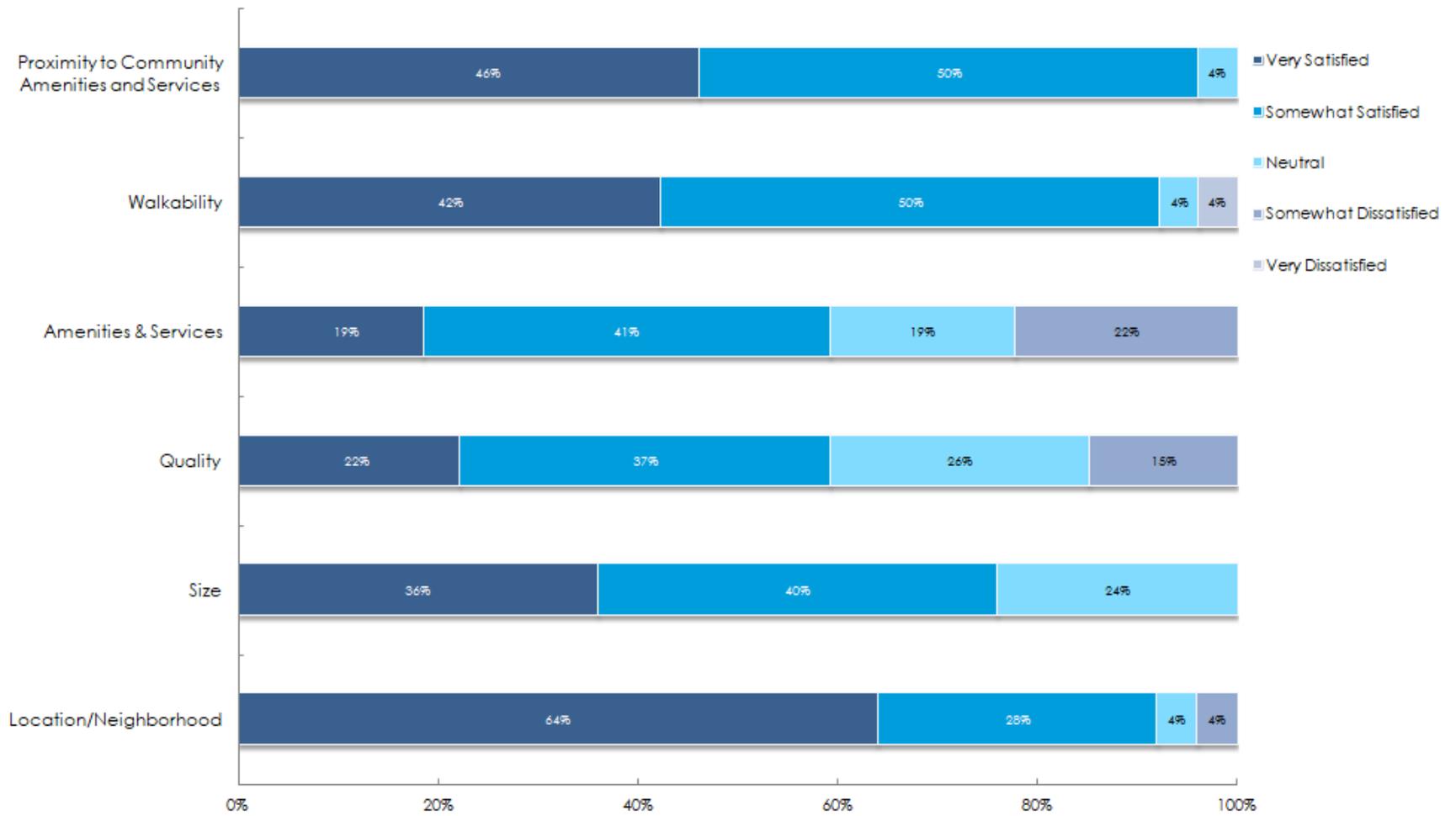
17. Are you an owner or renter of your residence?



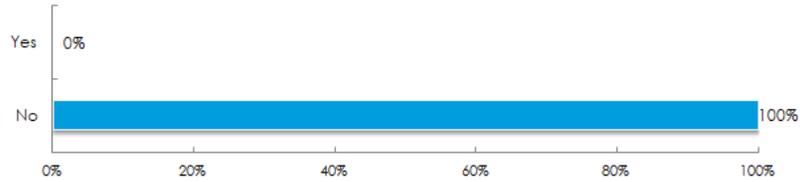
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



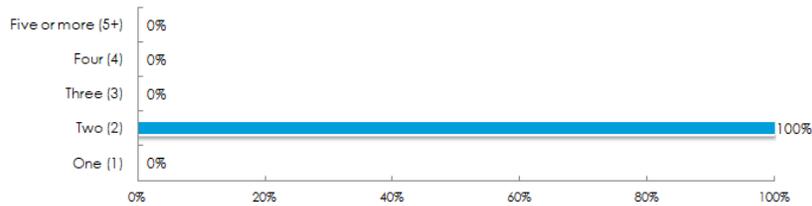
16. Please rate your satisfaction with your current housing.



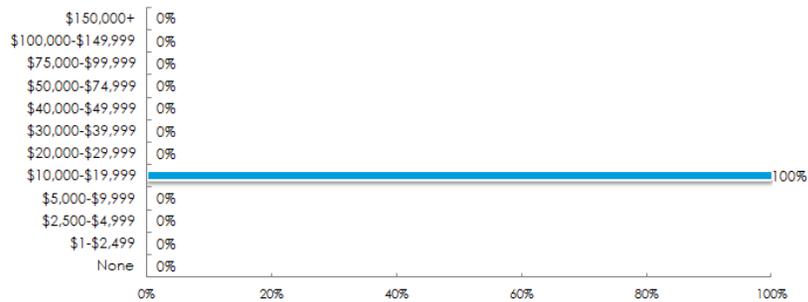
21. If OWNER, do you own a second home or vacation homes in Sauk County?



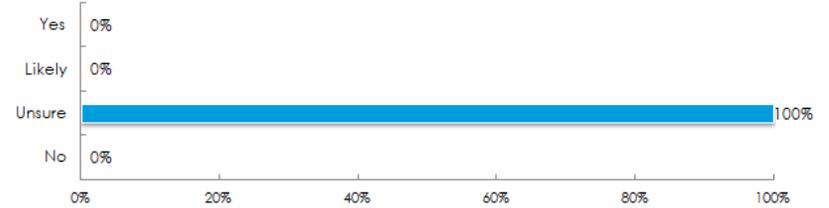
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



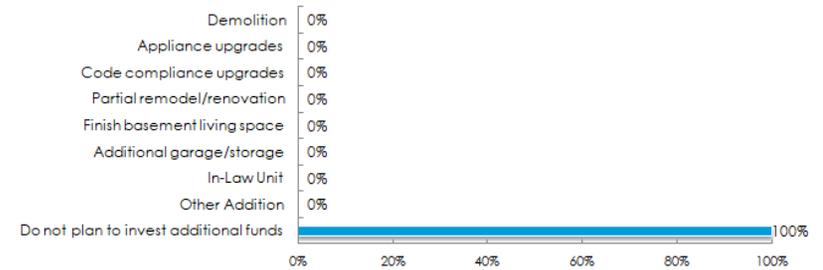
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



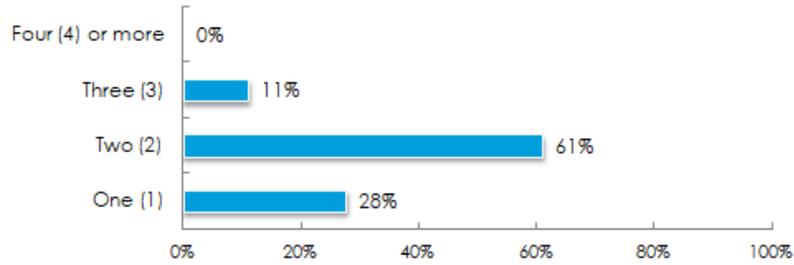
24a. If you plan to invest additional funds, what level of work do you anticipate?



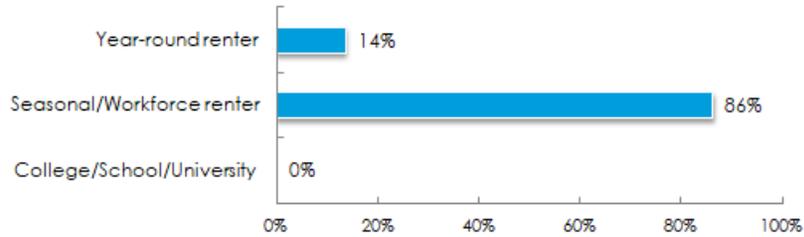
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

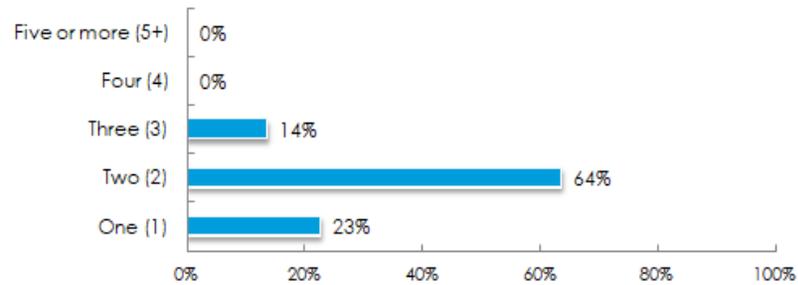
26. If RENTER, how many individuals pay rent to the landlord?



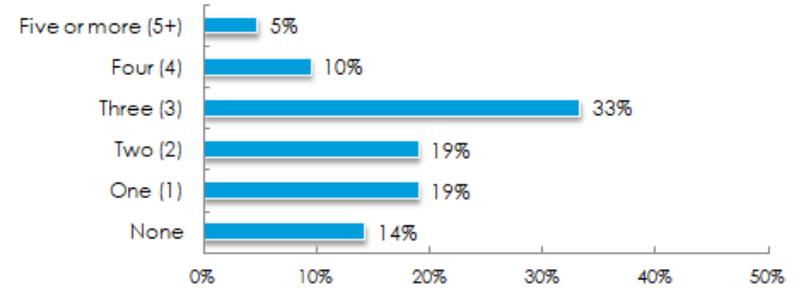
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

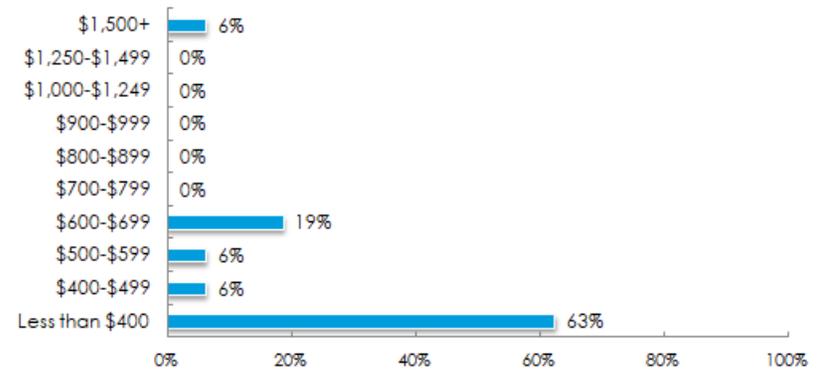


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

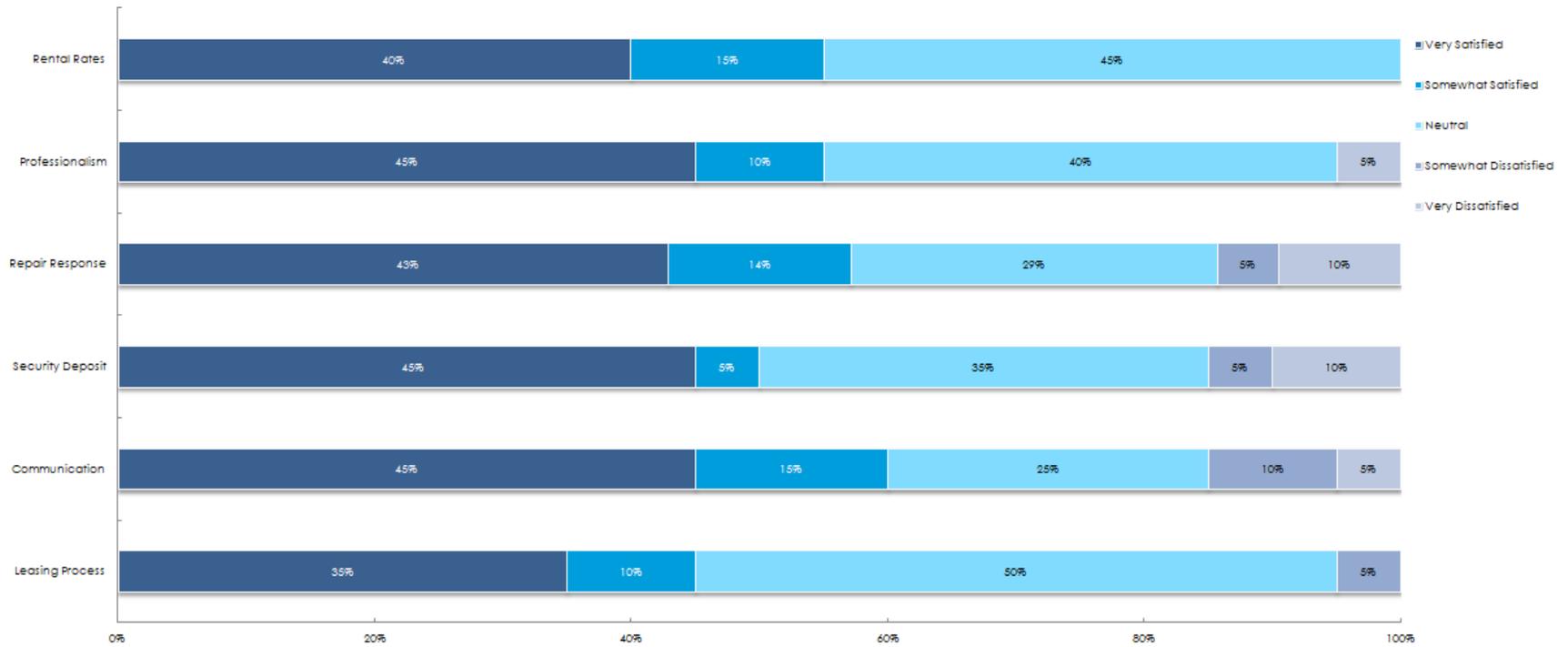


Question 30 can be found on the following page

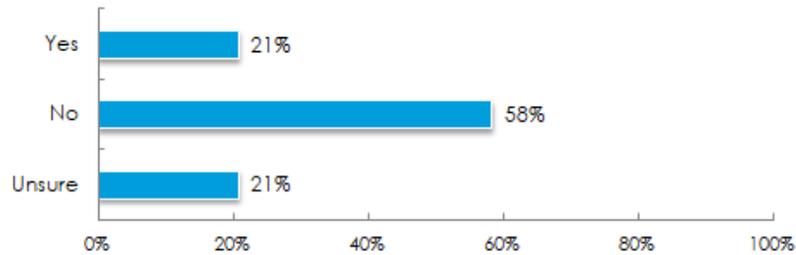
31. If RENTER, what does your household typically pay for household expenses per month?



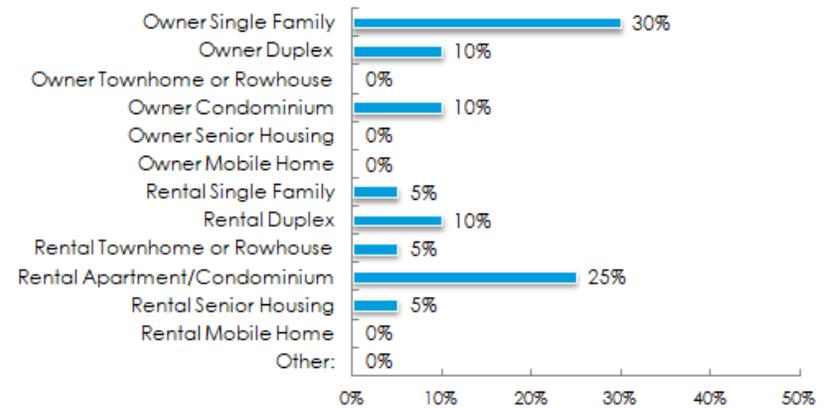
30. If RENTER, how would you rate the quality of your landlord experience?



32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

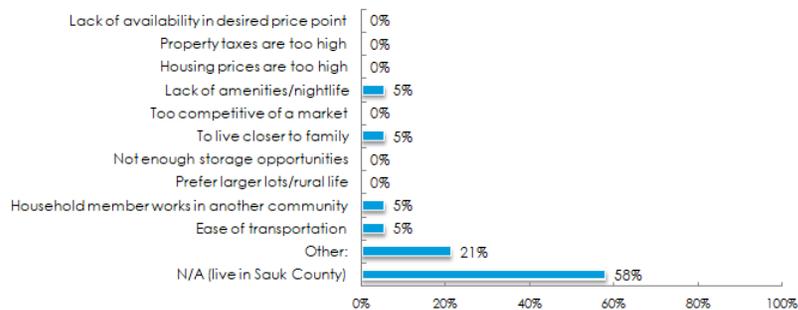


35. If you were to move to or within Sauk County, what type of housing would you prefer?

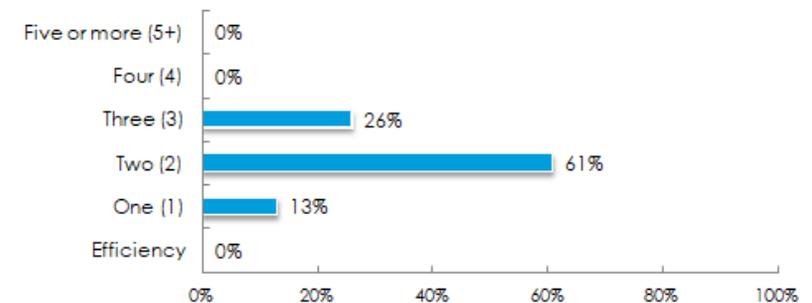


Questions 33A and 33 can be found on the following pages

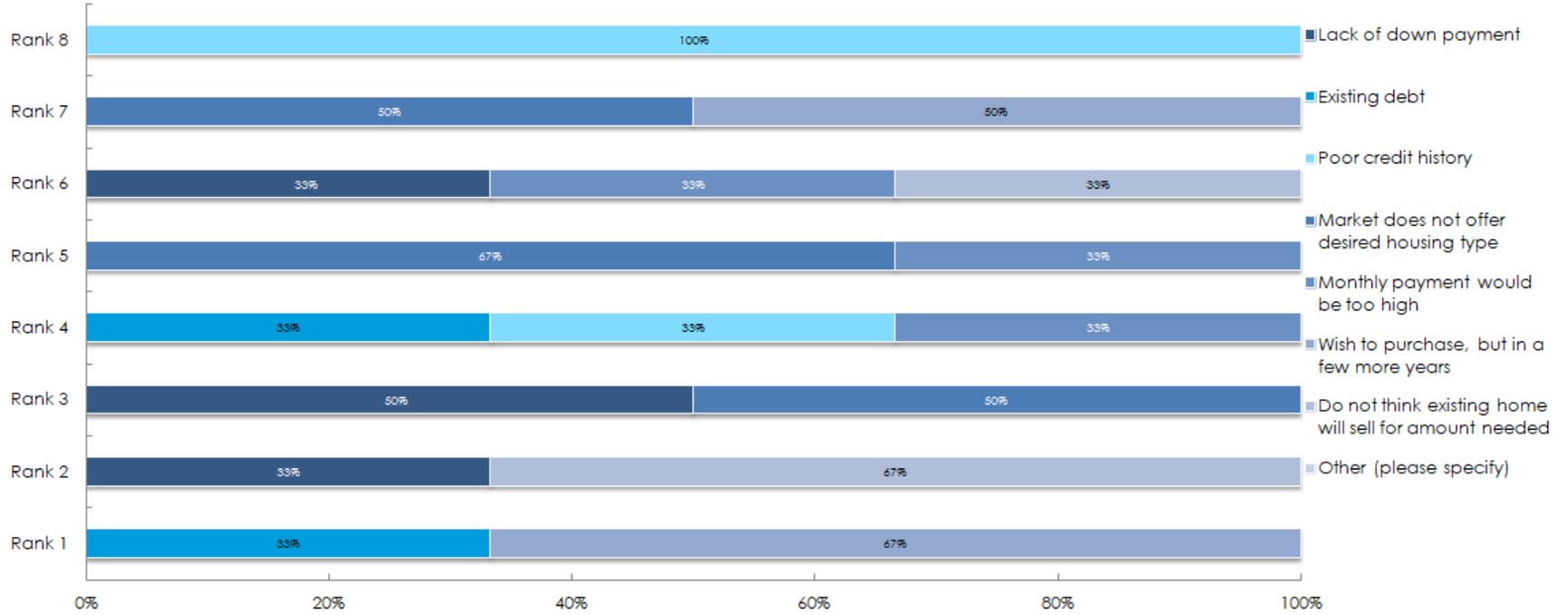
34. If you do not live in Sauk County, please indicate why (check all that apply):



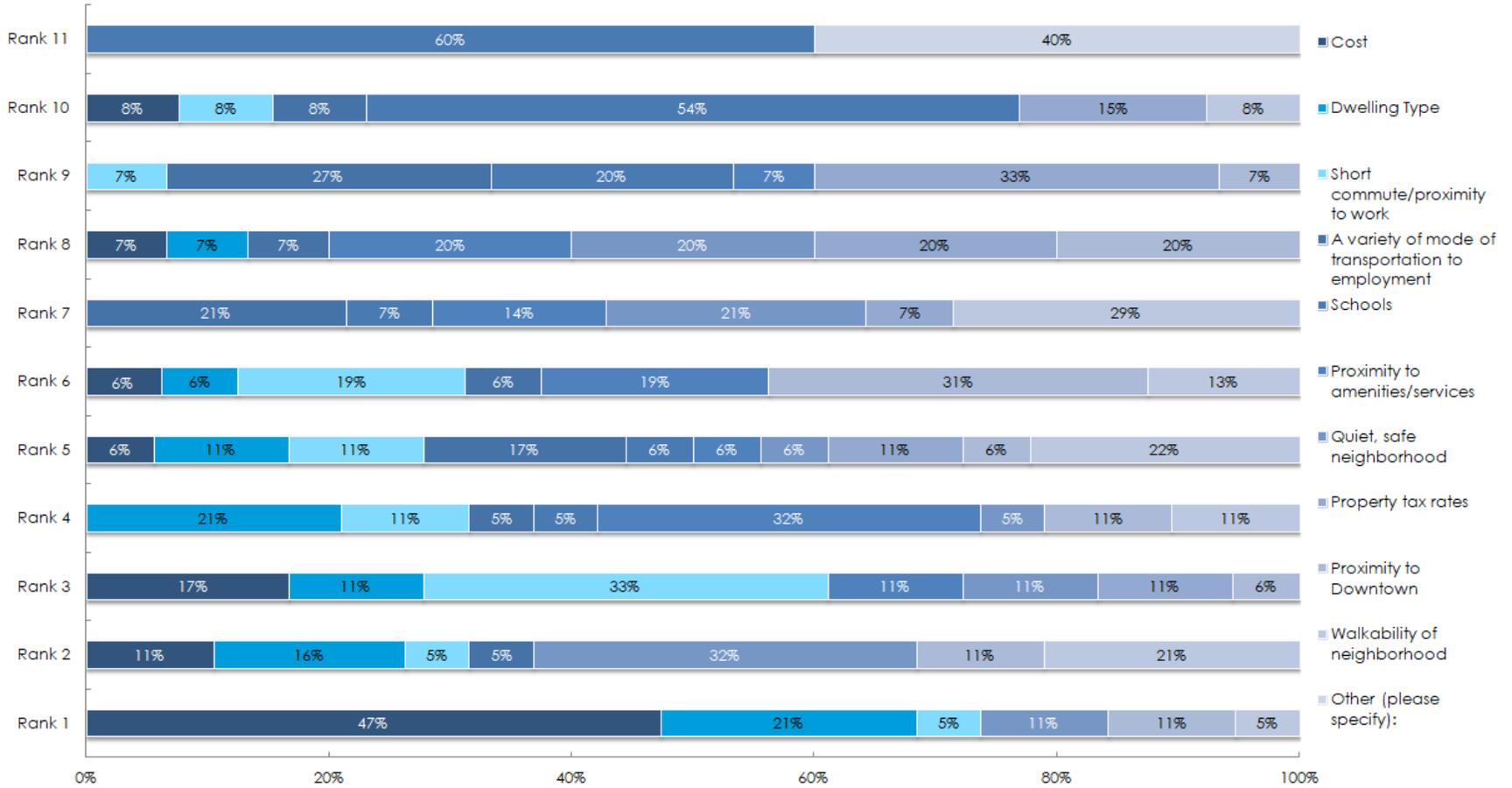
36. What size home is preferred (number of bedrooms)?



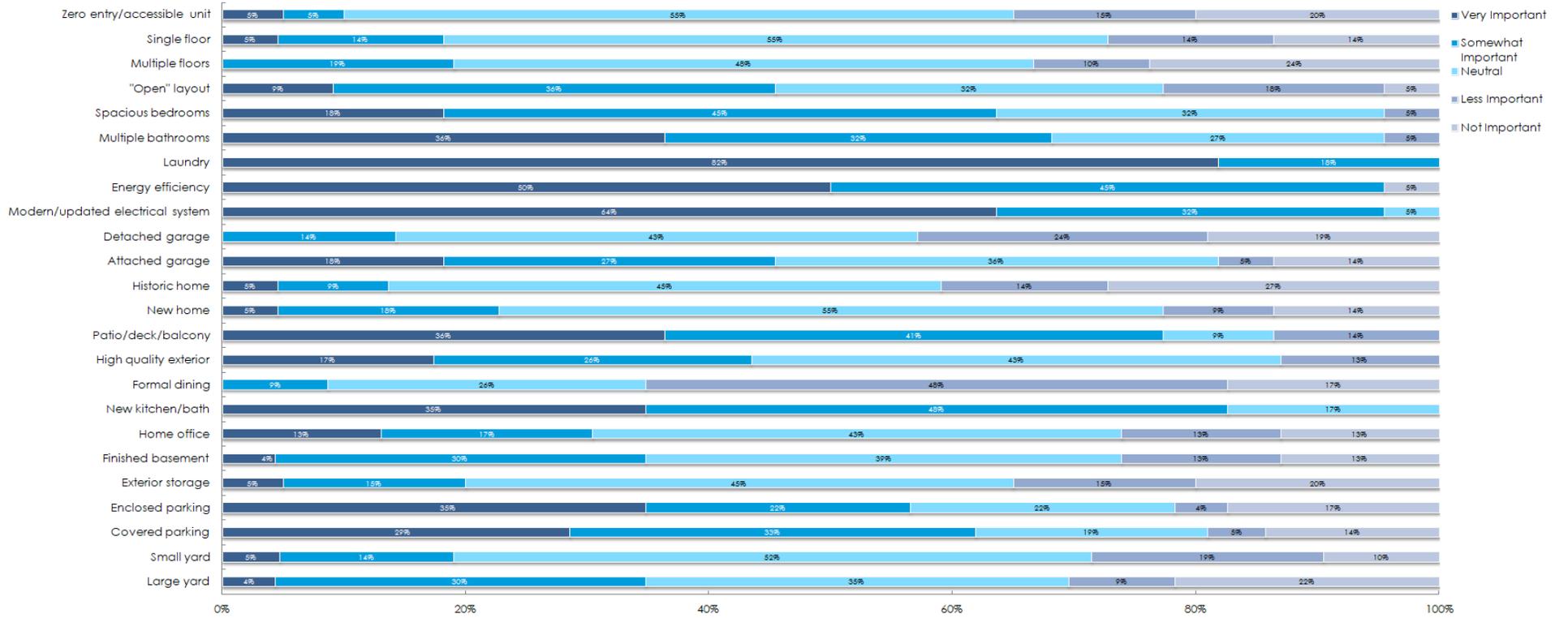
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



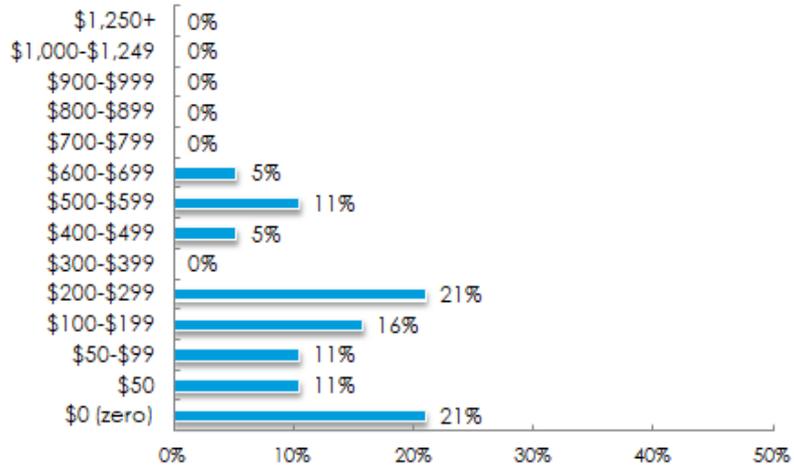
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

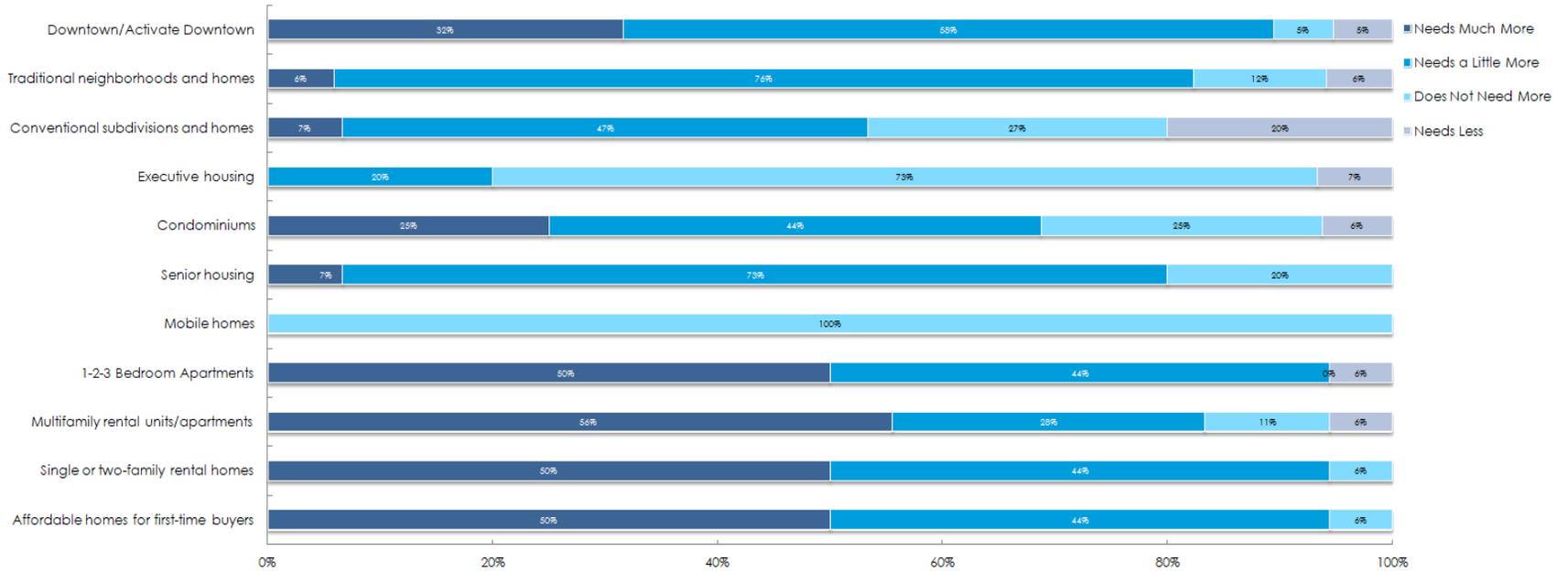


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

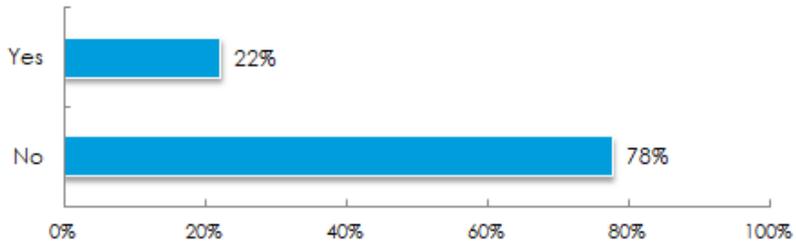
39. Based on your experiences, please rate the housing needs within your Community.



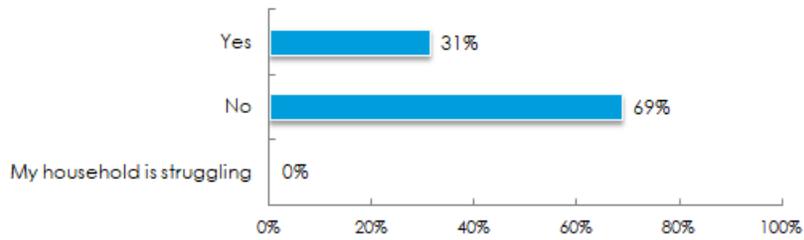
Answers to Questions 40-43 and 46 are featured in the following table:

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?



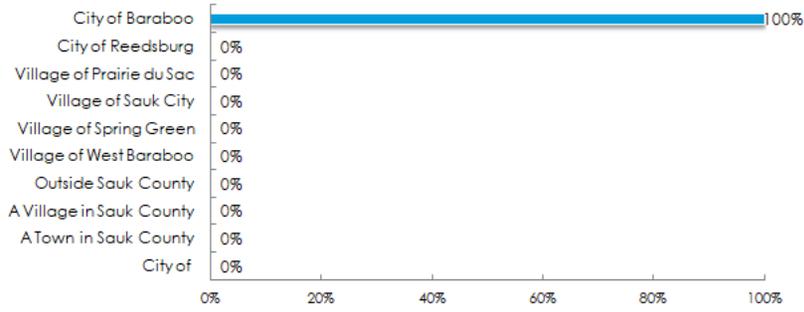
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



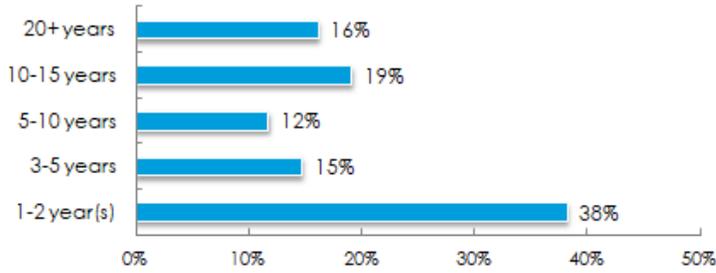


APPENDIX C – BARABOO SURVEY SUMMARY

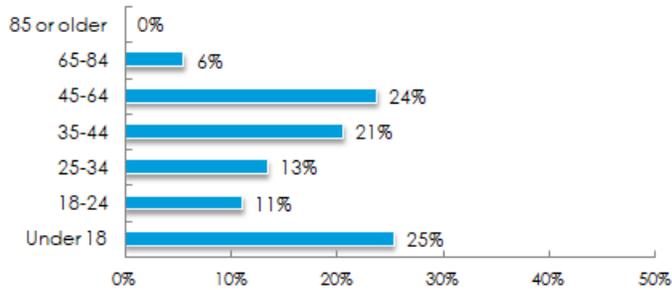
1. Jurisdiction of Residence



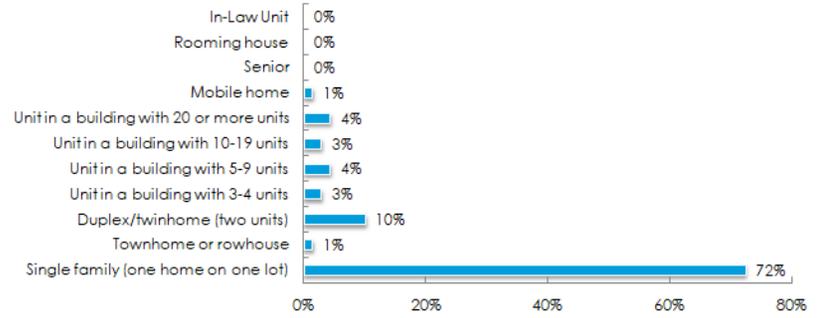
2. How long have you been at your current residence?



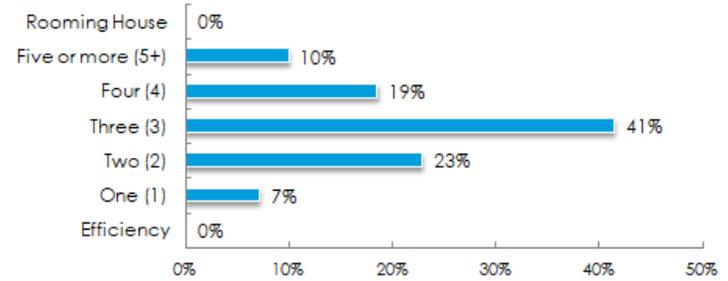
3. Number of household members by age?



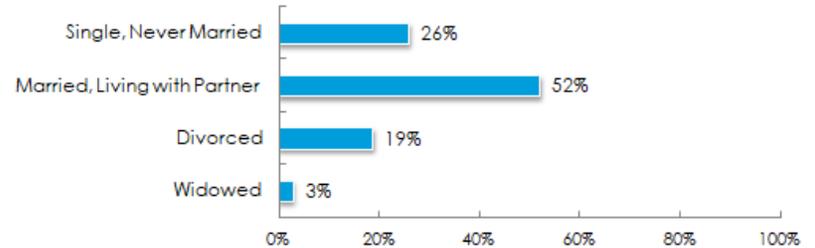
4. Current housing type:



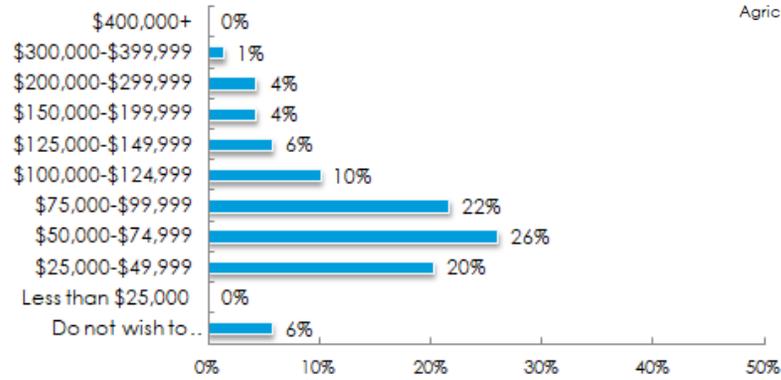
5. Current number of bedrooms:



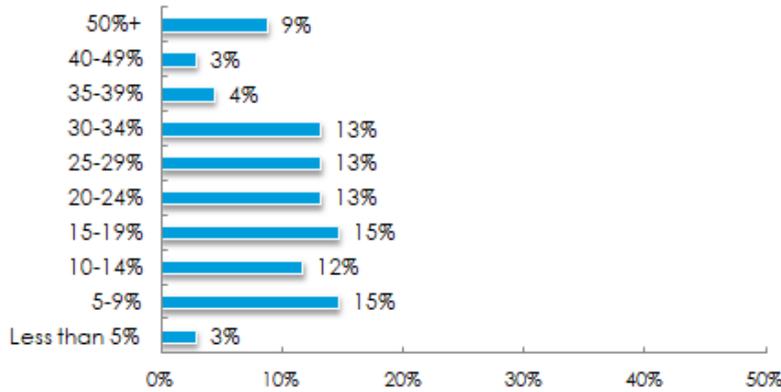
6. Household marital status:



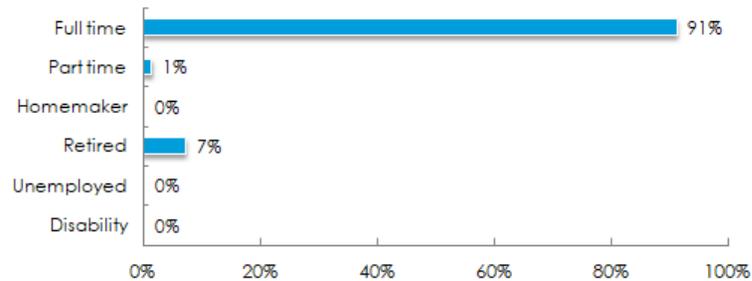
7. Estimated gross annual household income:



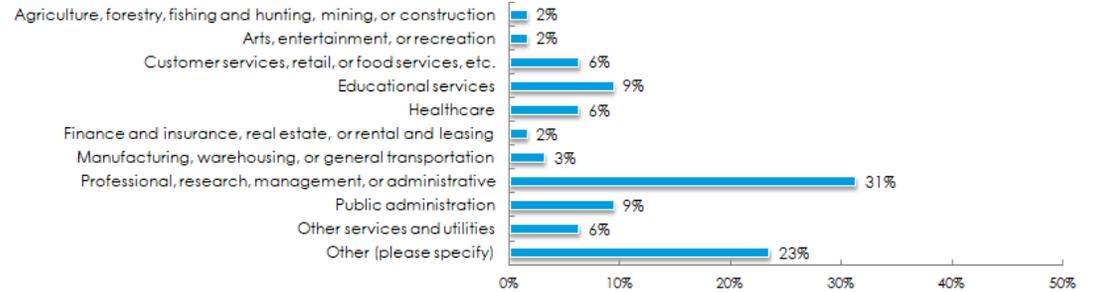
8. Portion of annual gross income spent on rent/housing



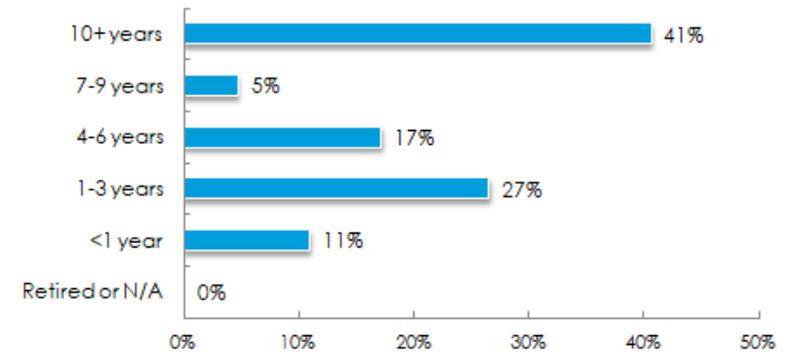
9A. Employment status of household member 1



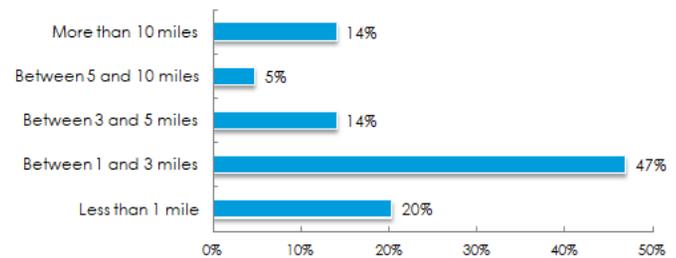
10A. Employment sector of household member 1



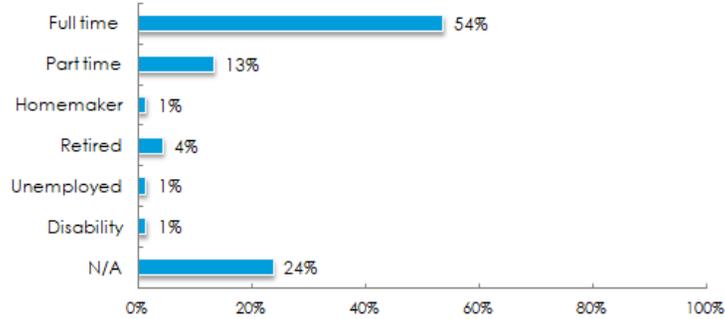
11A. Length of time with current employer (household member 1)



12A. How far do you travel to work (household member 1)



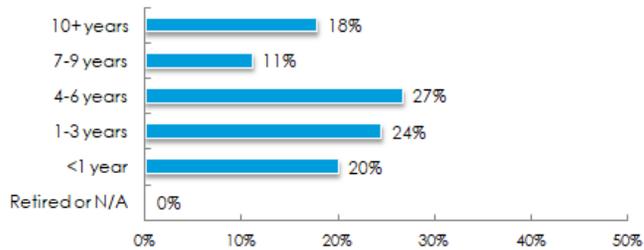
9B. Employment status of household member 2



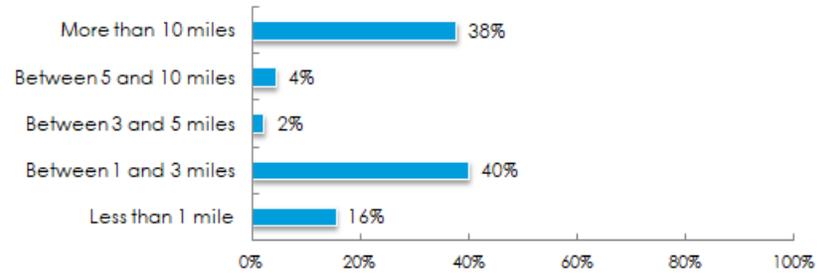
10B. Employment sector of household member 2



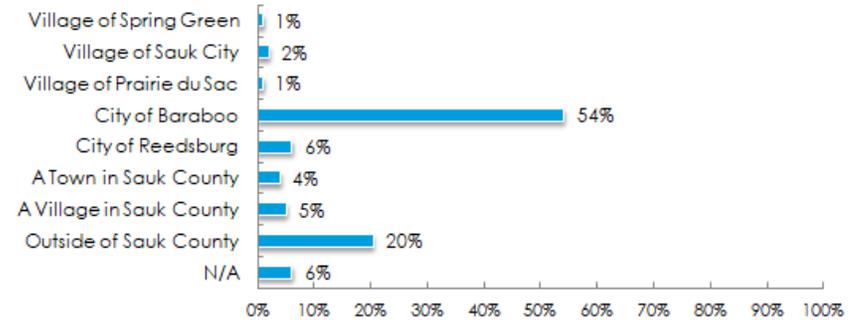
11B. Length of time with current employer (household member 2)



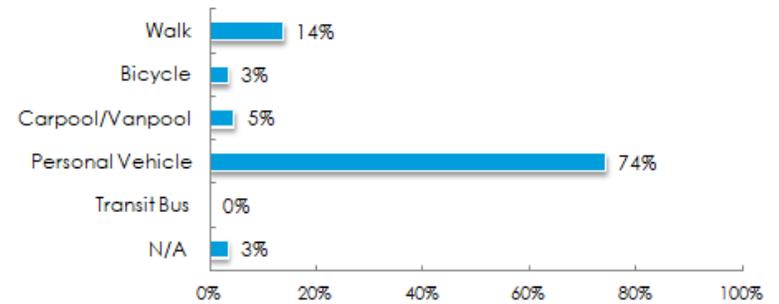
12B. How far do you travel to work (household member 2)?



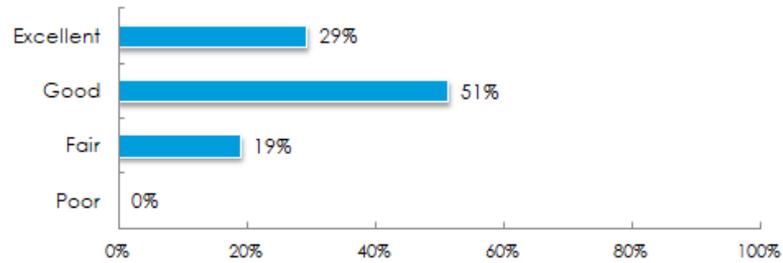
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

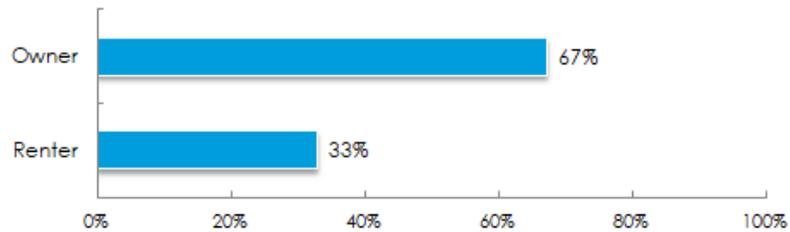


15. What is the overall condition of home or apartment?

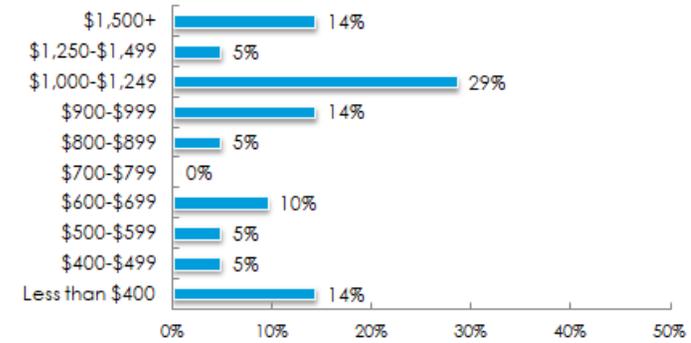


Question 16 can be found on the following page

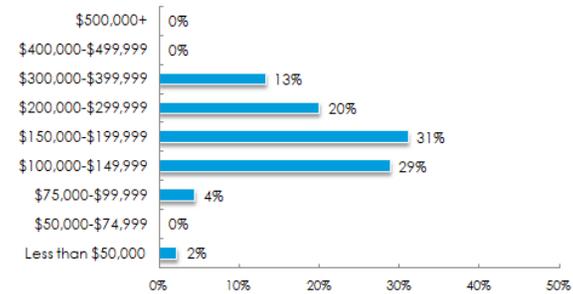
17. Are you an owner or renter of your residence?



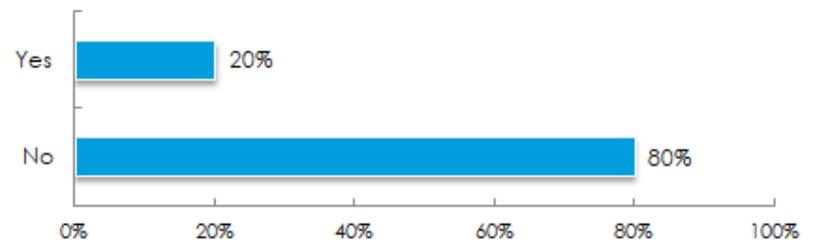
18. If OWNER, what are your typical monthly housing expenses?



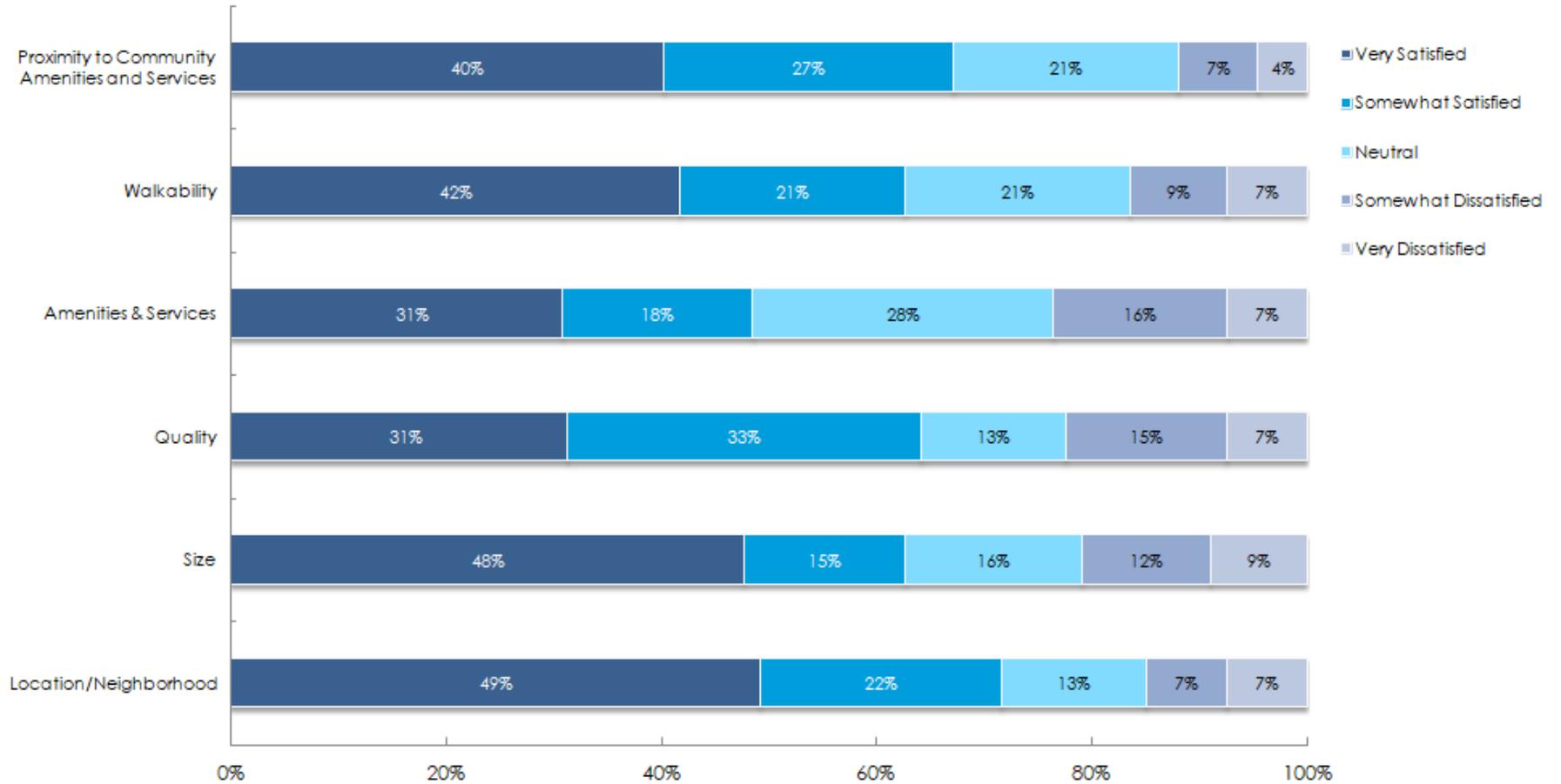
19. If OWNER, what is the approximate assessed value of your home?



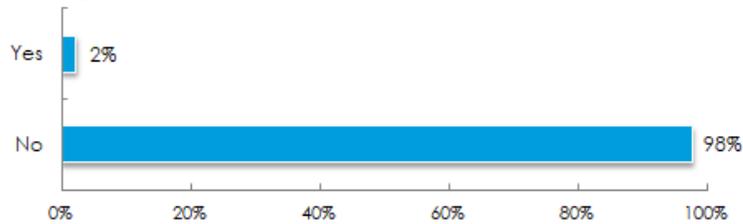
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



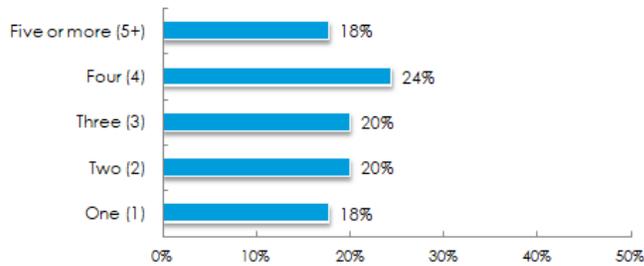
16. Please rate your satisfaction with your current housing.



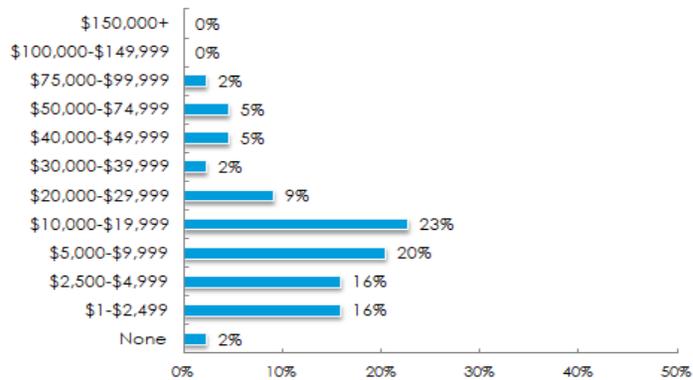
21. If OWNER, do you own a second home or vacation homes in Sauk County?



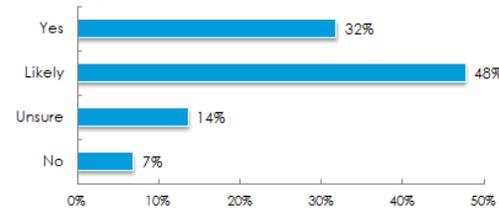
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



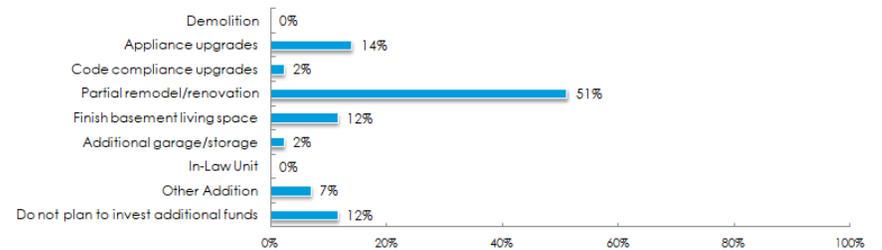
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



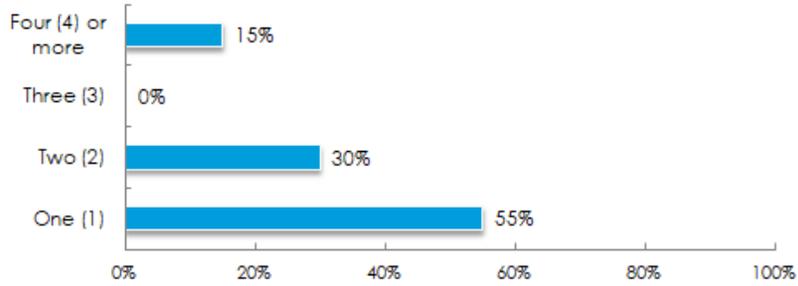
24a. If you plan to invest additional funds, what level of work do you anticipate?



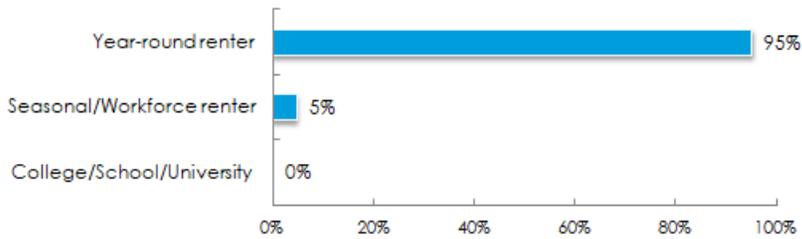
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

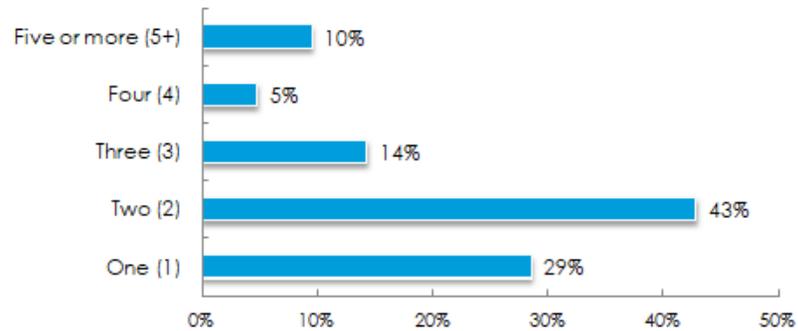
26. If RENTER, how many individuals pay rent to the landlord?



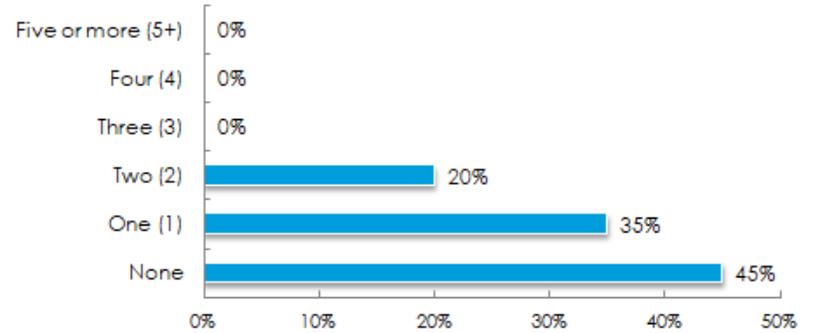
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

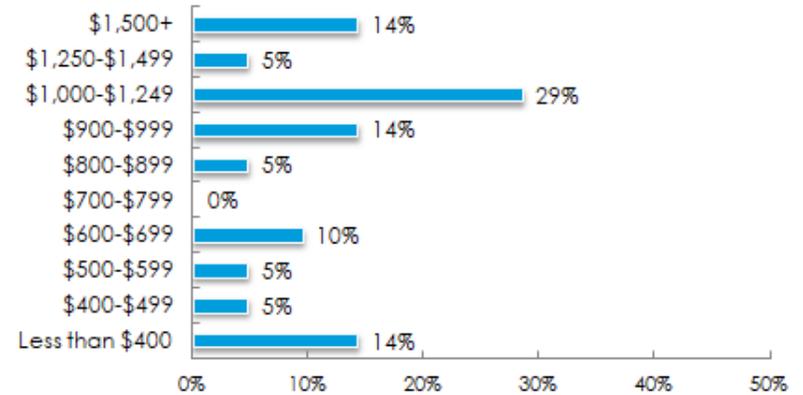


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

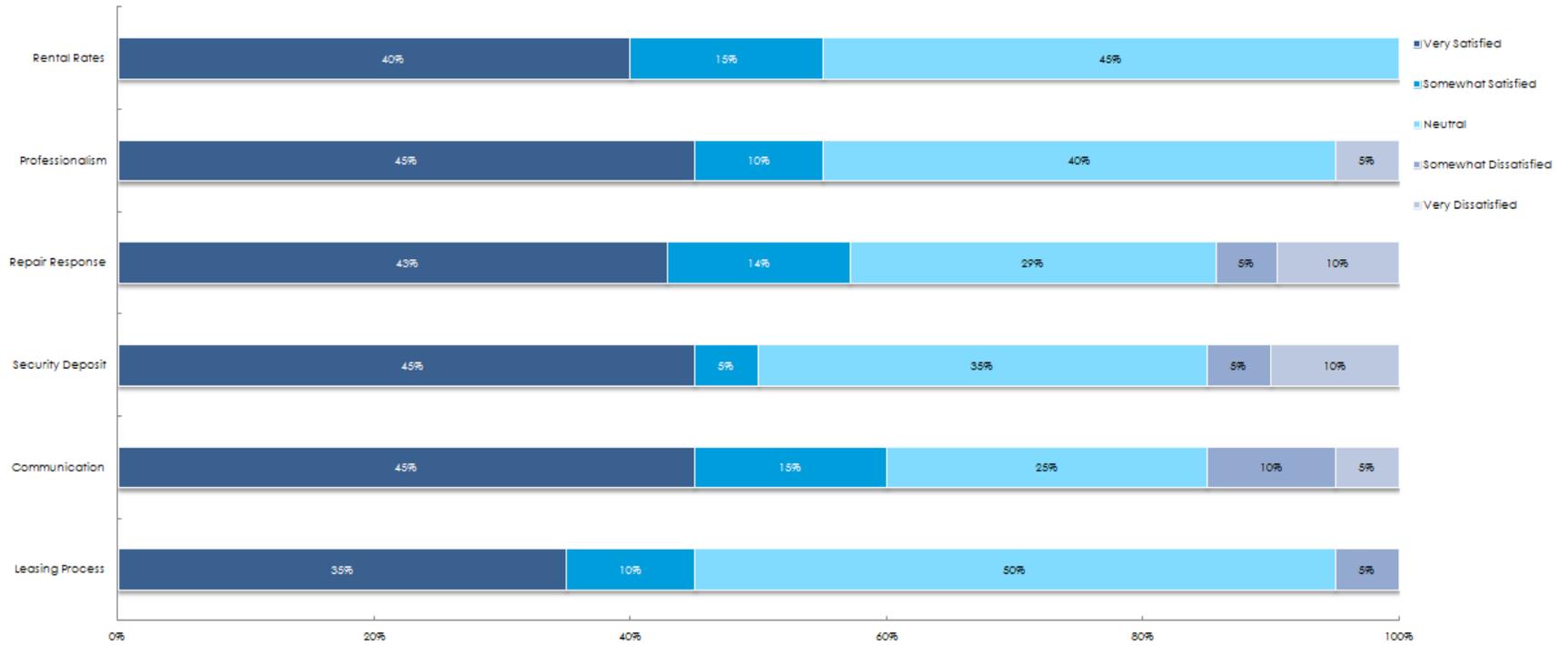


Question 30 can be found on the following page

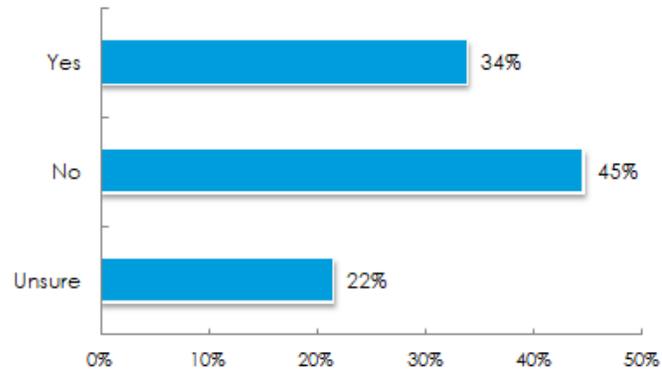
31. If RENTER, what does your household typically pay for household expenses per month?



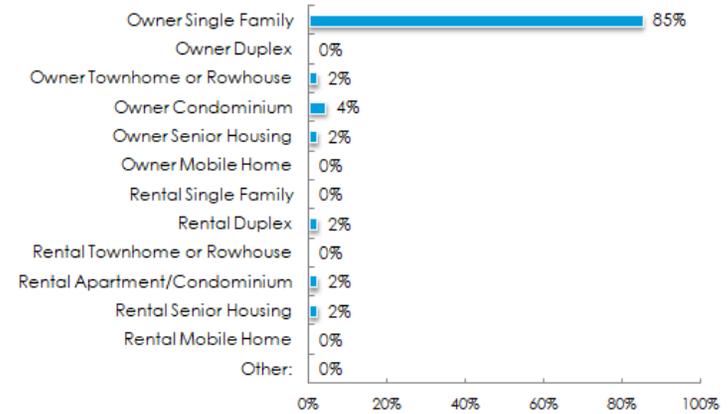
30. If RENTER, how would you rate the quality of your landlord experience?



32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

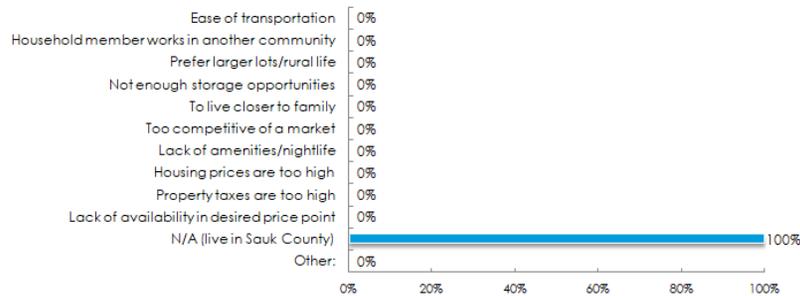


35. If you were to move to or within Sauk County, what type of housing would you prefer?

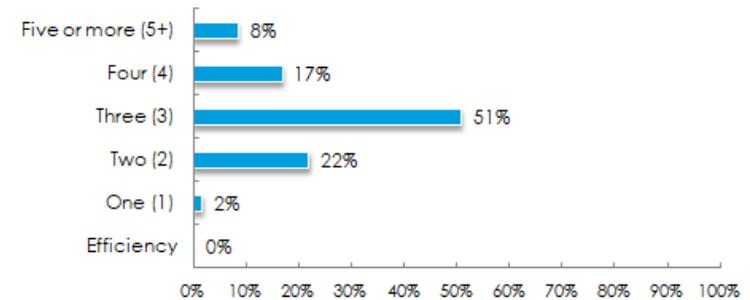


Questions 33A and 33 can be found on the following pages

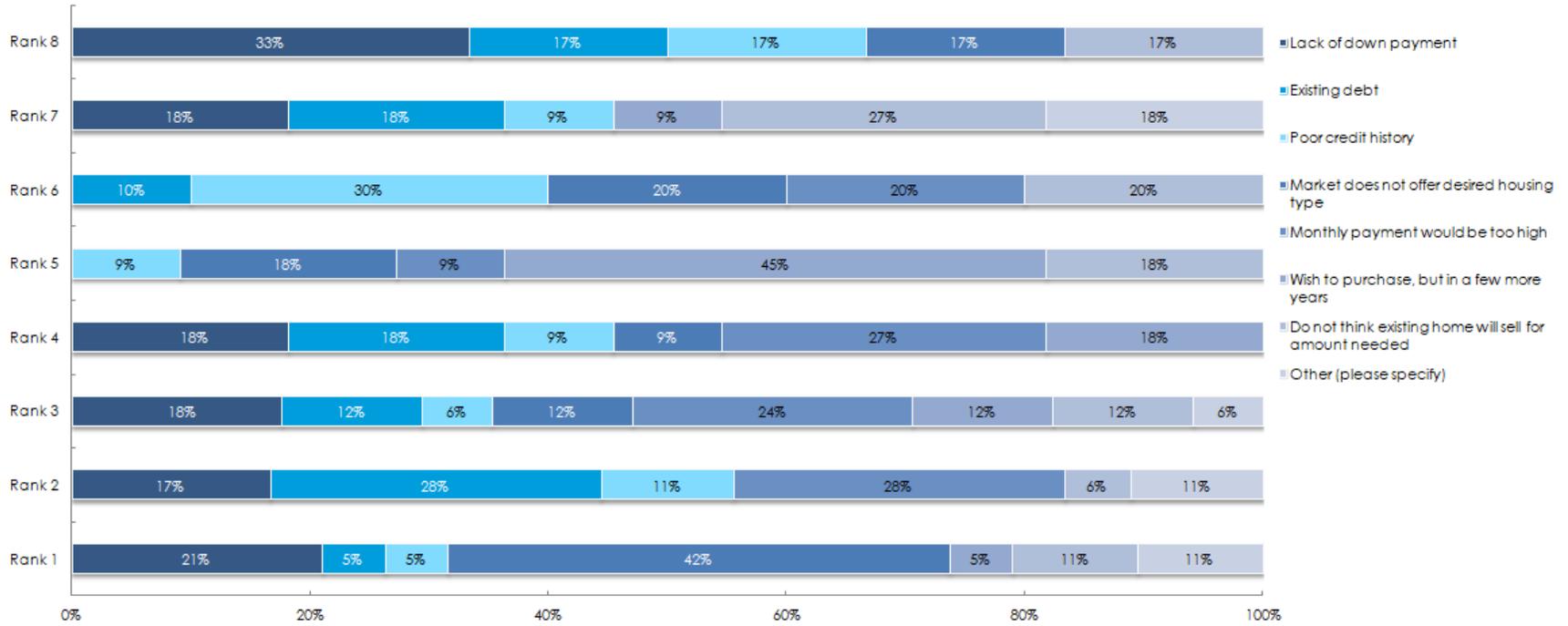
34. If you do not live in Sauk County, please indicate why (check all that apply):



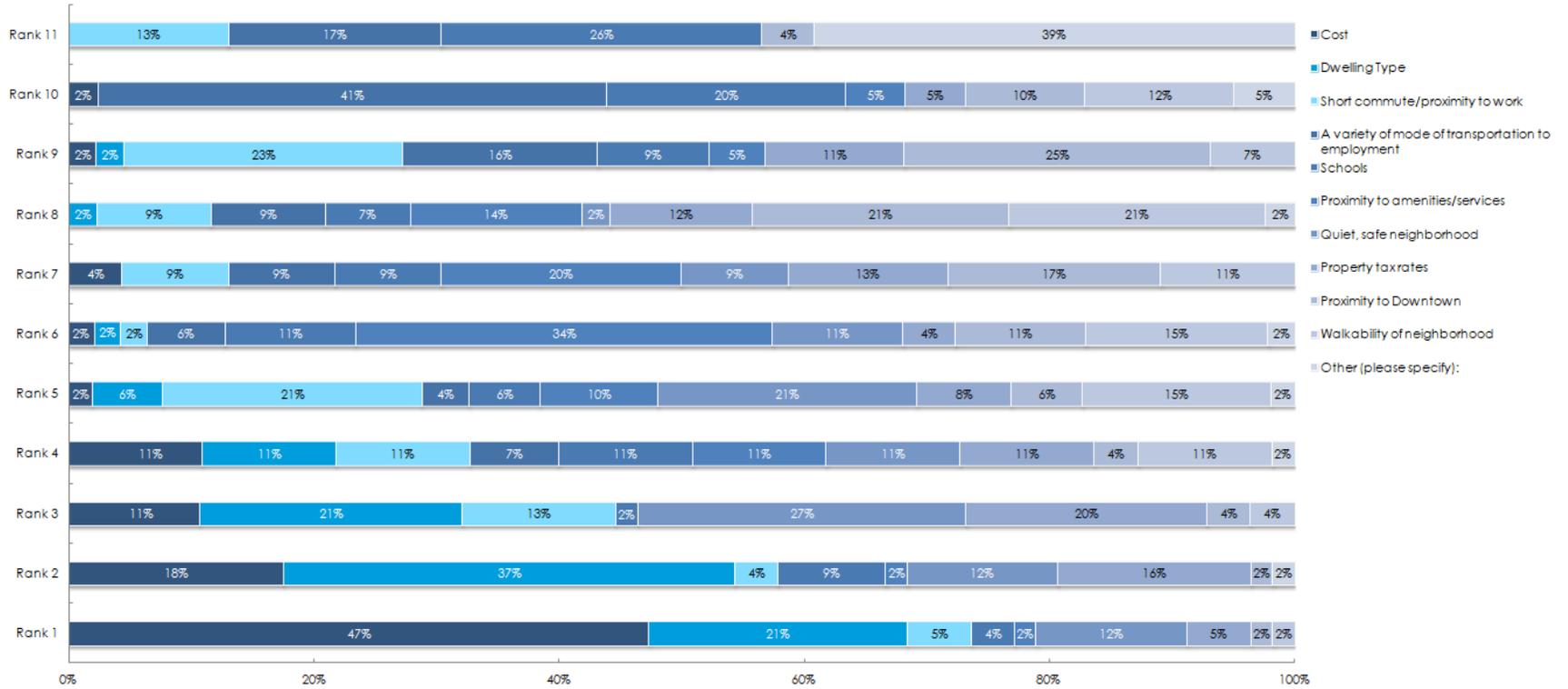
36. What size home is preferred (number of bedrooms)?



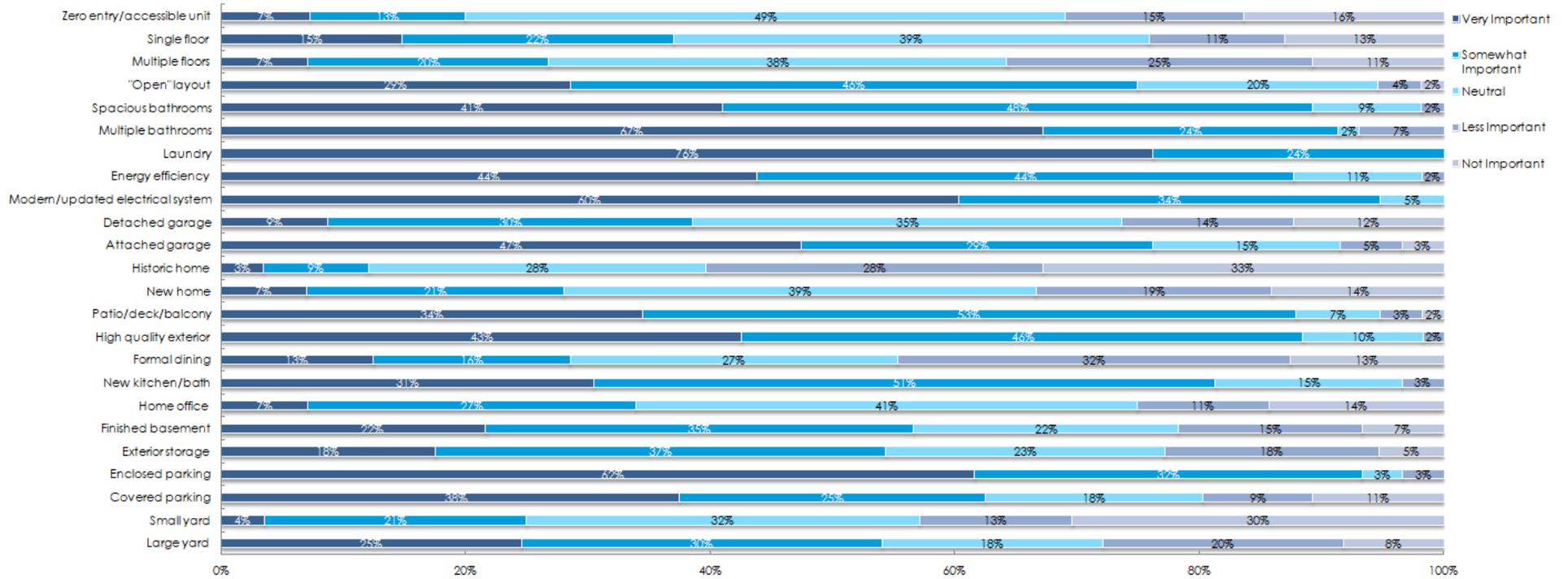
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



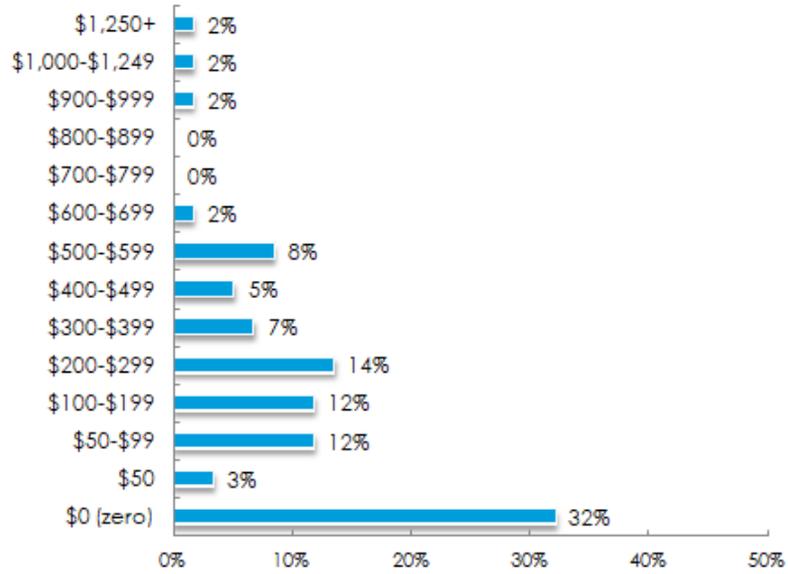
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

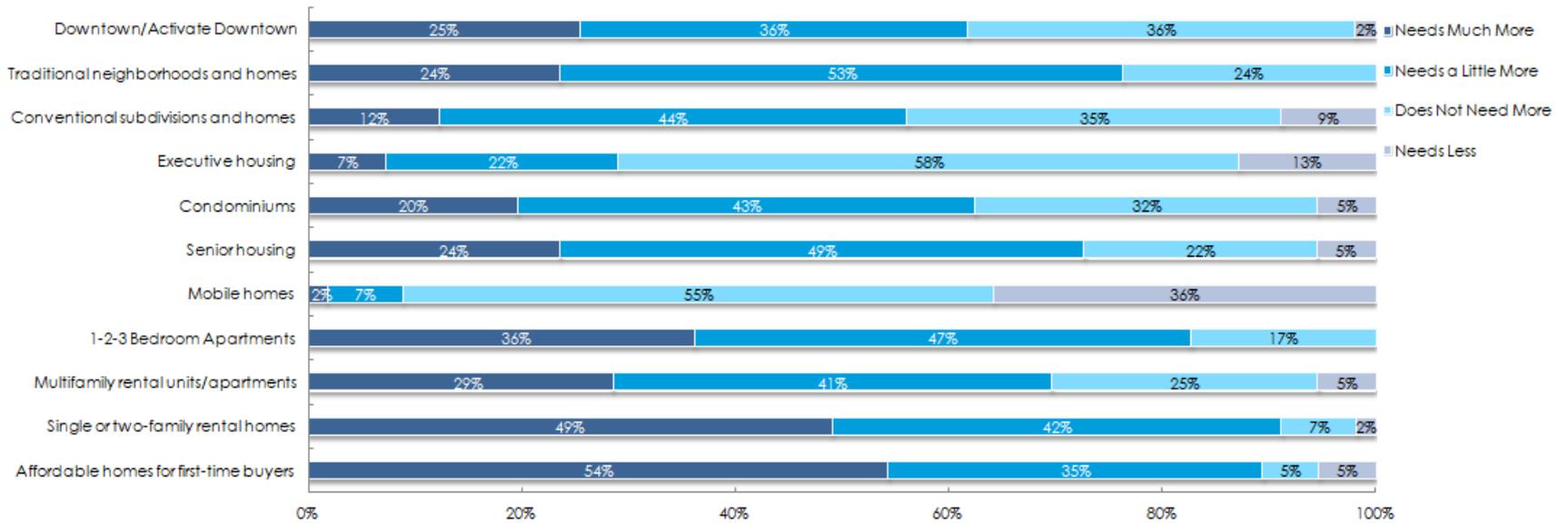


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



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

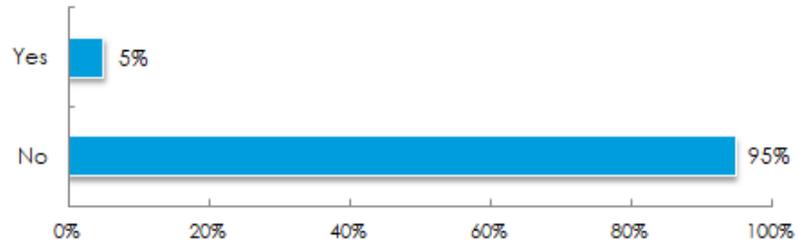
south side - w/in City
There is no room to construct new housing except on the outskirts, which defeats the purpose of having a vibrant walkable downtown.
West side Baraboo
BARABOO - Based on your experiences, indicate where new multifamily housing should be constructed in your community.
1.) Lynn St. & 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

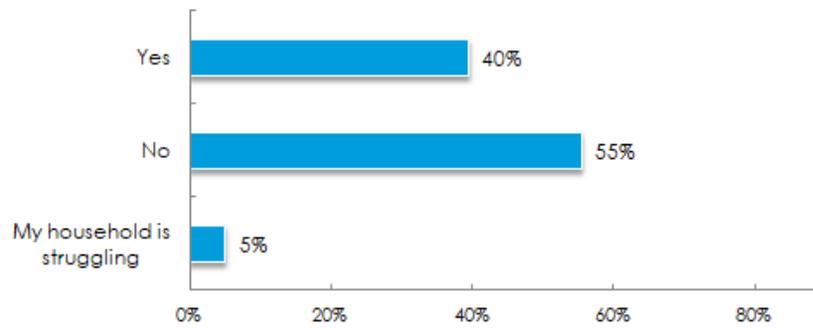
Empty houses sitting and waiting for years, also once you have mixed housing how can that be fixed? Someone loses.
far west
Flood-prone areas
Housing along Highway 33 could be redeveloped into commercial spaces on some blocks.
I don't agree with some of the recent South Blvd development in Baraboo.
I 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.

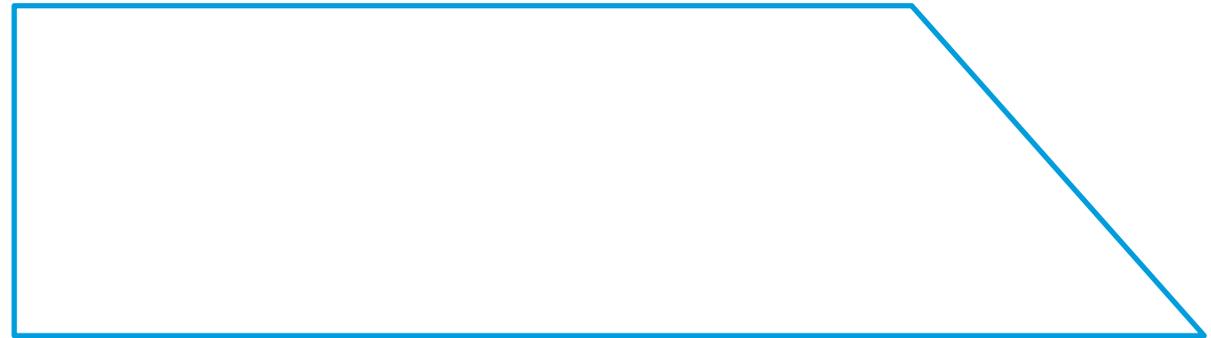
low income housing-need much more.
More opportunities for the low-mid income families
More rentals that are affordable (Spring Green00-800 dollars a mo) with better amenities. Closer to the square. Not appartments on the outskirts of town. Develop what we already have.
More sidewalks and bike paths.
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?



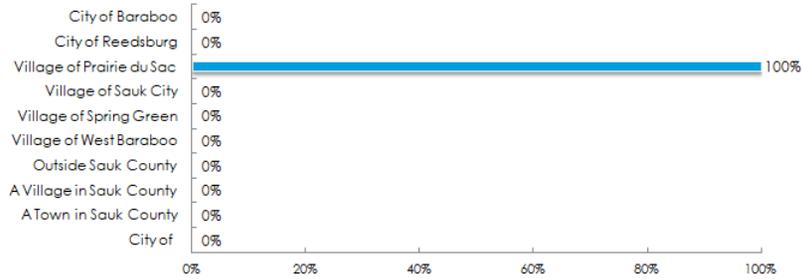
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



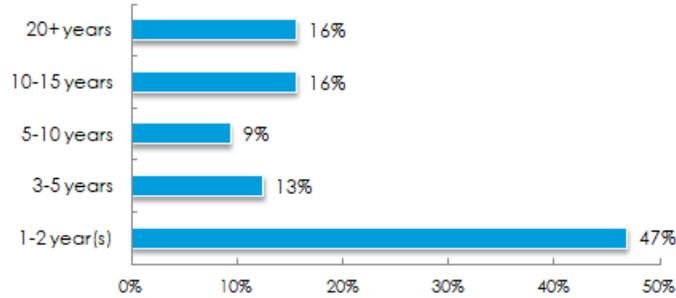


APPENDIX C – PRAIRIE DU SAC SURVEY SUMMARY

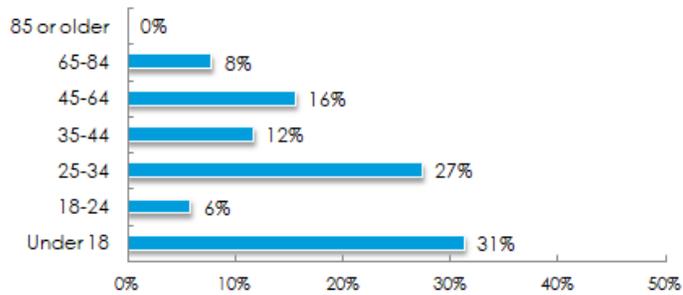
1. Jurisdiction of Residence



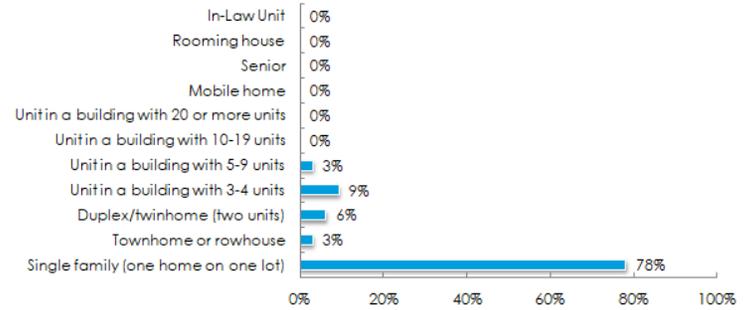
2. How long have you been at your current residence?



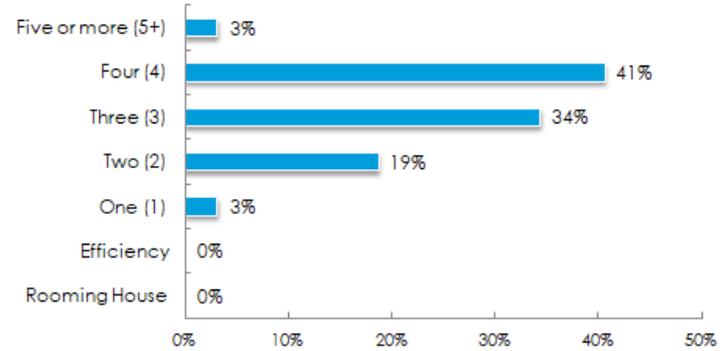
3. Number of household members by age?



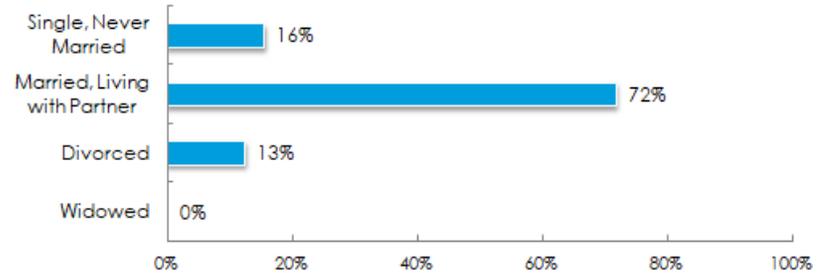
4. Current housing type:



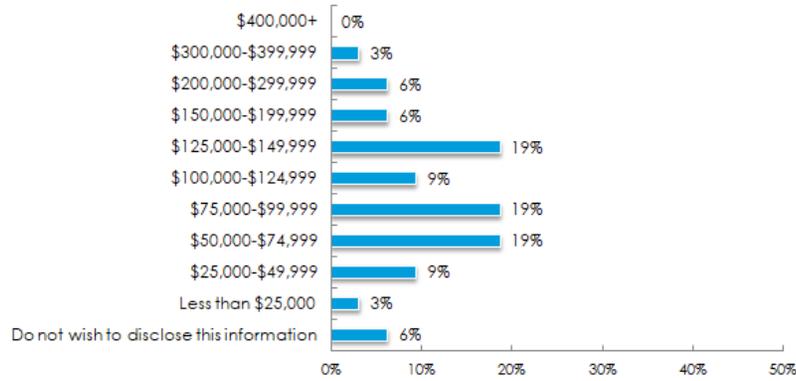
5. Current number of bedrooms:



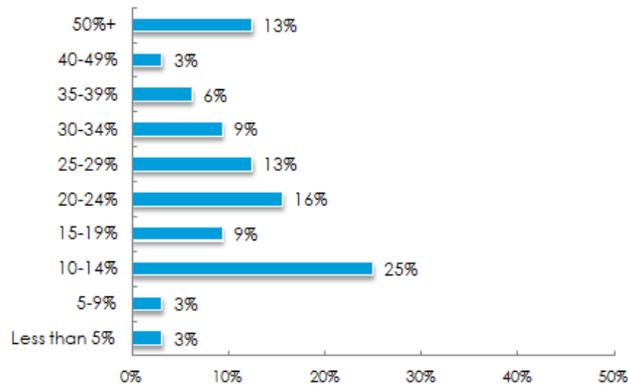
6. Household marital status:



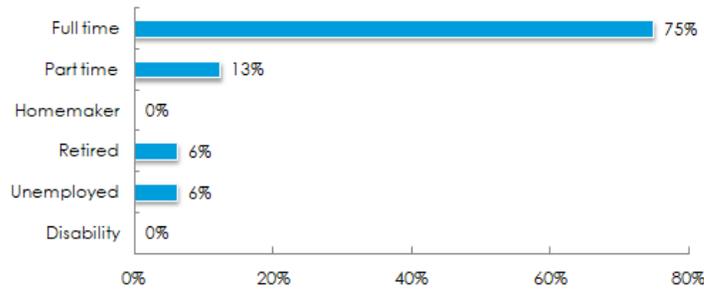
7. Estimated gross annual household income:



8. Portion of annual gross income spent on rent/housing



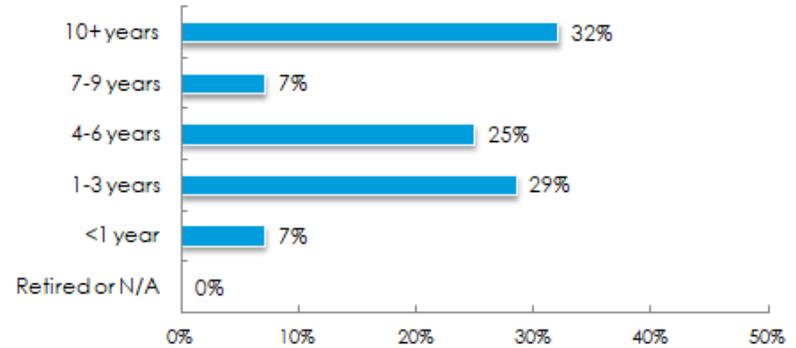
9A. Employment status of household member 1



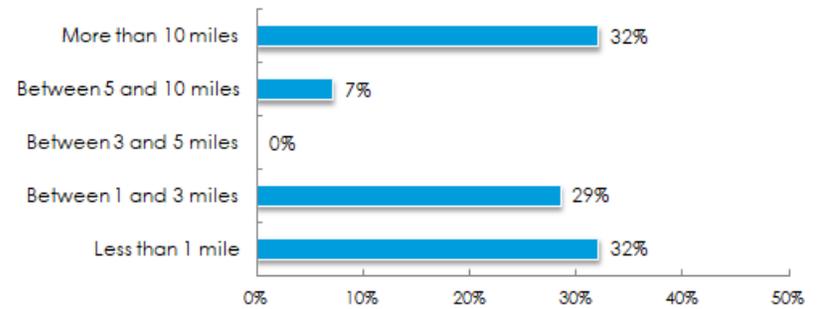
10A. Employment sector of household member 1



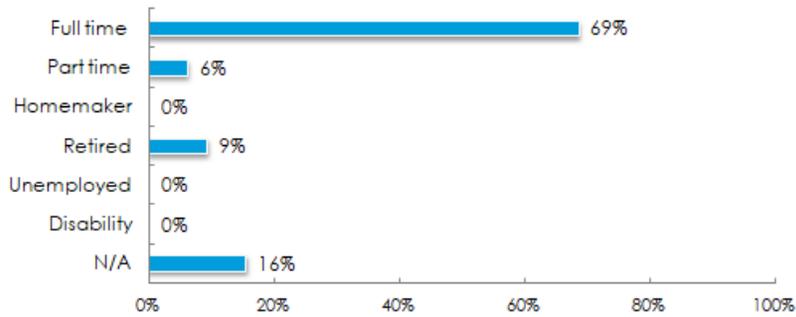
11A. Length of time with current employer (household member 1)



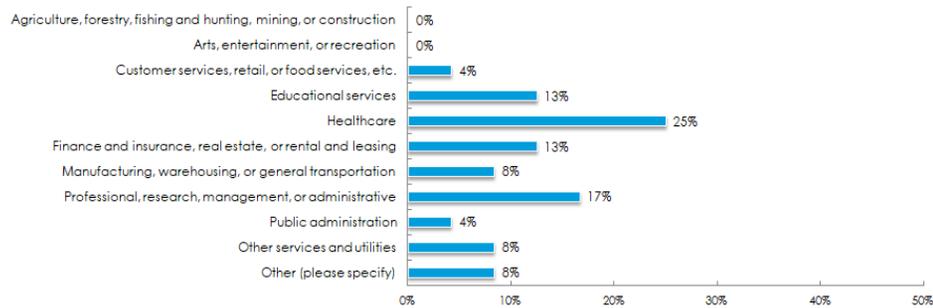
12A. How far do you travel to work (household member 1)



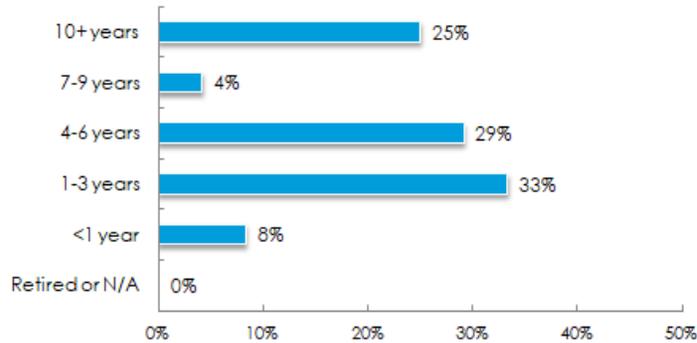
9B. Employment status of household member 2



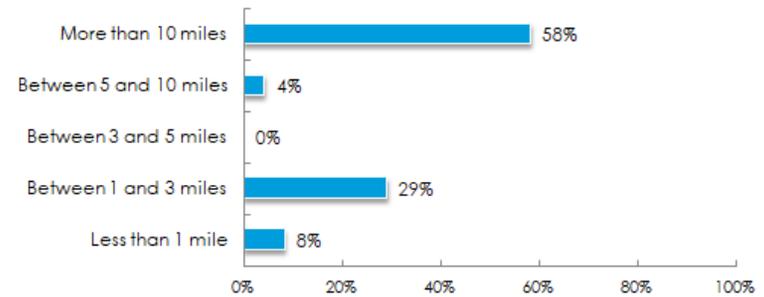
10B. Employment sector of household member 2



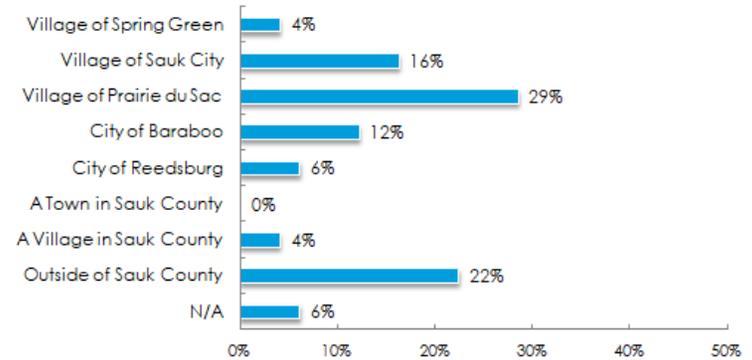
11B. Length of time with current employer (household member 2)



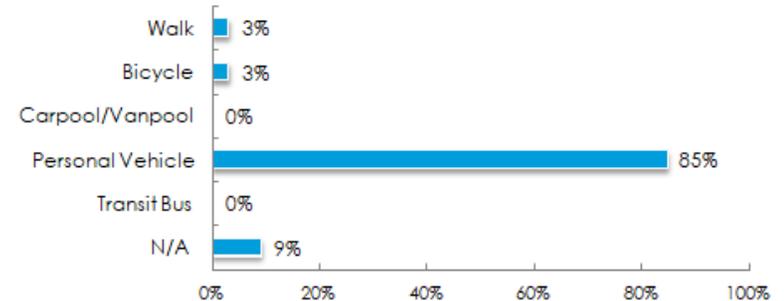
12B. How far do you travel to work (household member 2)?



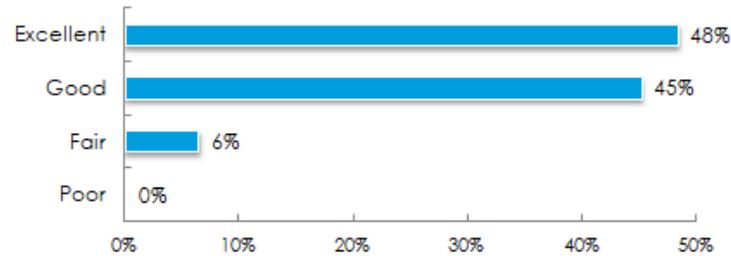
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

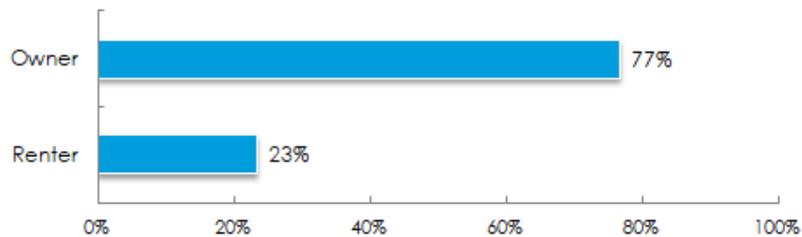


15. What is the overall condition of home or apartment?

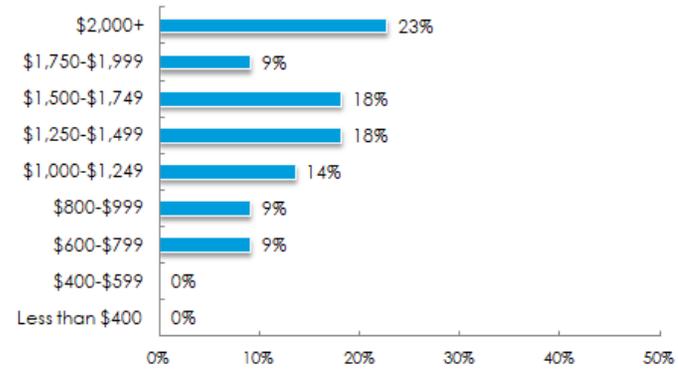


Question 16 can be found on the following page

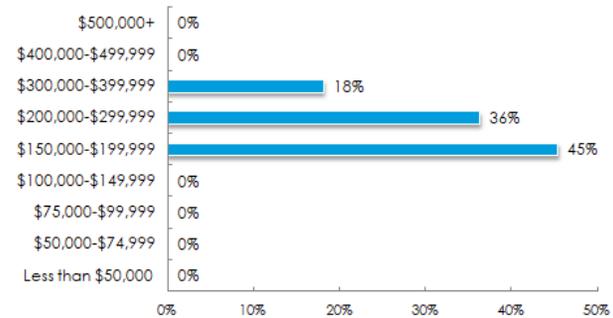
17. Are you an owner or renter of your residence?



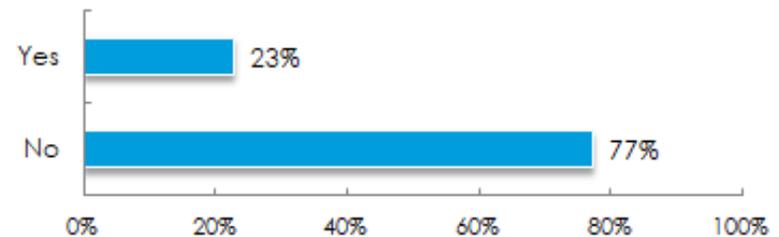
18. If OWNER, what are your typical monthly housing expenses?



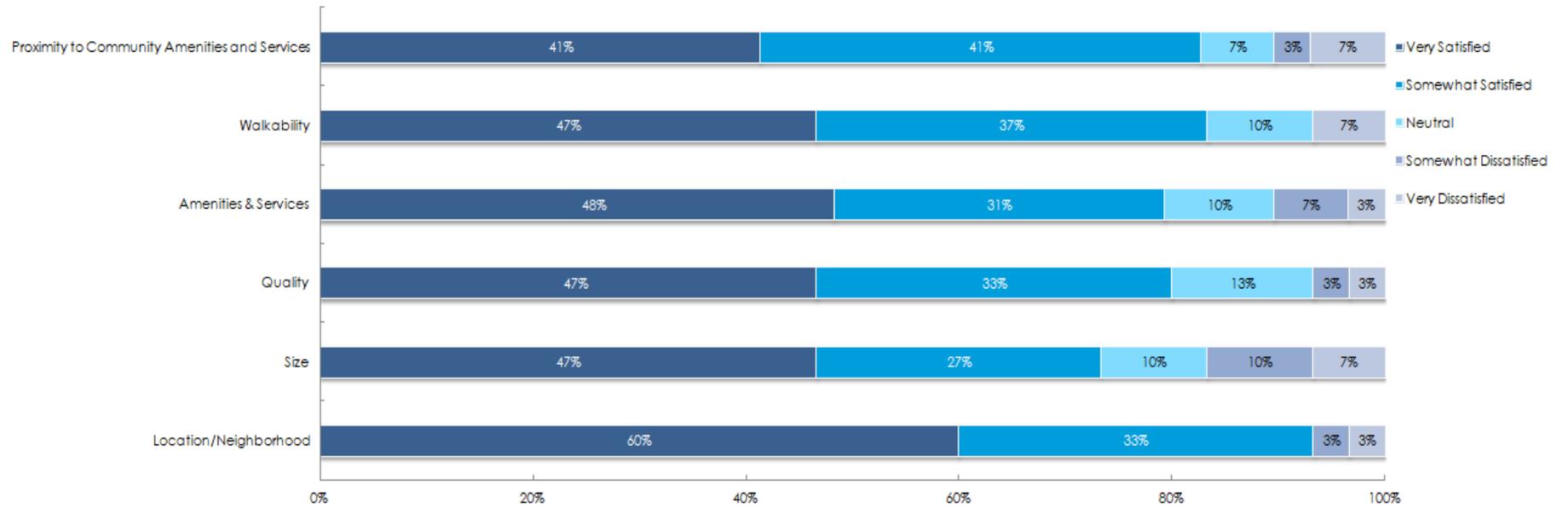
19. If OWNER, what is the approximate assessed value of your home?



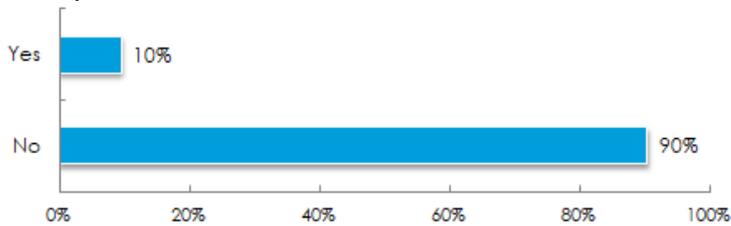
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



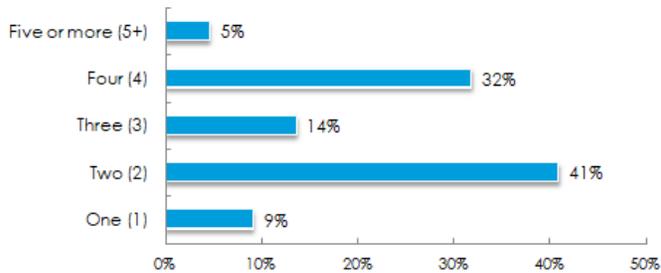
16. Please rate your satisfaction with your current housing.



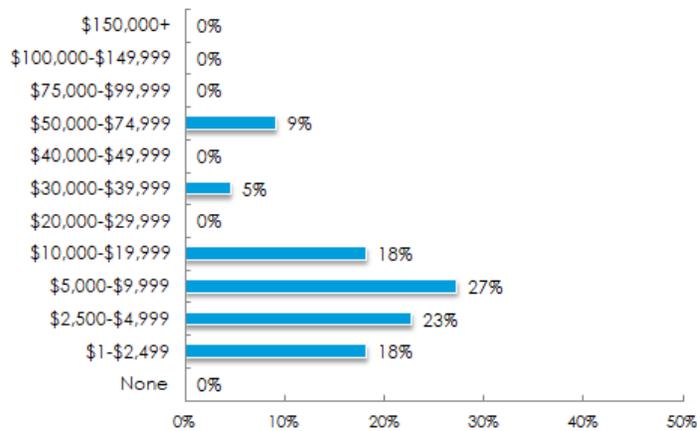
21. If OWNER, do you own a second home or vacation homes in Sauk County?



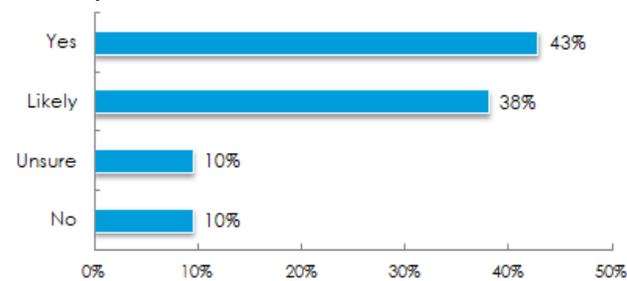
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



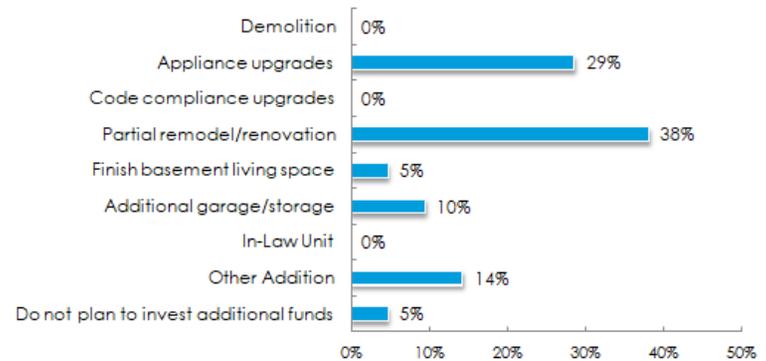
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



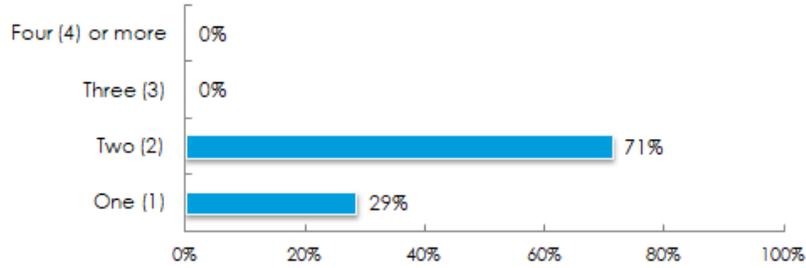
24a. If you plan to invest additional funds, what level of work do you anticipate?



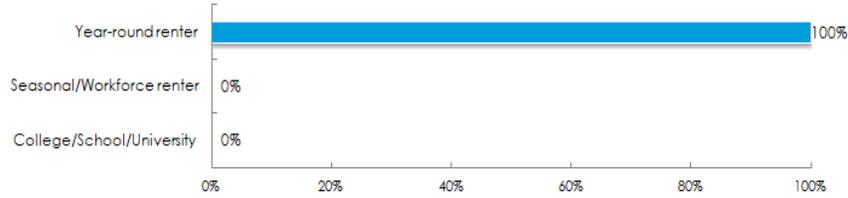
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

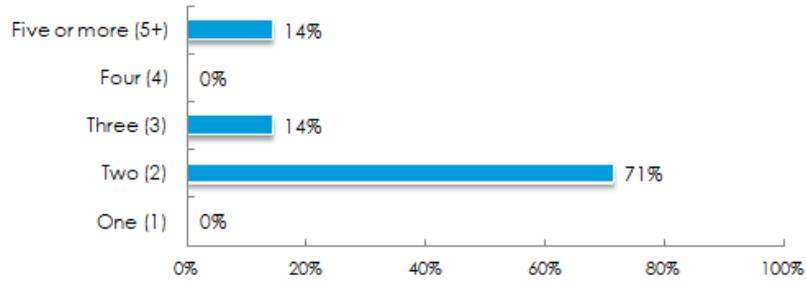
26. If RENTER, how many individuals pay rent to the landlord?



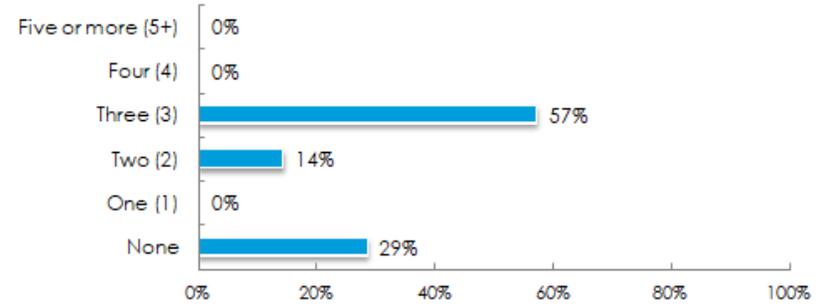
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

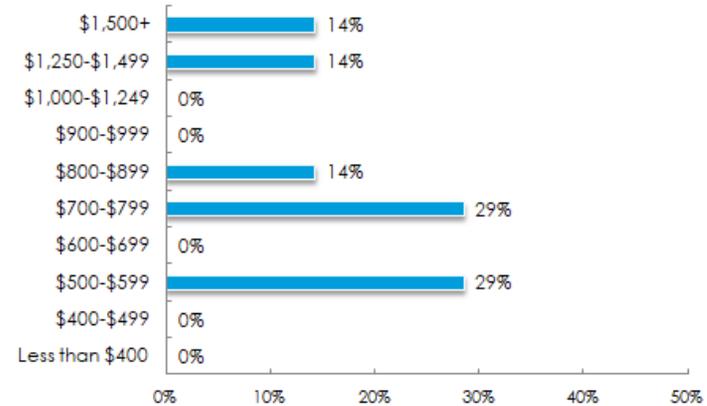


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

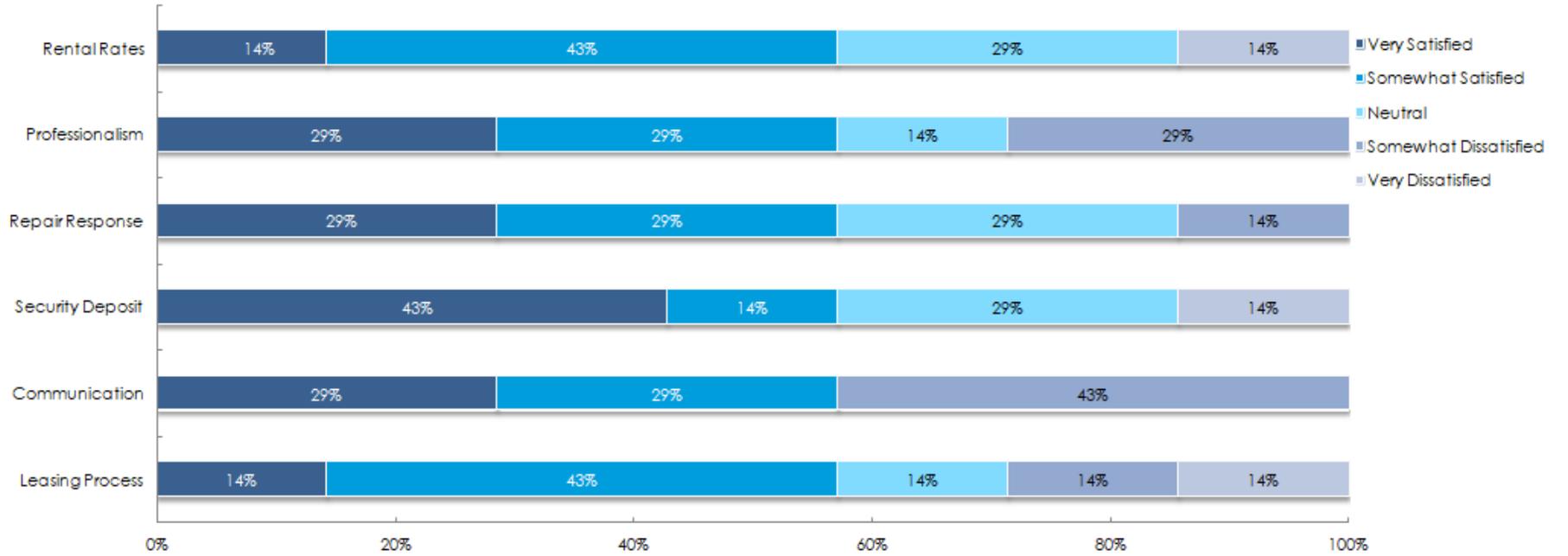


Question 30 can be found on the following page

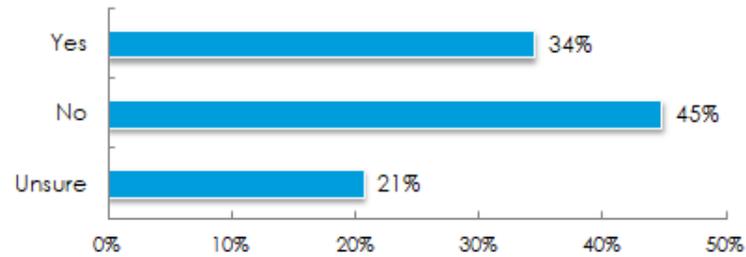
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

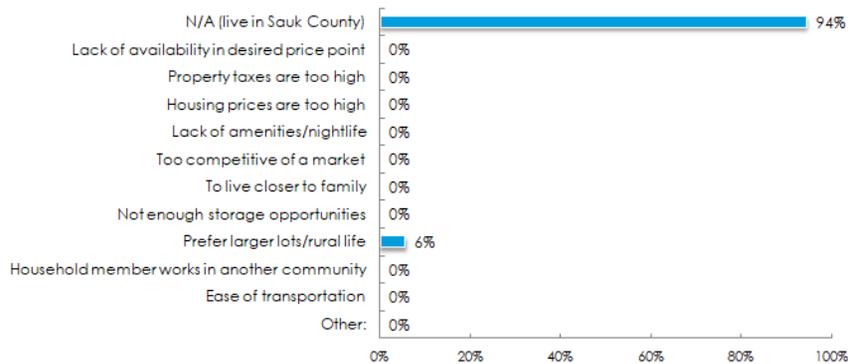


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

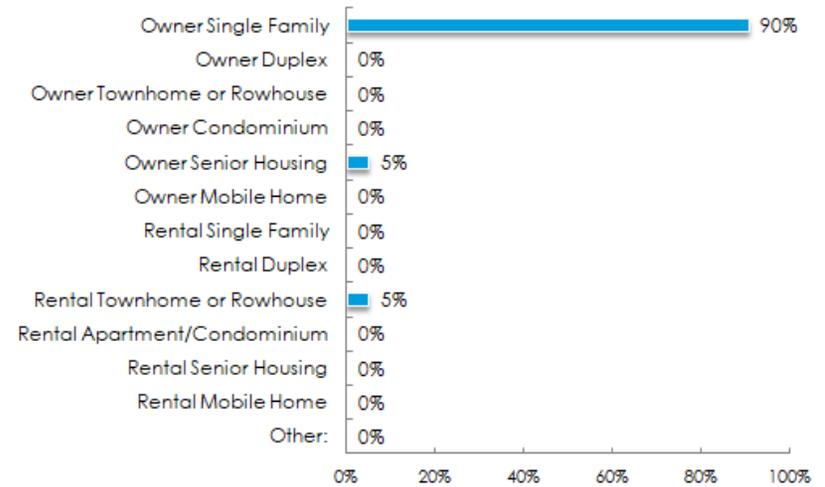


Questions 33A and 33 can be found on the following pages

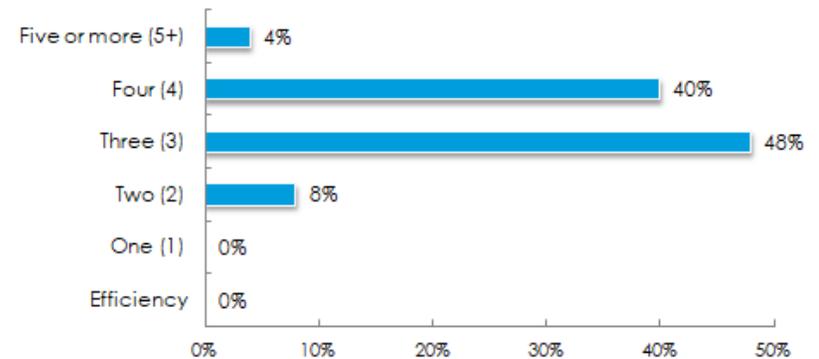
34. If you do not live in Sauk County, please indicate why (check all that apply):



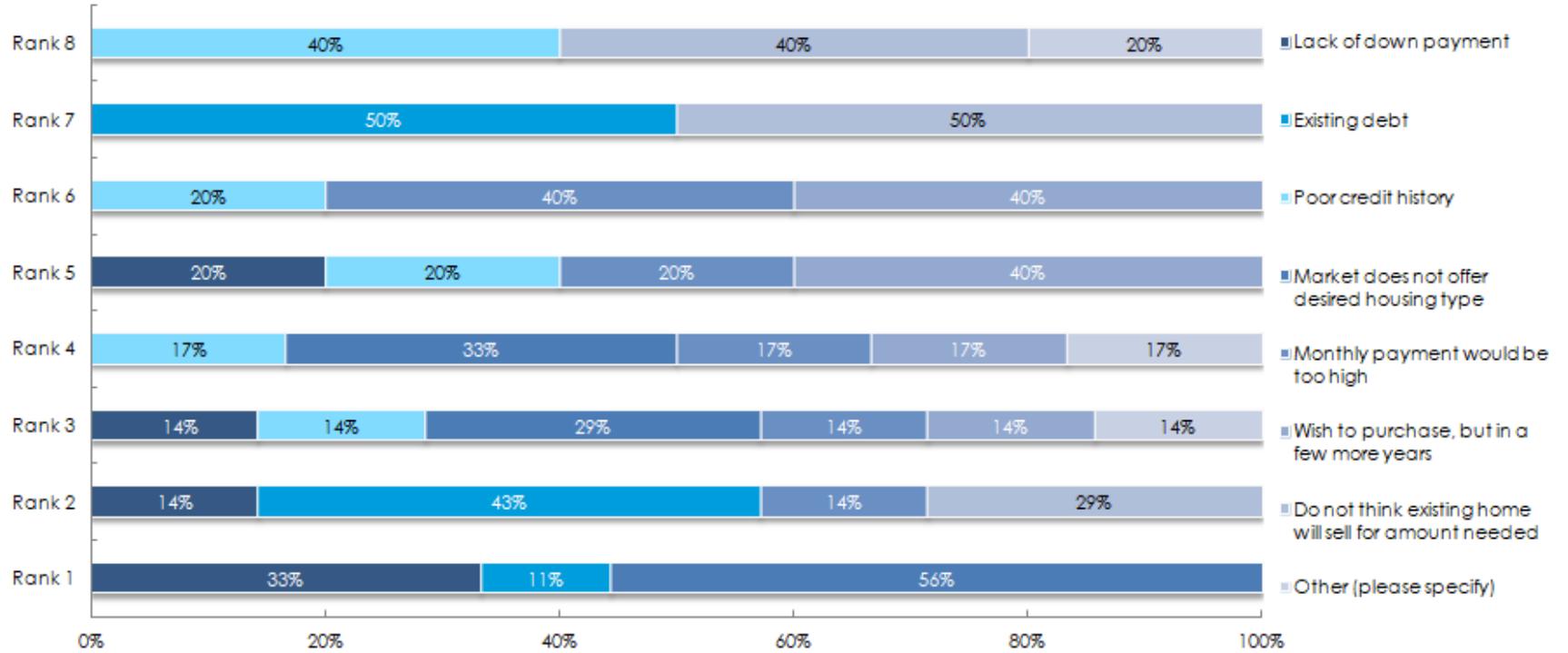
35. If you were to move to or within Sauk County, what type of housing would you prefer?



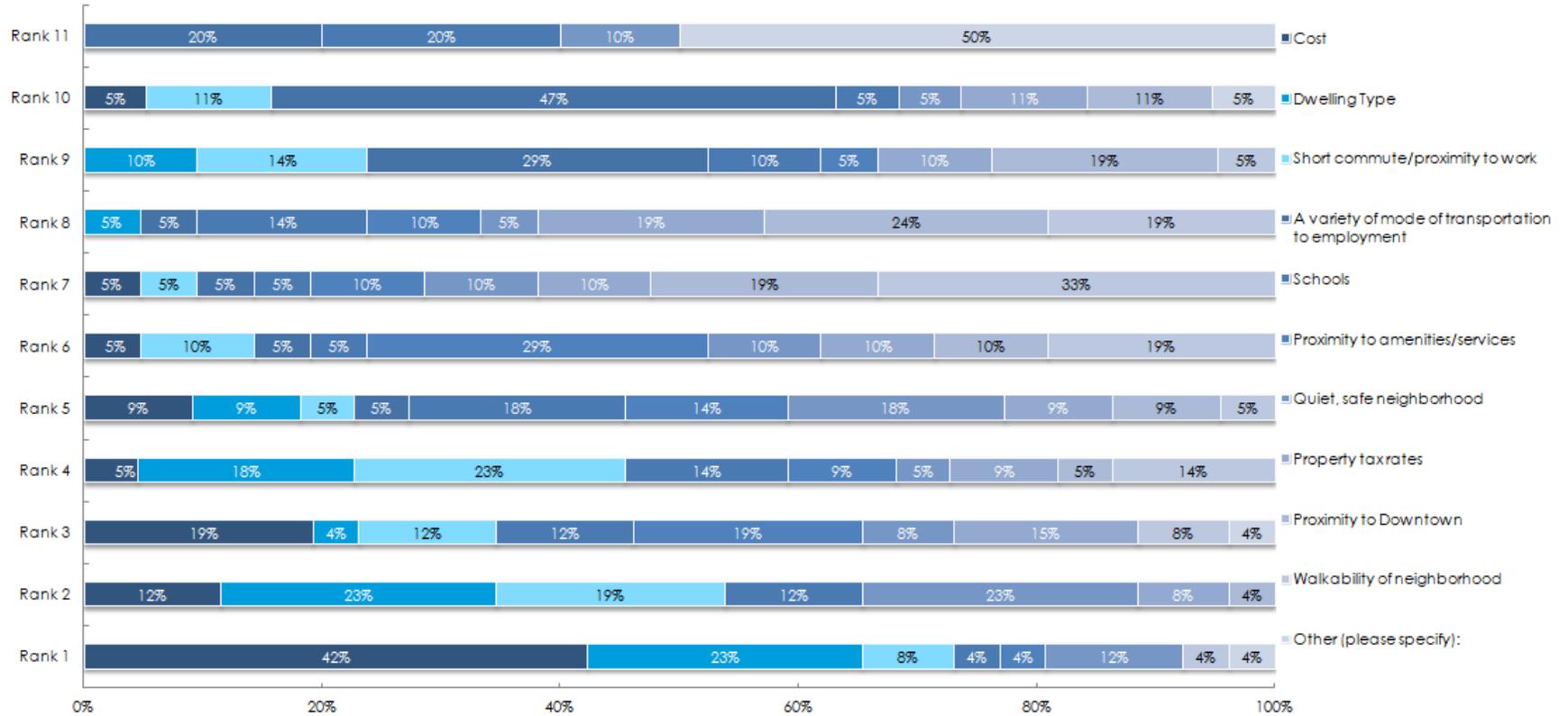
36. What size home is preferred (number of bedrooms)?



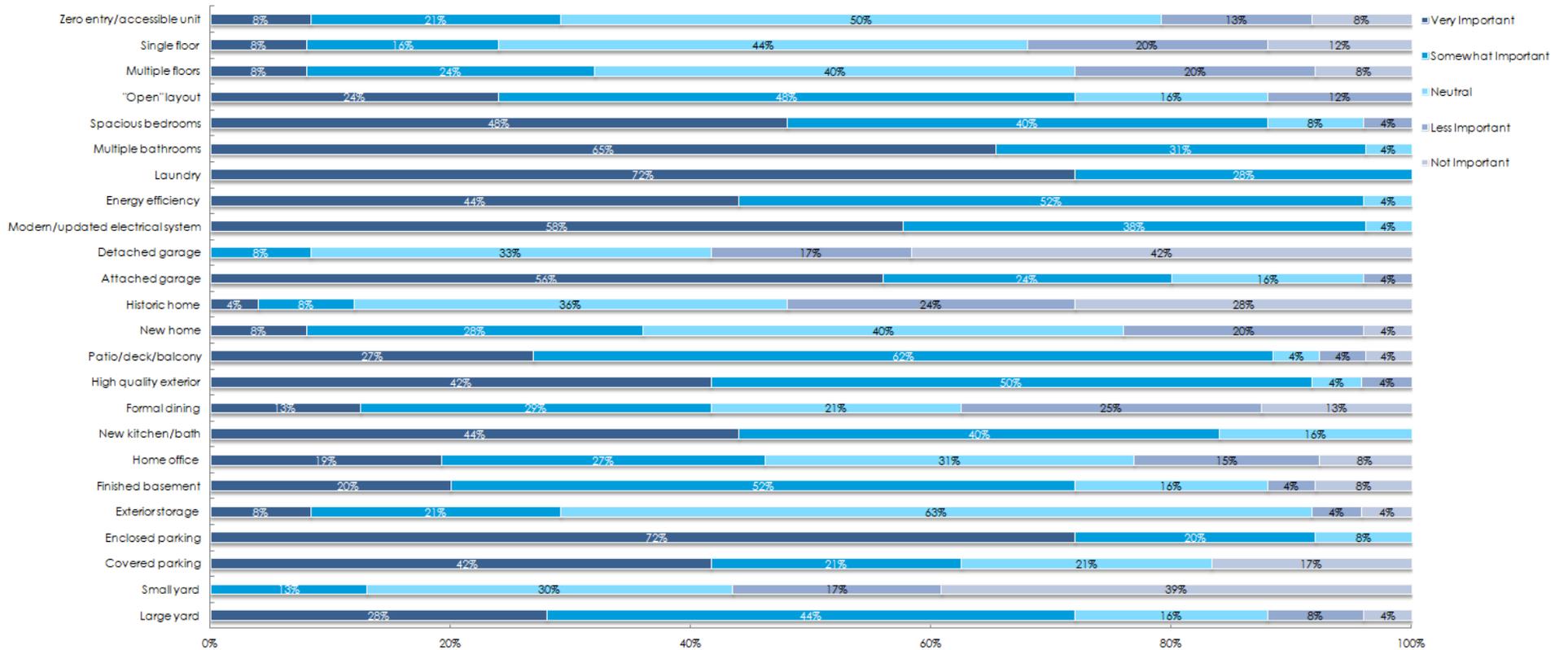
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



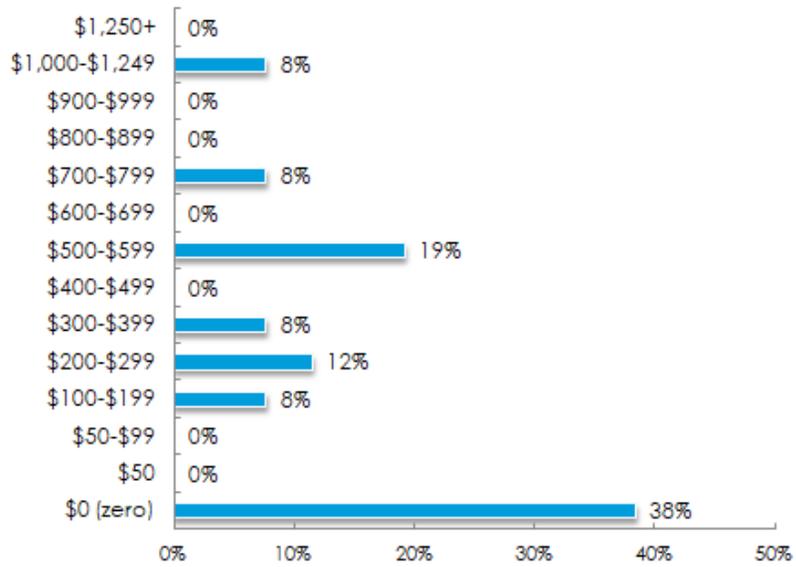
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

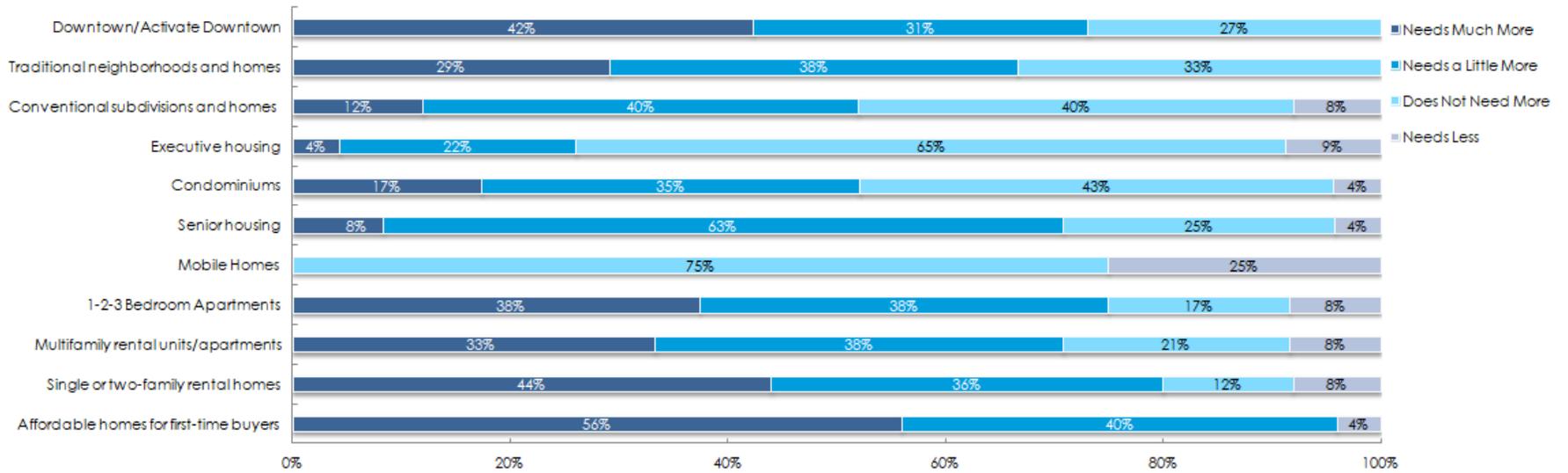


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

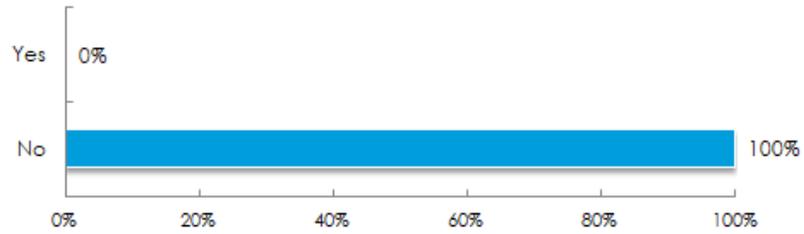


Answers to Questions 40-43 and 46 are featured in the following table:

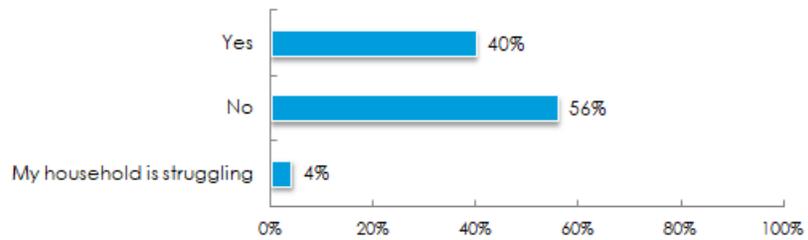
PRAIRIE DU SAC - Based on your experiences, indicate where new single-family housing should be constructed in your community.
By the business park close to Culvers.
ContinueWhere they are already building
Currently there are subdivisions planned or being constructed on the outskirts of town. These are 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?



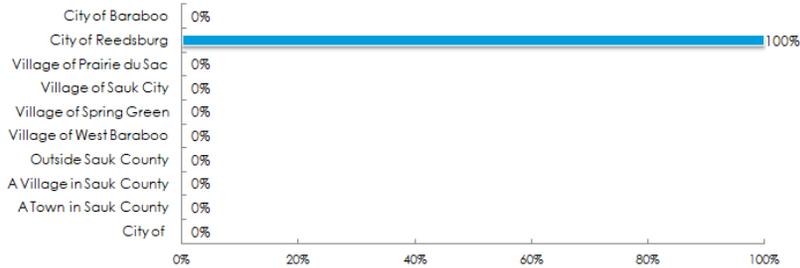
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



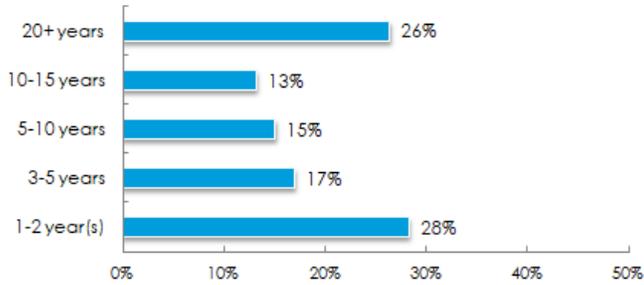


APPENDIX C – REEDSBURG SURVEY SUMMARY

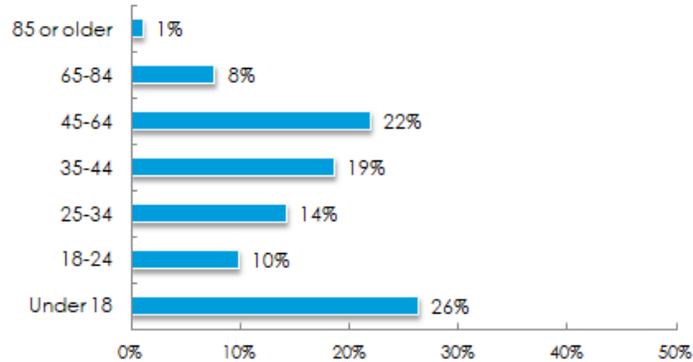
1. Jurisdiction of Residence



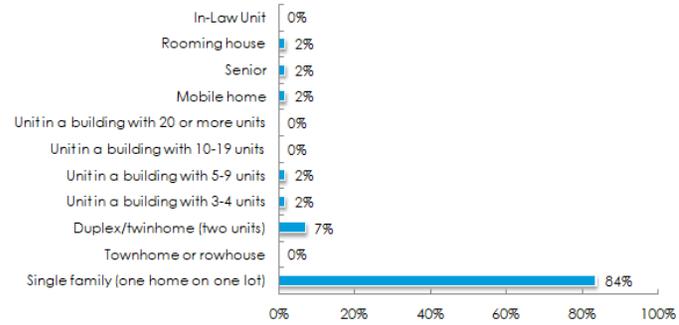
2. How long have you been at your current residence?



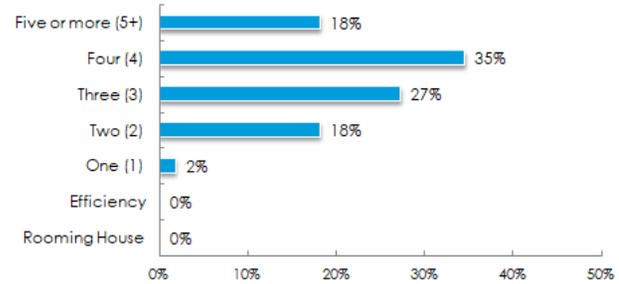
3. Number of household members by age?



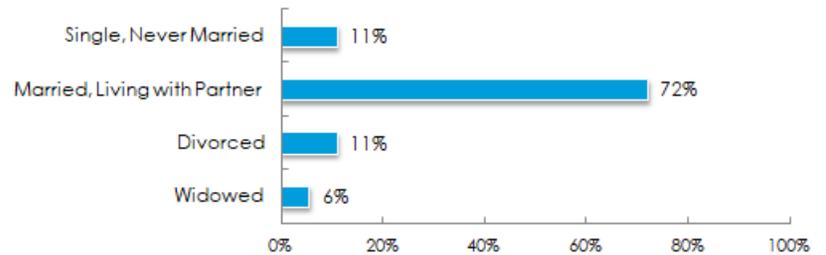
4. Current housing type:



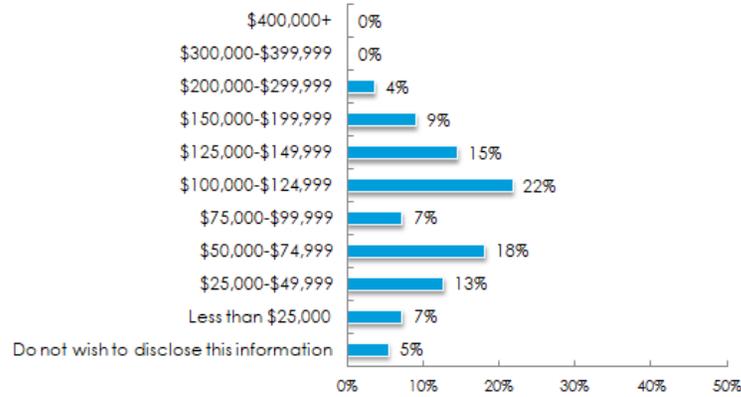
5. Current number of bedrooms:



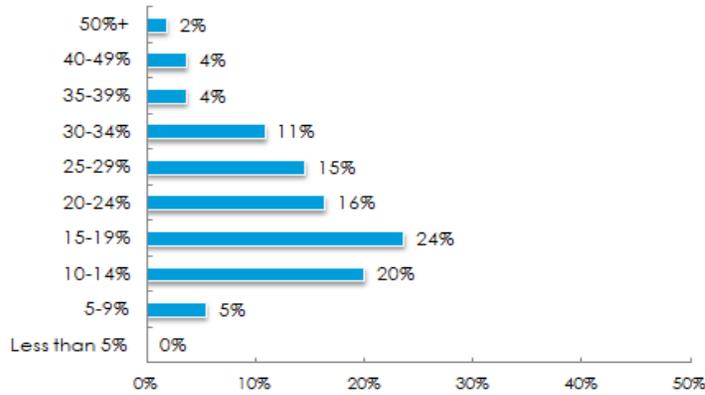
6. Household marital status:



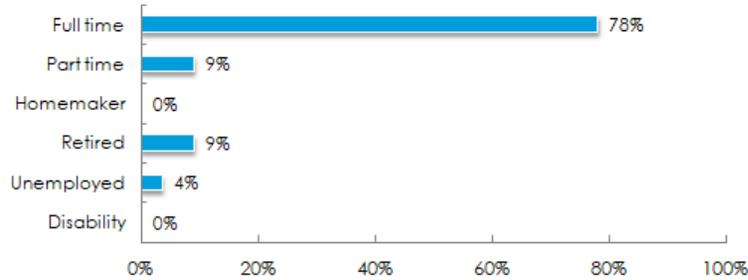
7. Estimated gross annual household income:



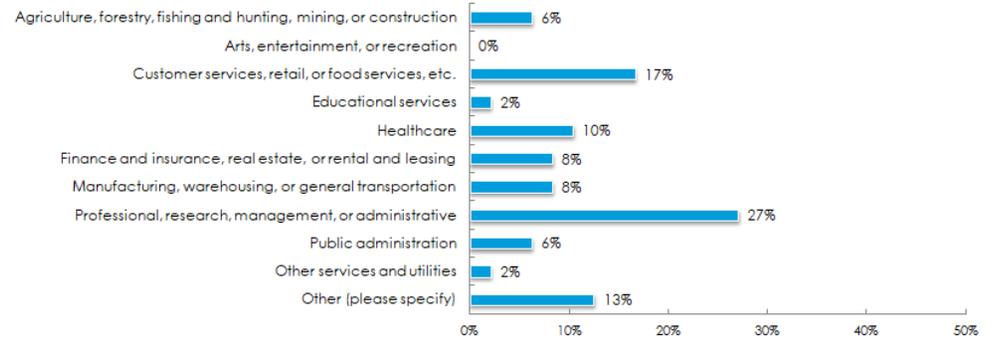
8. Portion of annual gross income spent on rent/housing



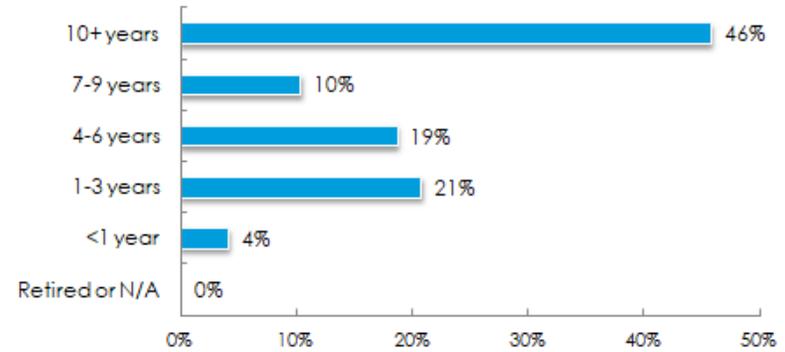
9A. Employment status of household member 1



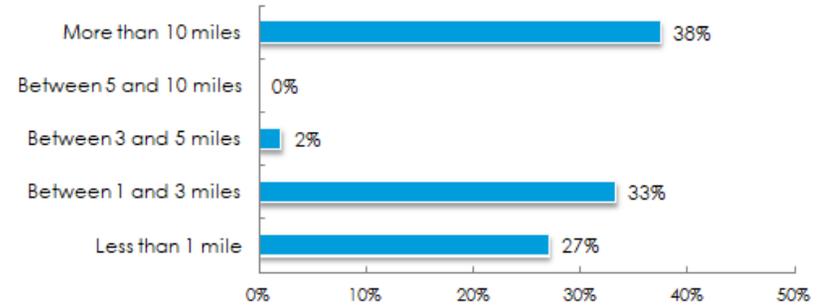
10A. Employment sector of household member 1



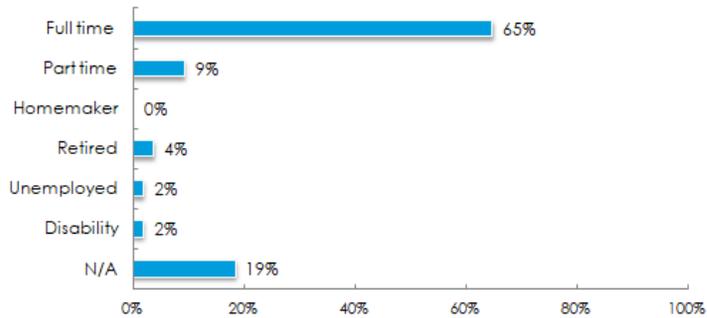
11A. Length of time with current employer (household member 1)



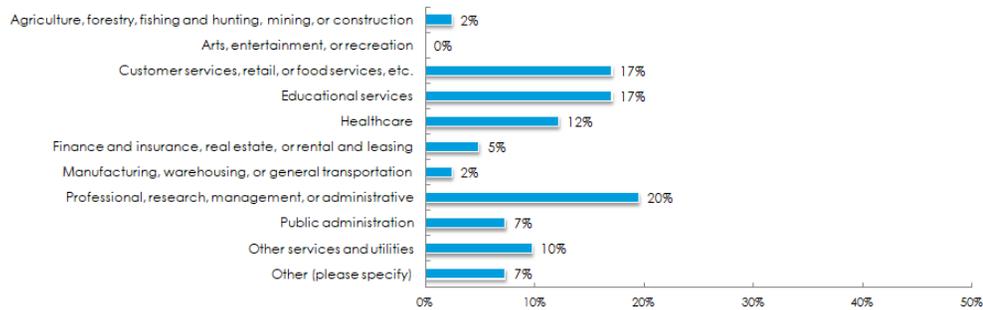
12A. How far do you travel to work (household member 1)



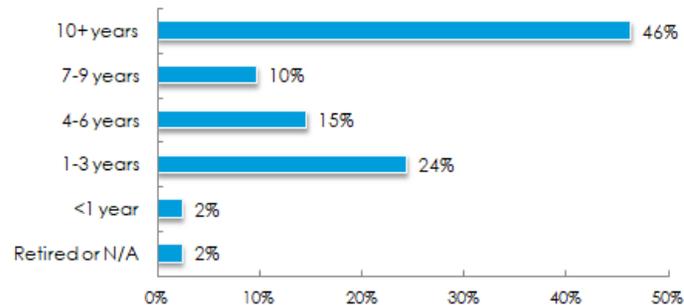
9B. Employment status of household member 2



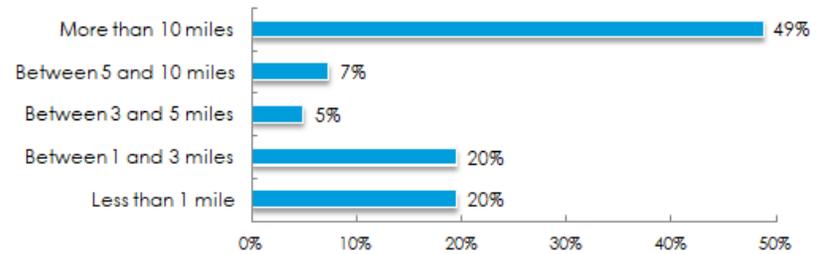
10B. Employment sector of household member 2



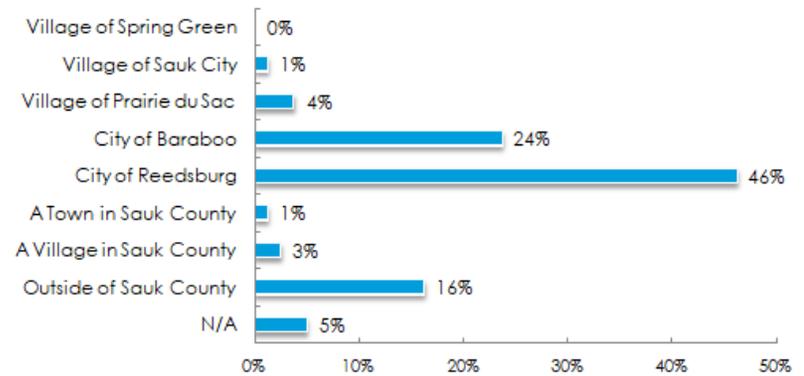
11B. Length of time with current employer (household member 2)



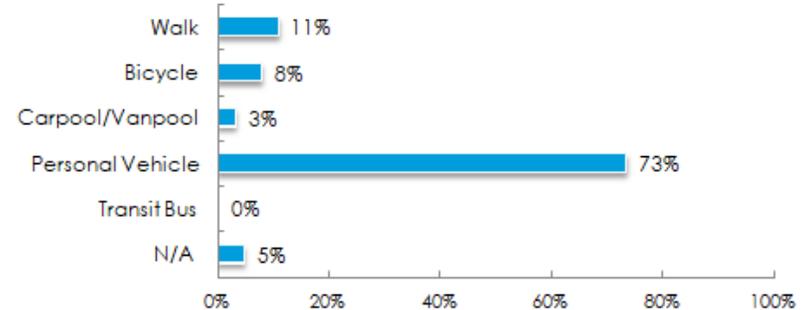
12B. How far do you travel to work (household member 2)?



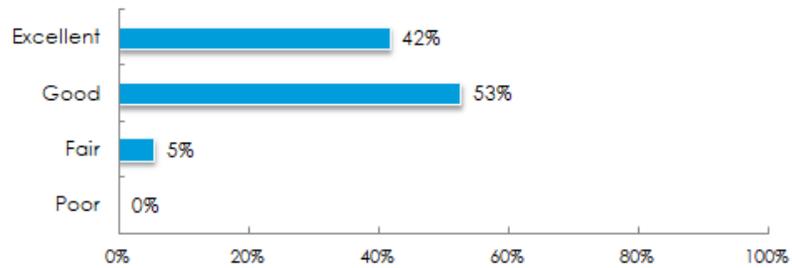
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

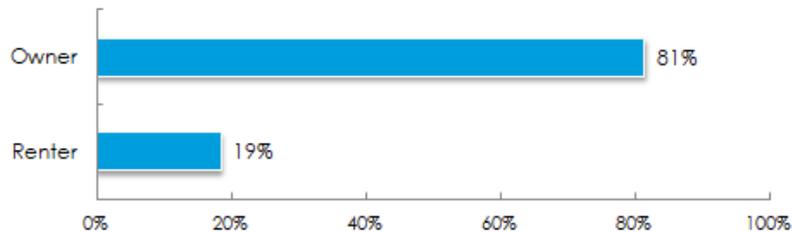


15. What is the overall condition of home or apartment?

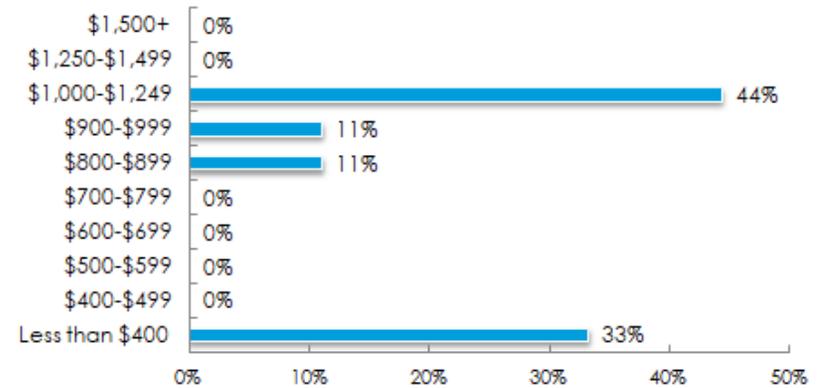


Question 16 can be found on the following page

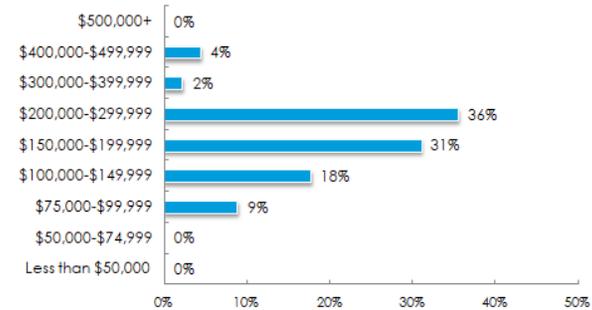
17. Are you an owner or renter of your residence?



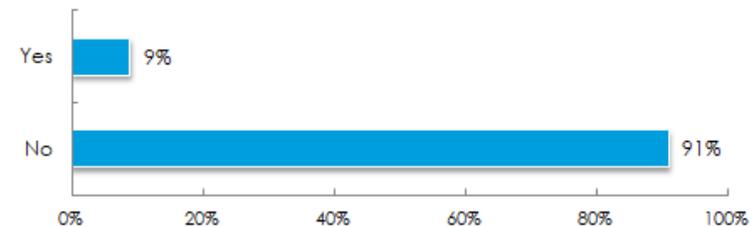
18. If OWNER, what are your typical monthly housing expenses?



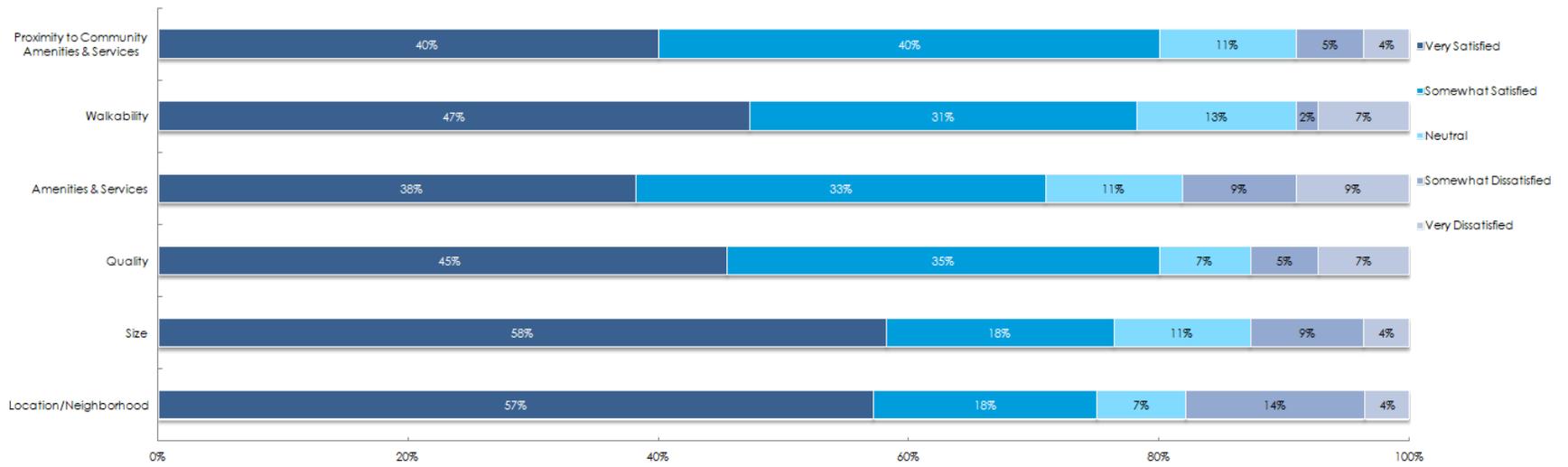
19. If OWNER, what is the approximate assessed value of your home?



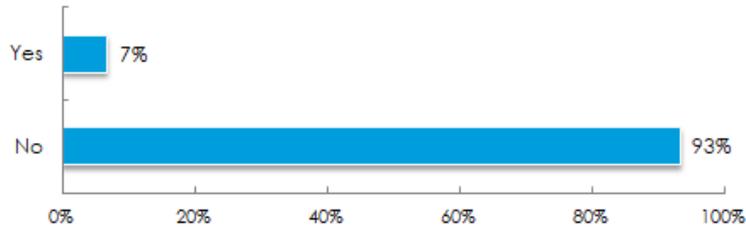
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



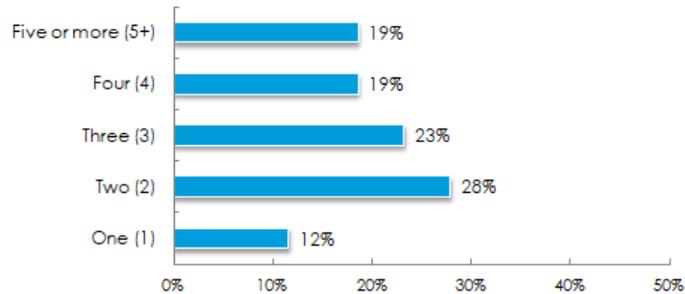
16. Please rate your satisfaction with your current housing.



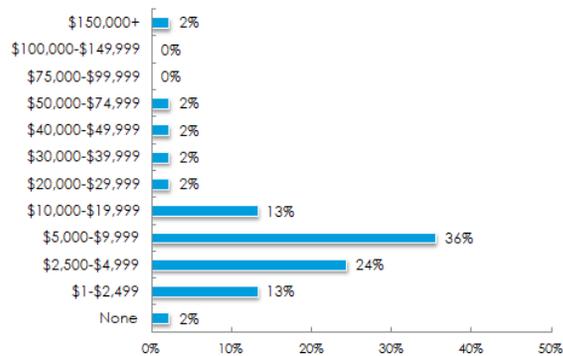
21. If OWNER, do you own a second home or vacation homes in Sauk County?



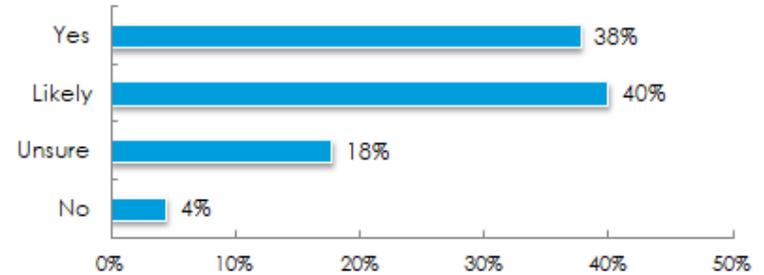
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



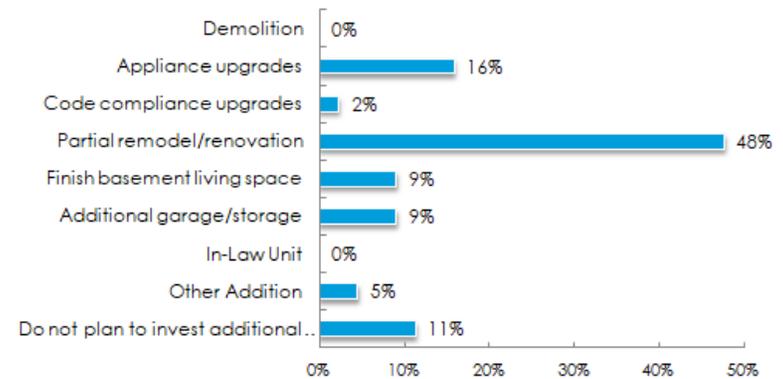
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



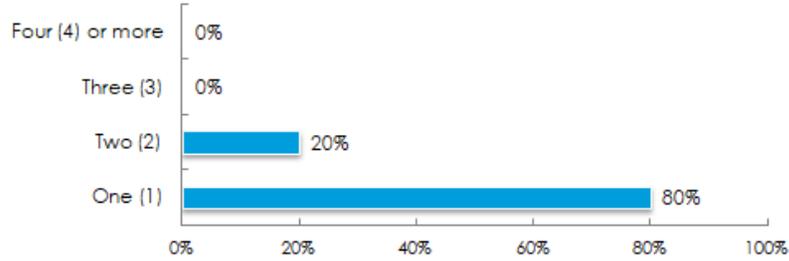
24a. If you plan to invest additional funds, what level of work do you anticipate?



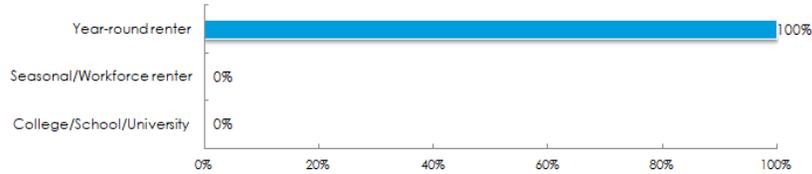
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

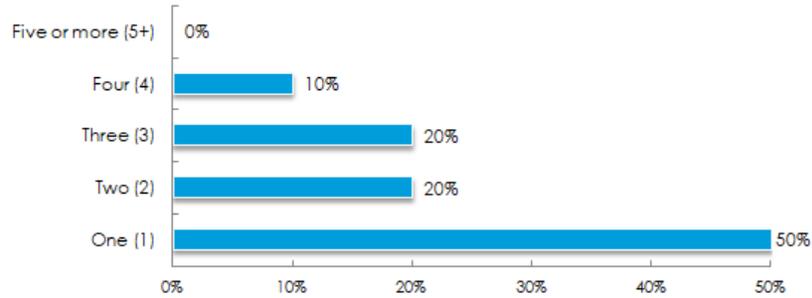
26. If RENTER, how many individuals pay rent to the landlord?



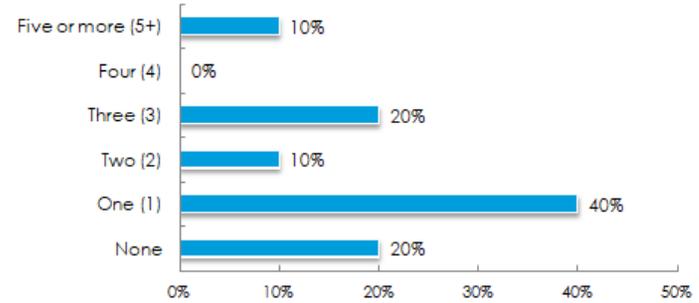
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

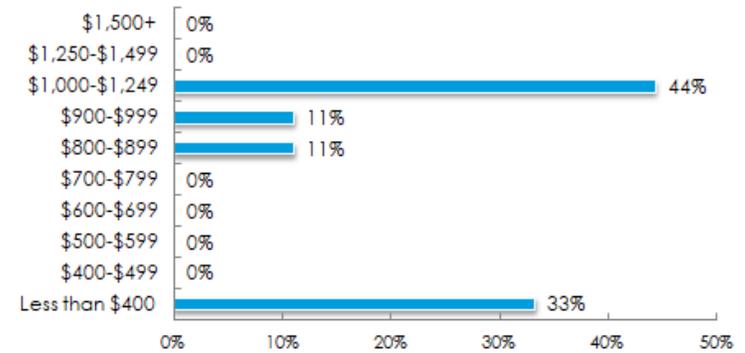


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

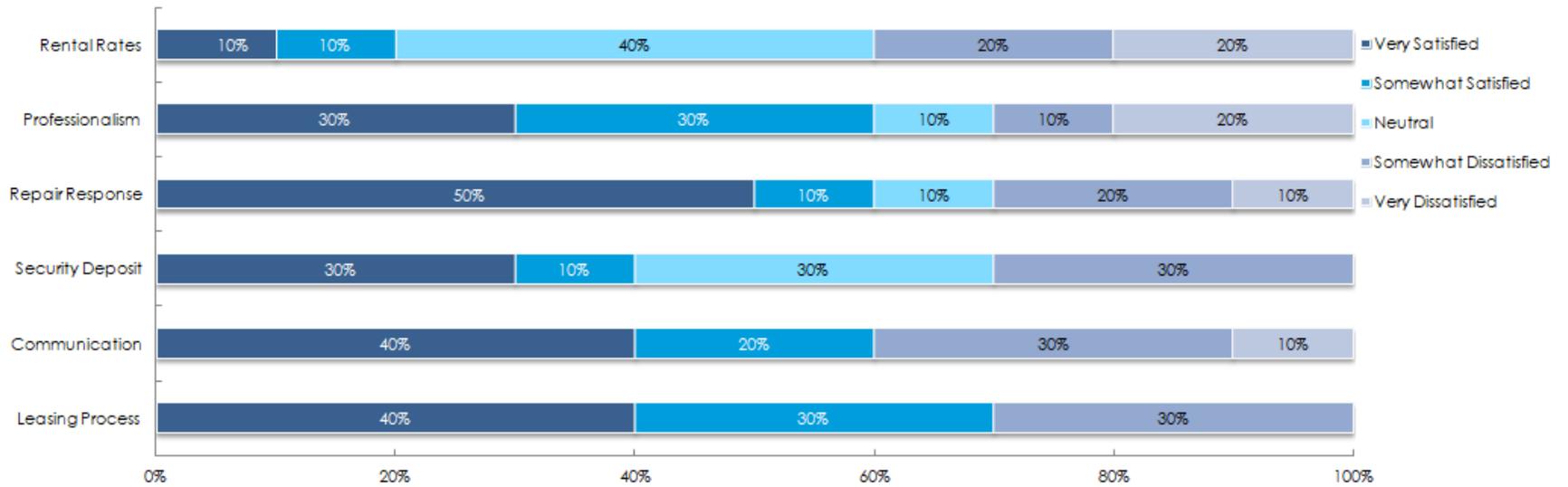


Question 30 can be found on the following page

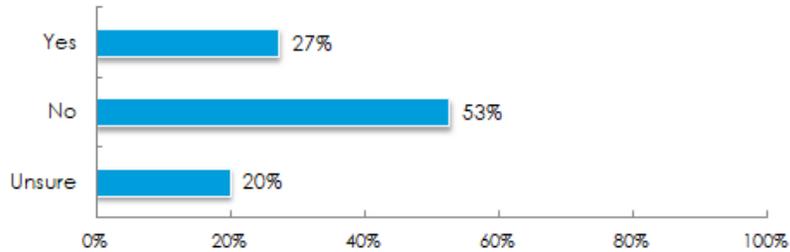
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

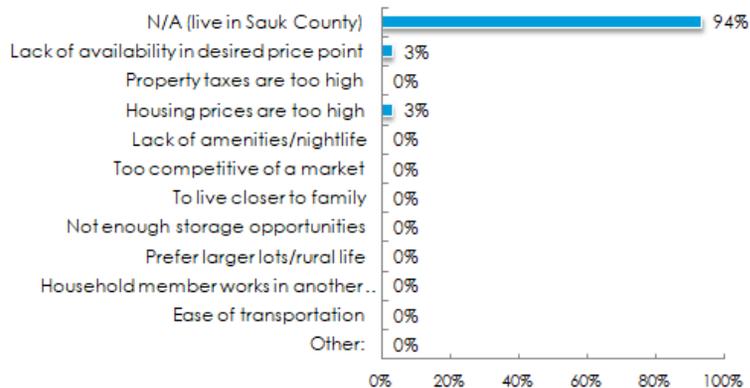


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

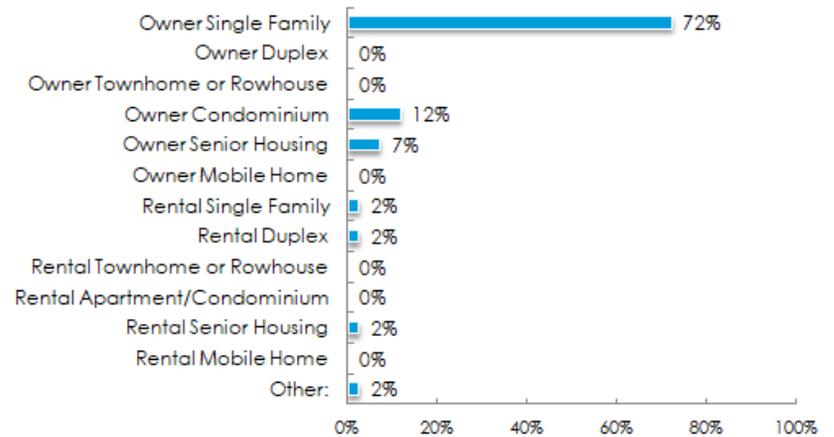


Questions 33A and 33 can be found on the following pages

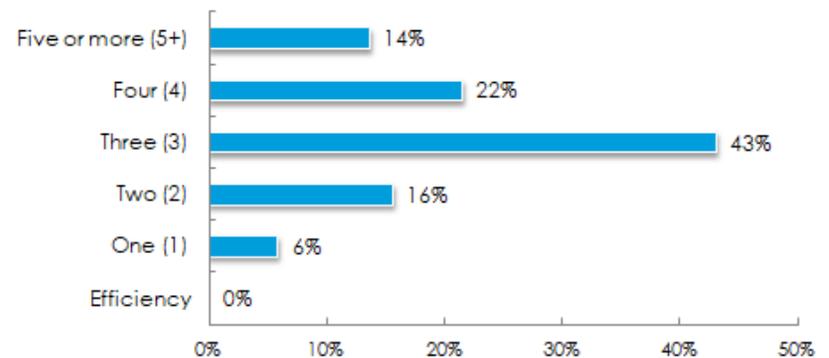
34. If you do not live in Sauk County, please indicate why (check all that apply):



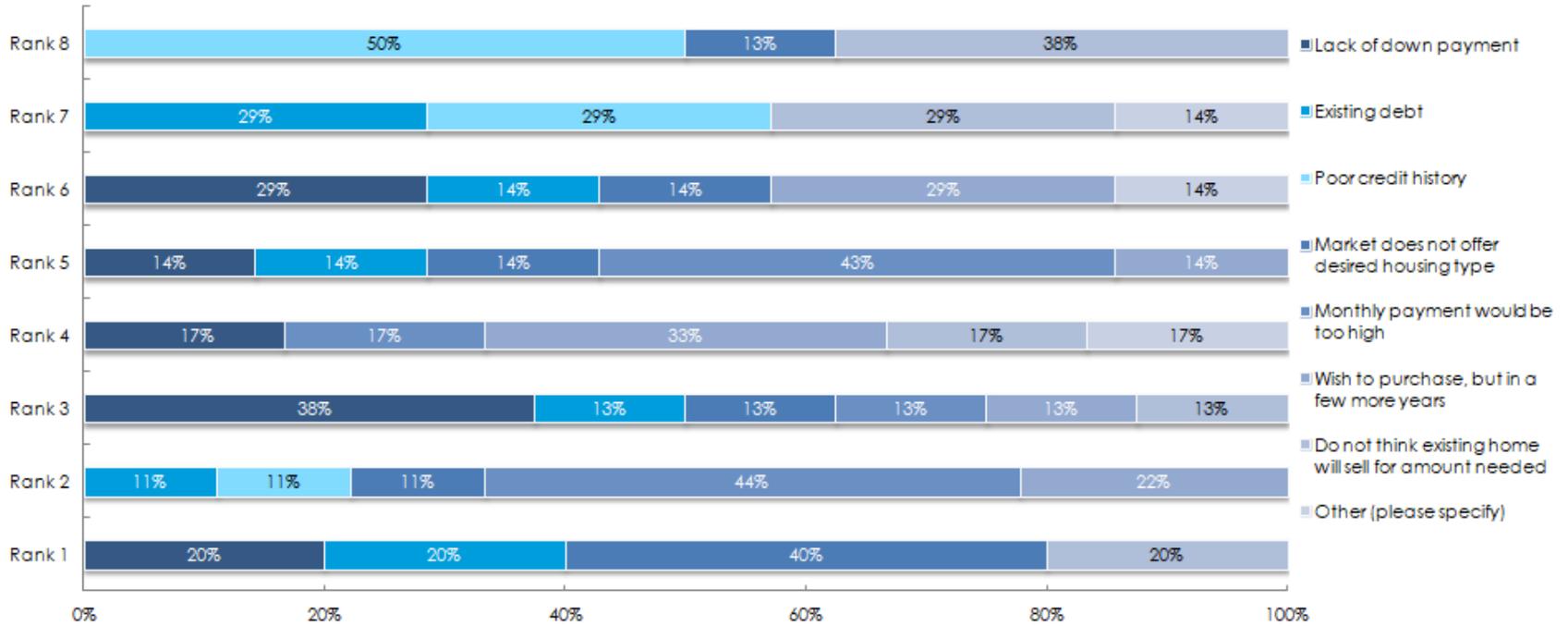
35. If you were to move to or within Sauk County, what type of housing would you prefer?



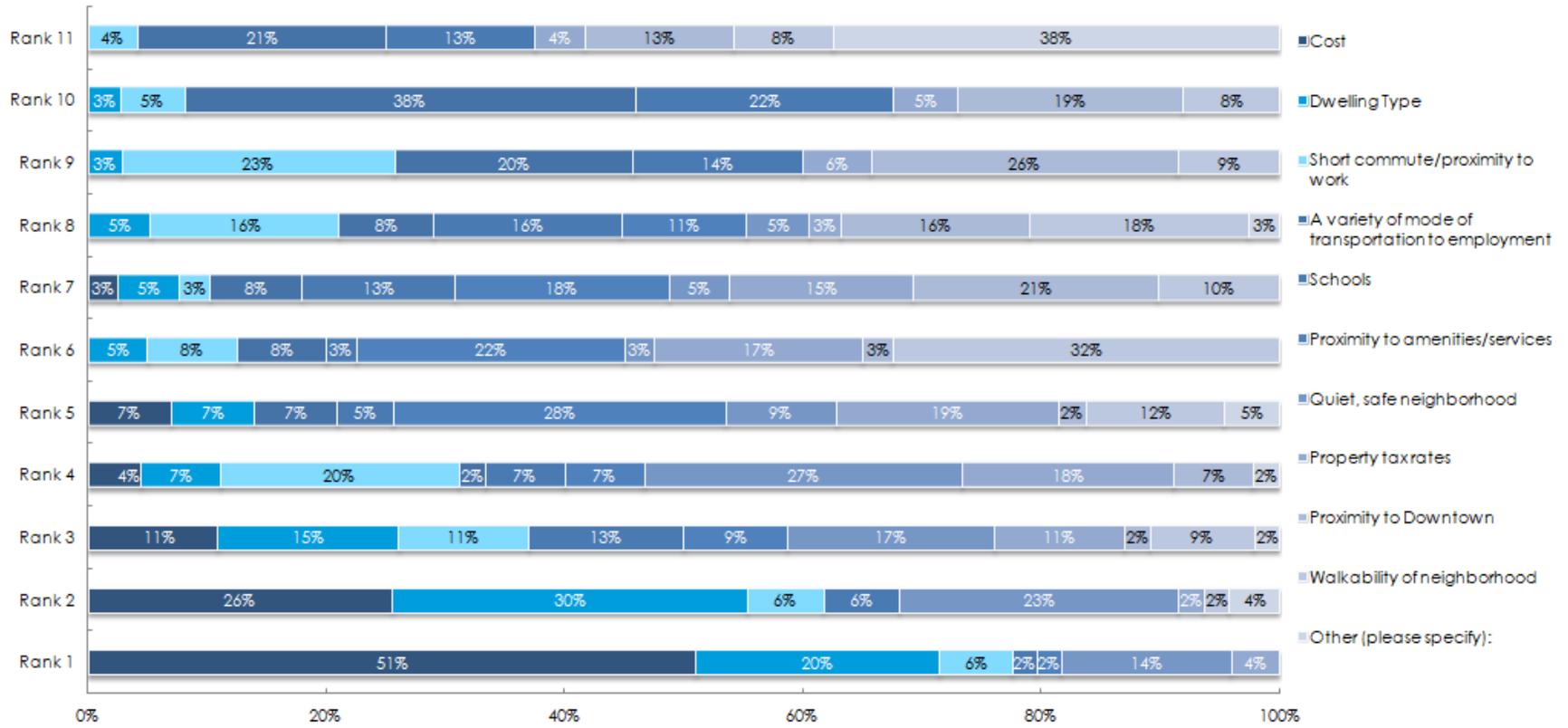
36. What size home is preferred (number of bedrooms)?



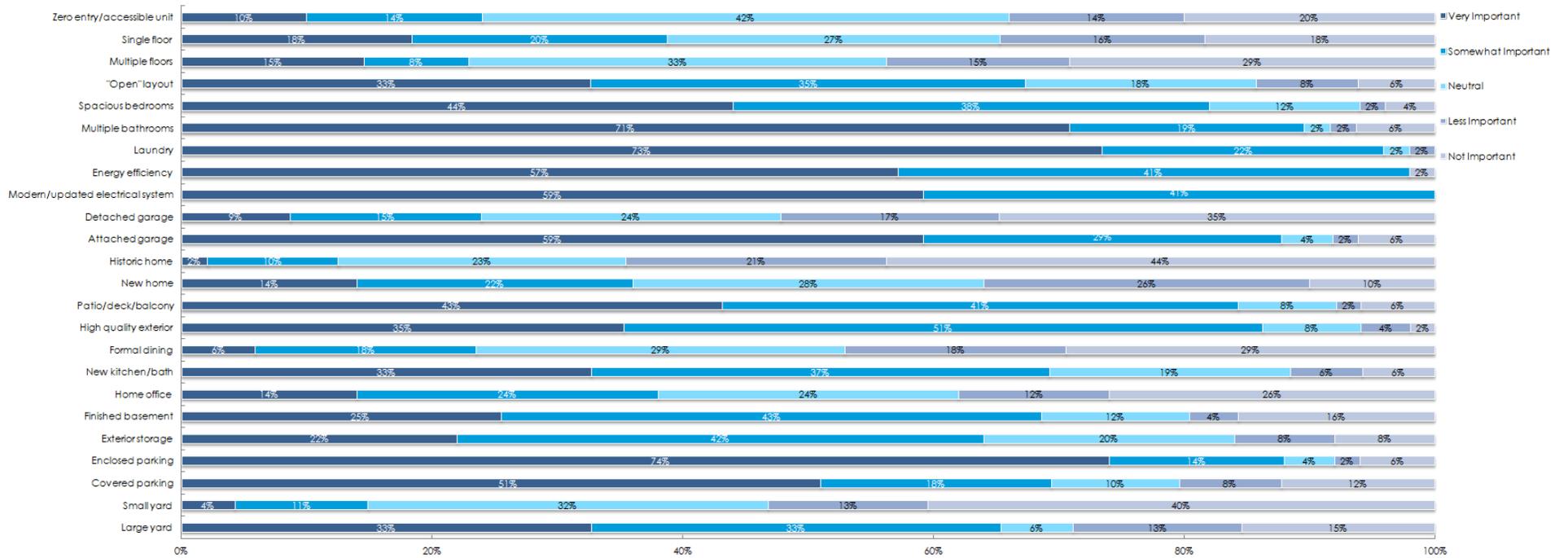
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



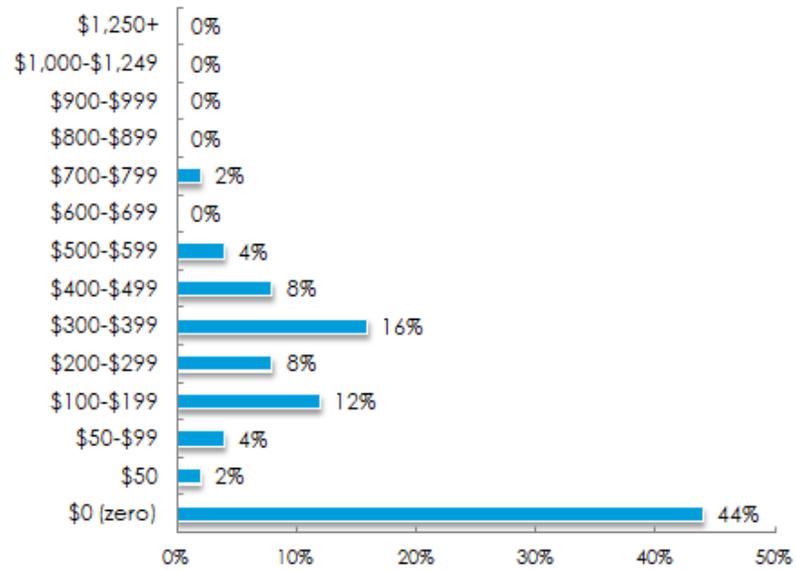
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

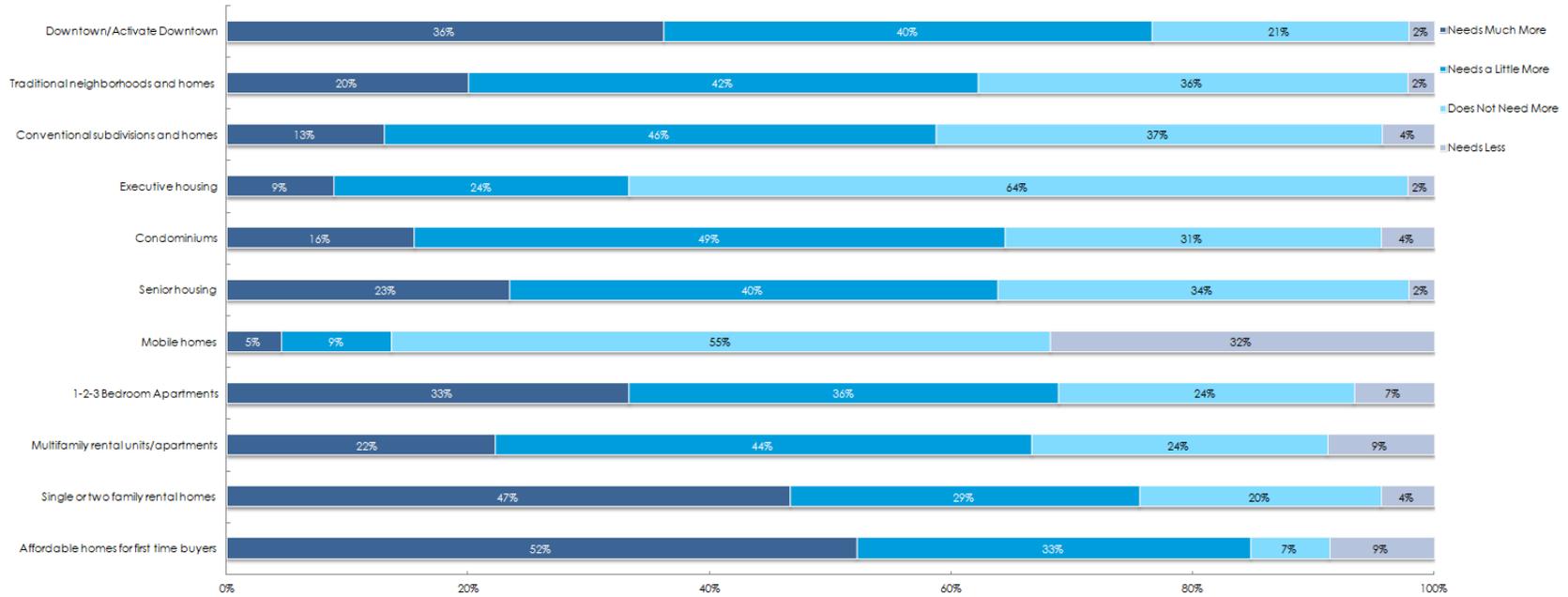


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

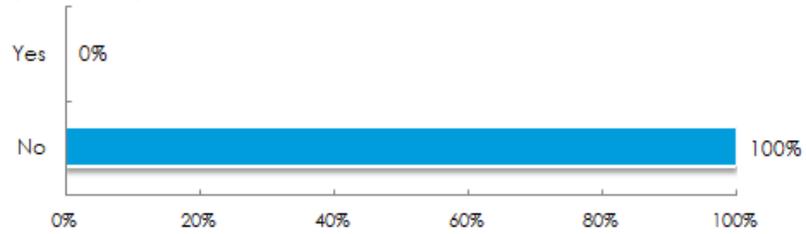


Answers to Questions 40-43 and 46 are featured in the following table:

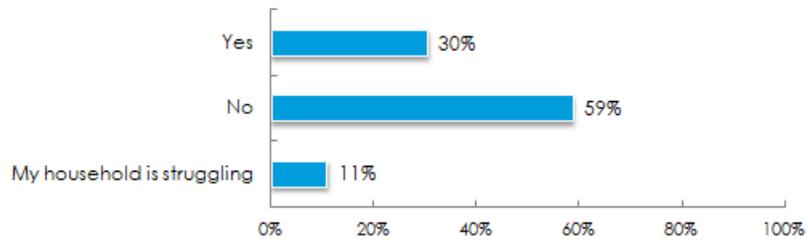
REEDSBURG - Based on your experiences, indicate where new single-family housing should be constructed in your community.
East side neighborhood
A new sub-division
Anywhere in Reedsburg would be great. It's not that far to reach anywhere in town so I'd be willing to live anywhere as long as it's affordable 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.

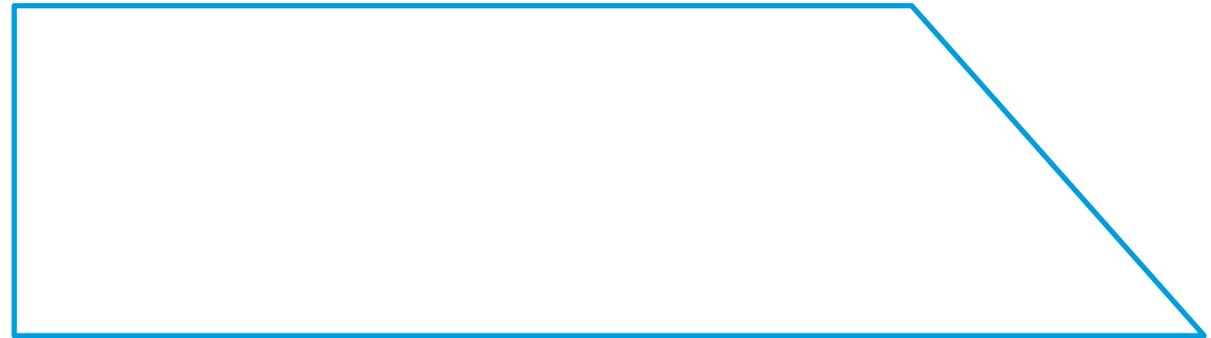
More multifamily housing needed near large employers so transportation is less of a barrier for employment.
Near downtown
Anywhere
A little quieter neighborhood with similarly aged group of people
REEDSBURG - Based on your experiences, indicate areas of your community in most need of housing stock improvement (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?



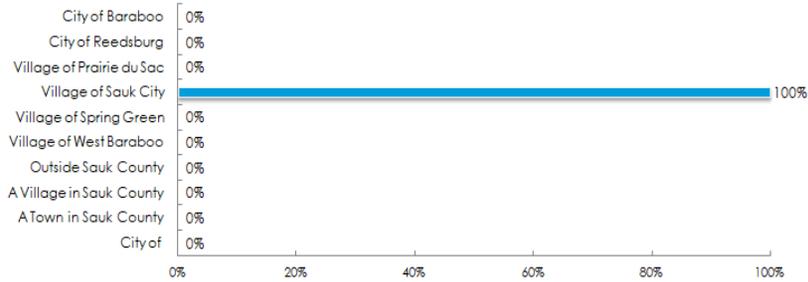
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



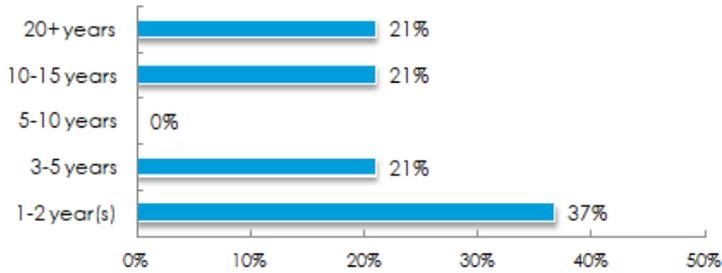


APPENDIX C – SAUK CITY SURVEY SUMMARY

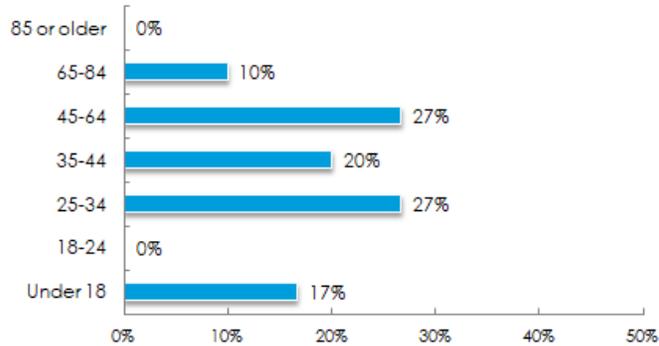
1. Jurisdiction of Residence



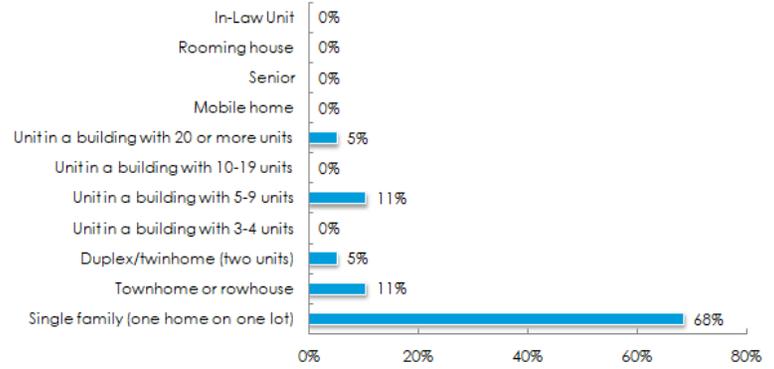
2. How long have you been at your current residence?



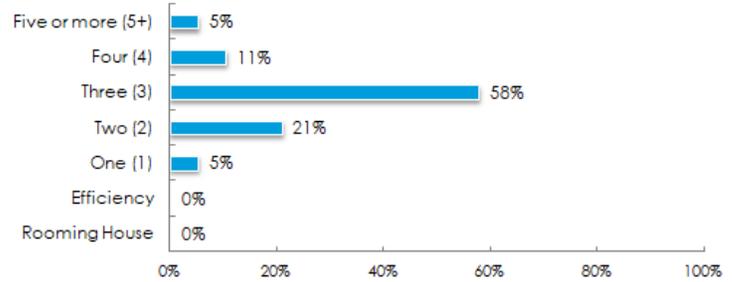
3. Number of household members by age?



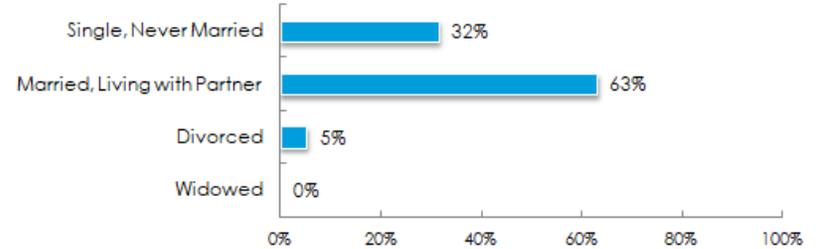
4. Current housing type:



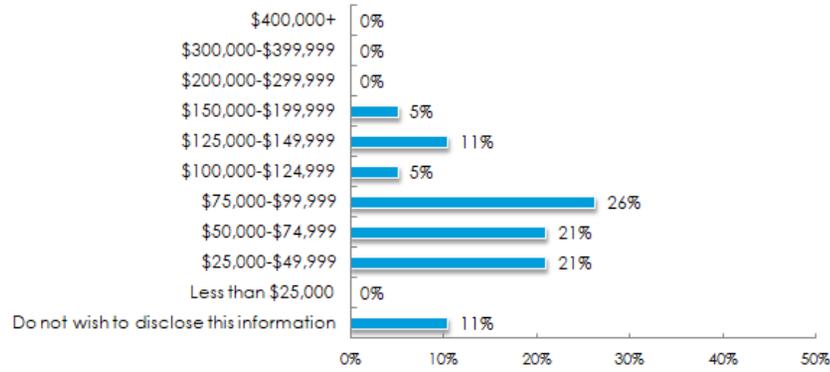
5. Current number of bedrooms:



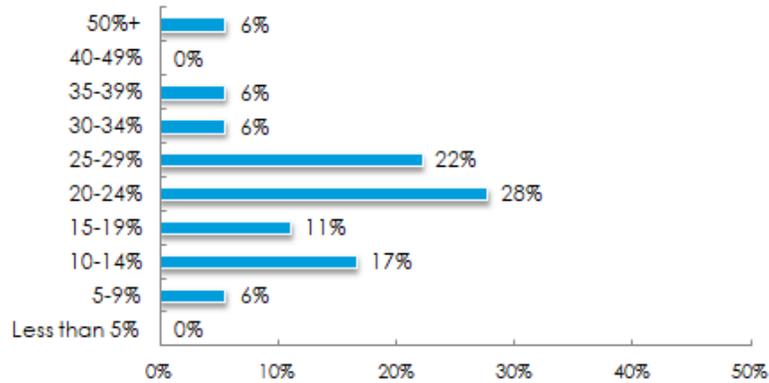
6. Household marital status:



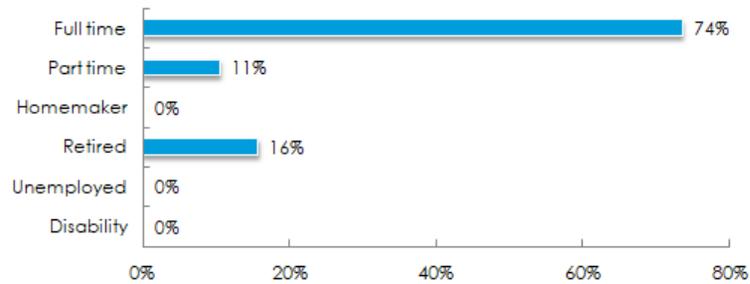
7. Estimated gross annual household income:



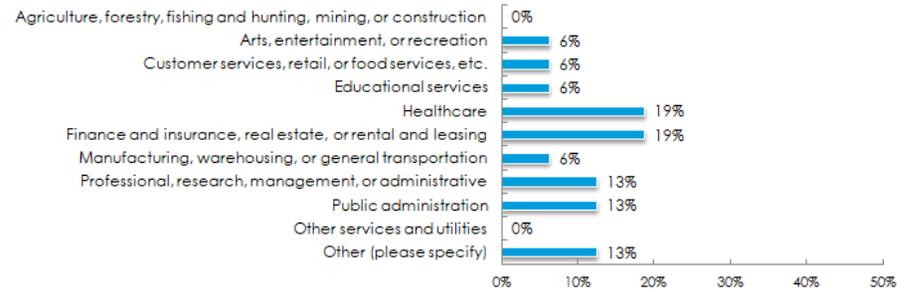
8. Portion of annual gross income spent on rent/housing costs



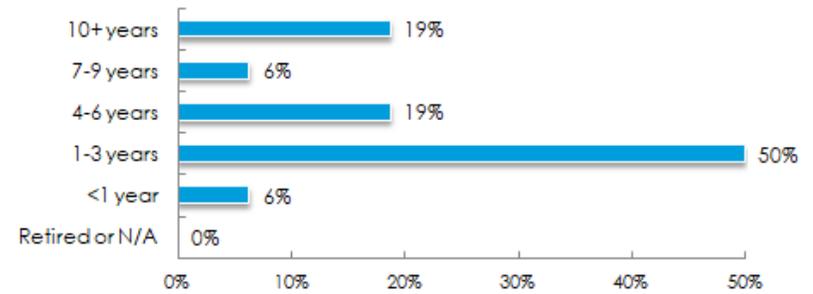
9A. Employment status of household member 1



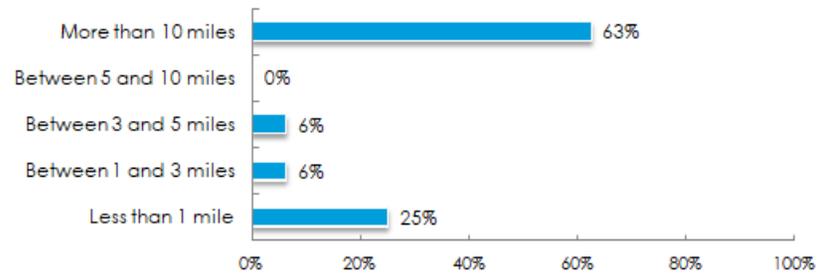
10A. Employment sector of household member 1



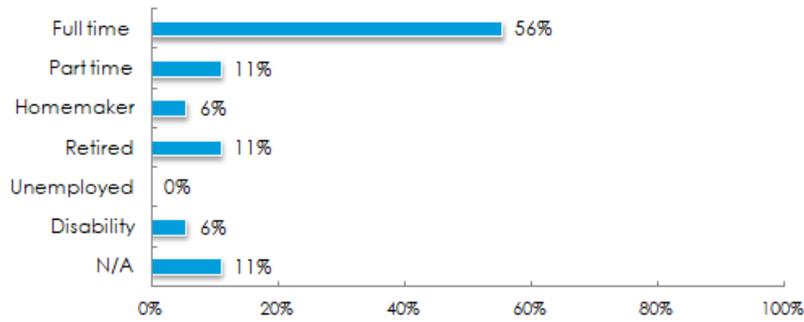
11A. Length of time with current employer (household member 1)



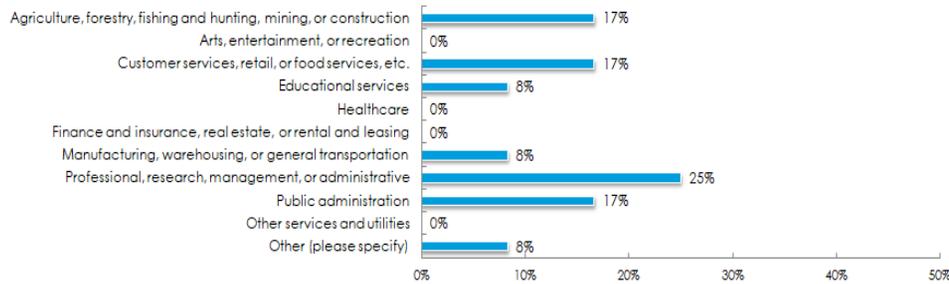
12A. How far do you travel to work (household member 1)



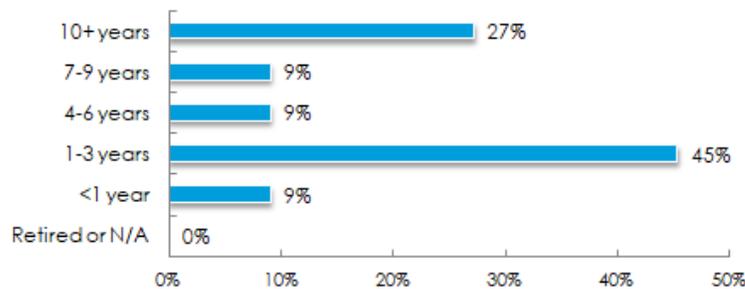
9B. Employment status of household member 2



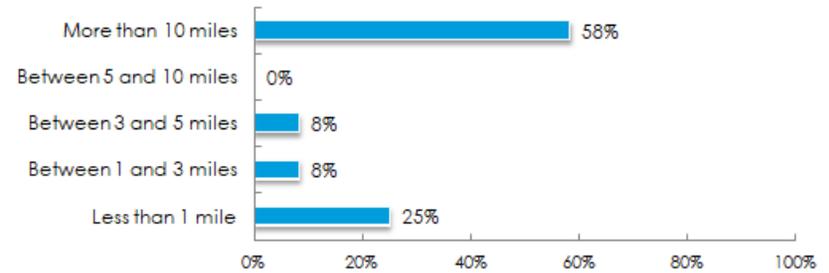
10B. Employment sector of household member 2



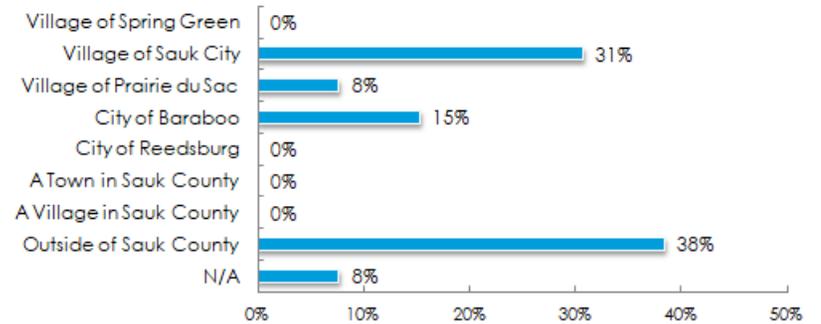
11B. Length of time with current employer (household member 2)



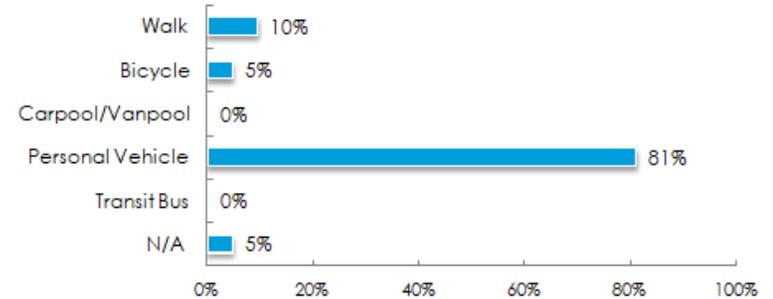
12B. How far do you travel to work (household member 2)?



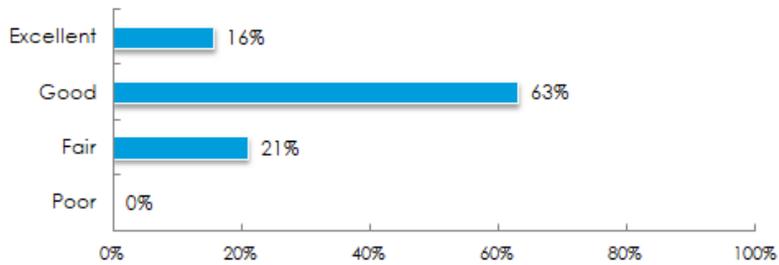
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

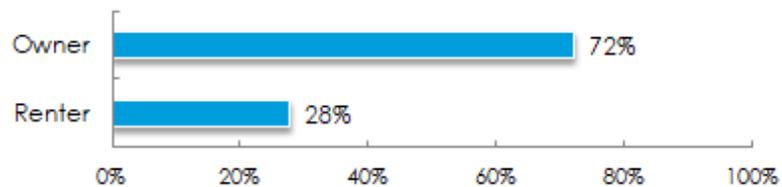


15. What is the overall condition of home or apartment?

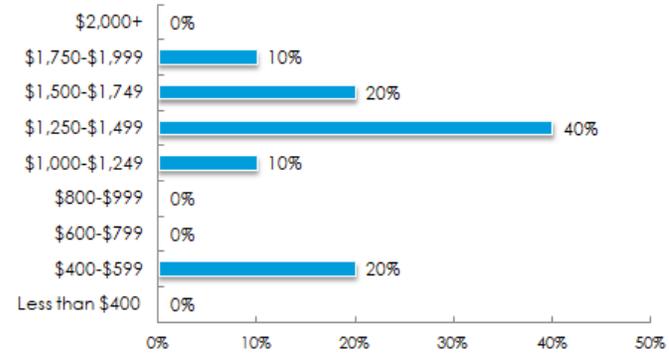


Question 16 can be found on the following page

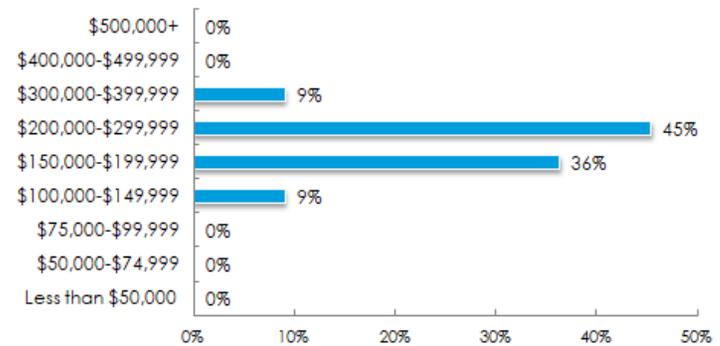
17. Are you an owner or renter of your residence?



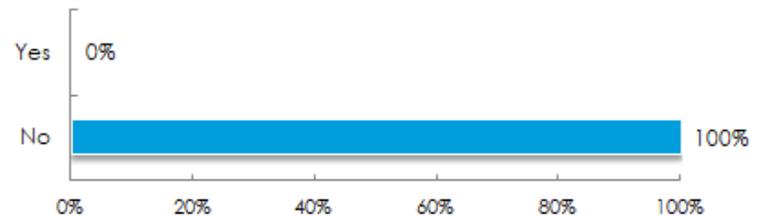
18. If OWNER, what are your typical monthly housing expenses?



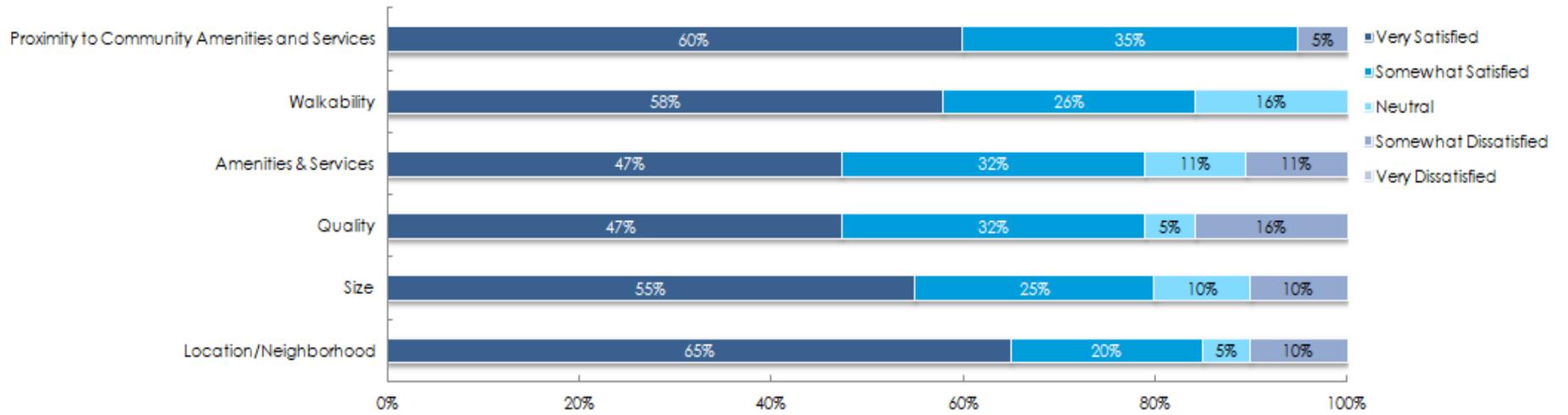
19. If OWNER, what is the approximate assessed value of your home?



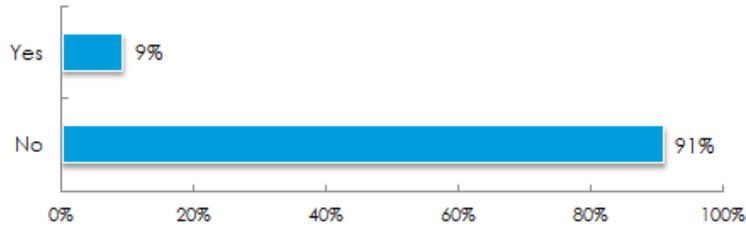
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



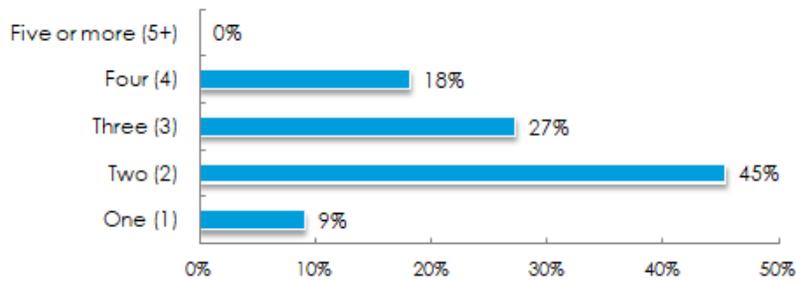
16. Please rate your satisfaction with your current housing.



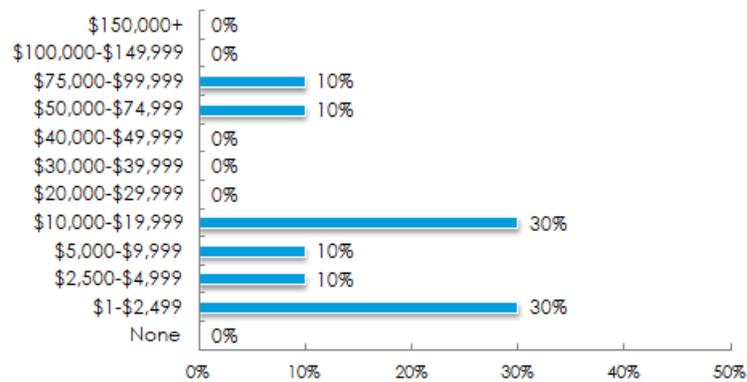
21. If OWNER, do you own a second home or vacation homes in Sauk County?



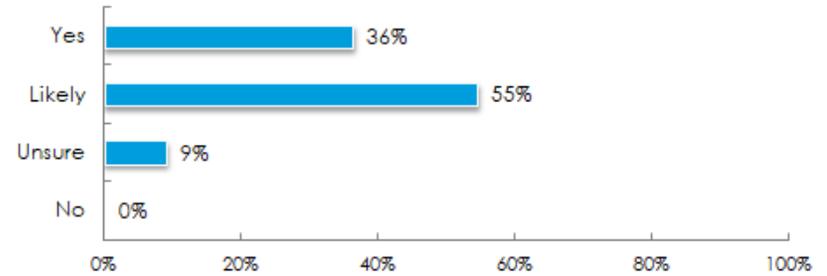
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



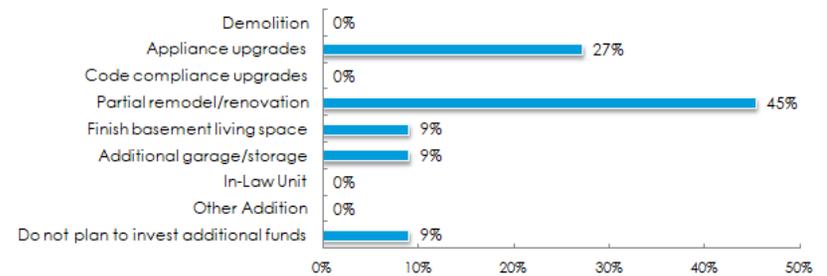
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



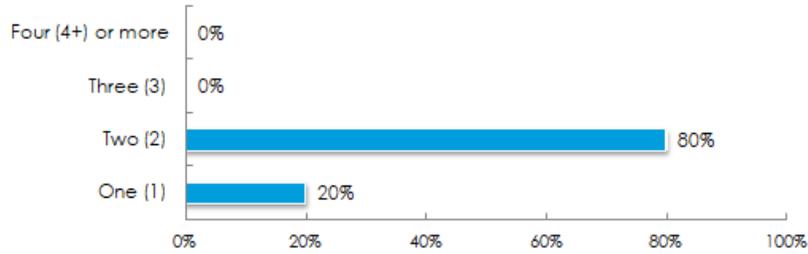
24a. If you plan to invest additional funds, what level of work do you anticipate?



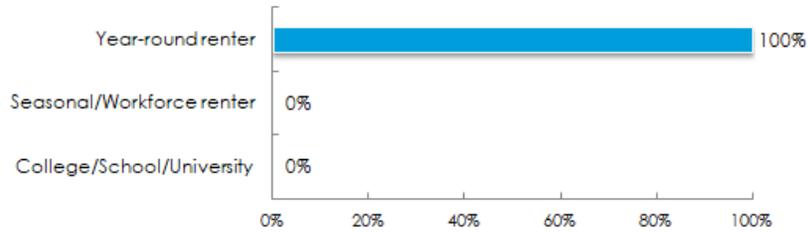
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

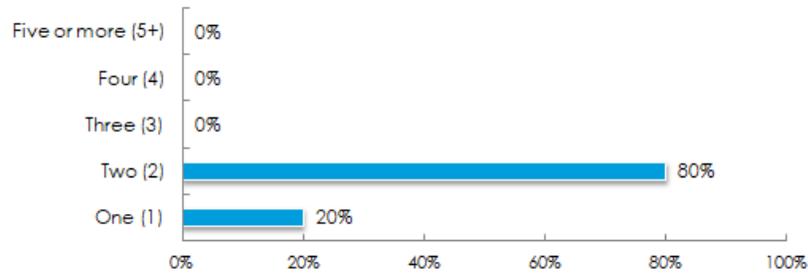
26. If RENTER, how many individuals pay rent to the landlord?



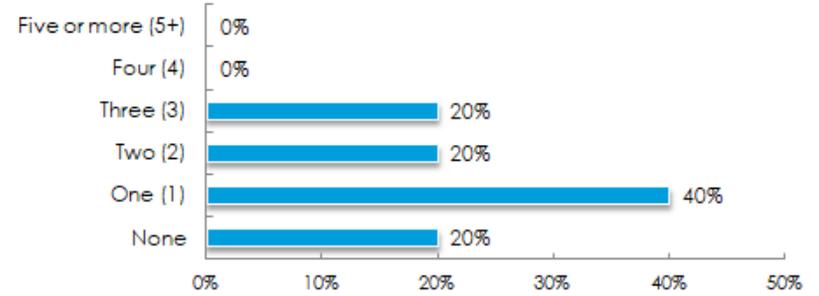
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

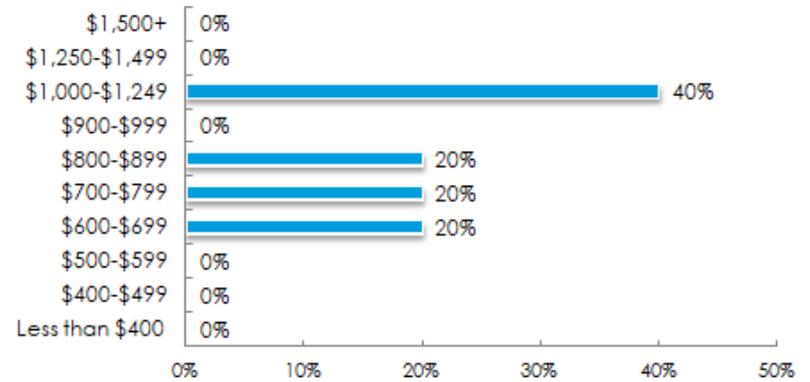


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

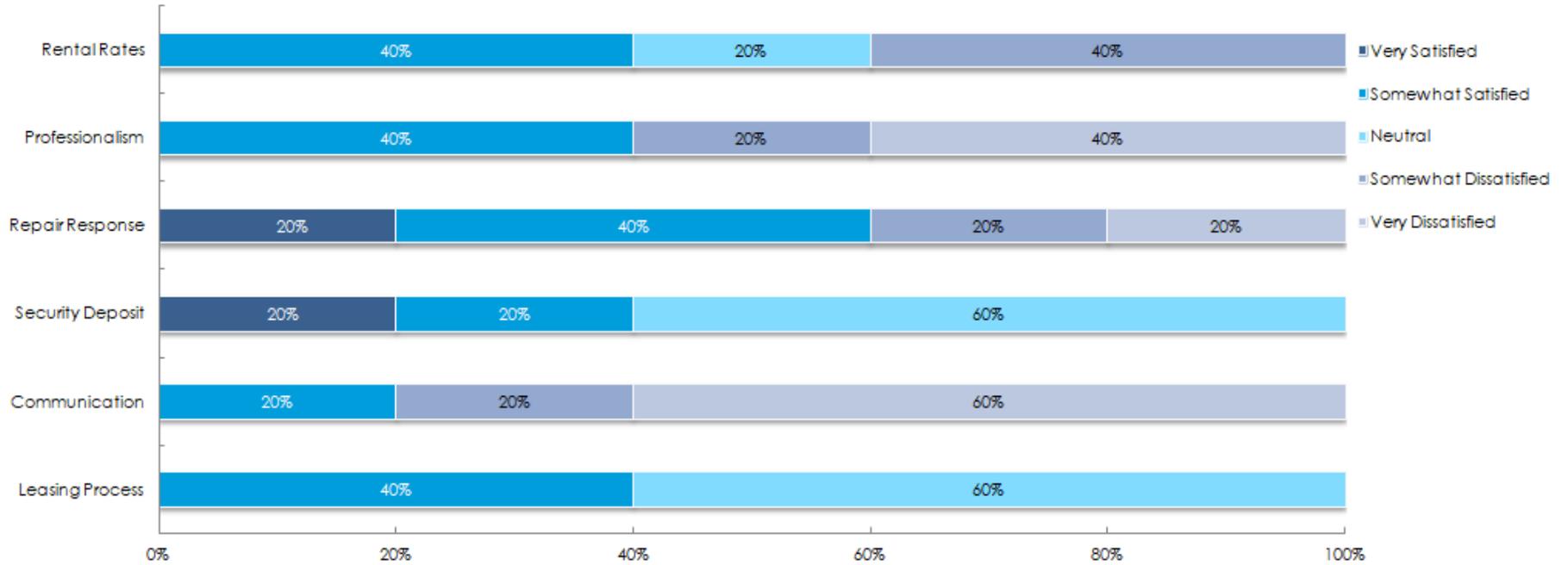


Question 30 can be found on the following page

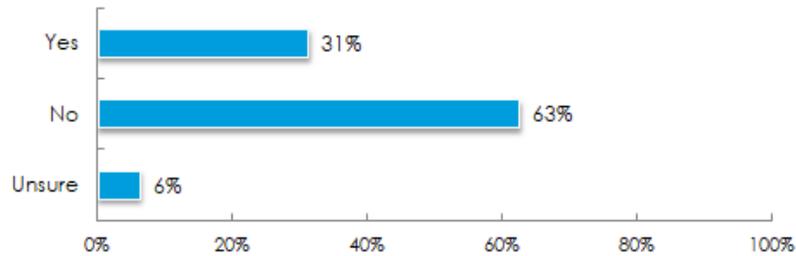
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

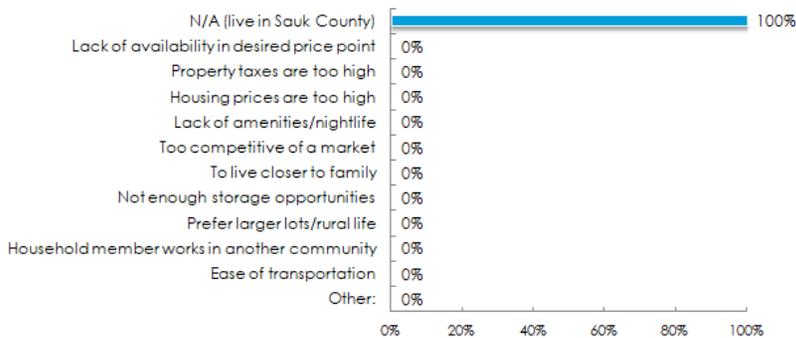


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

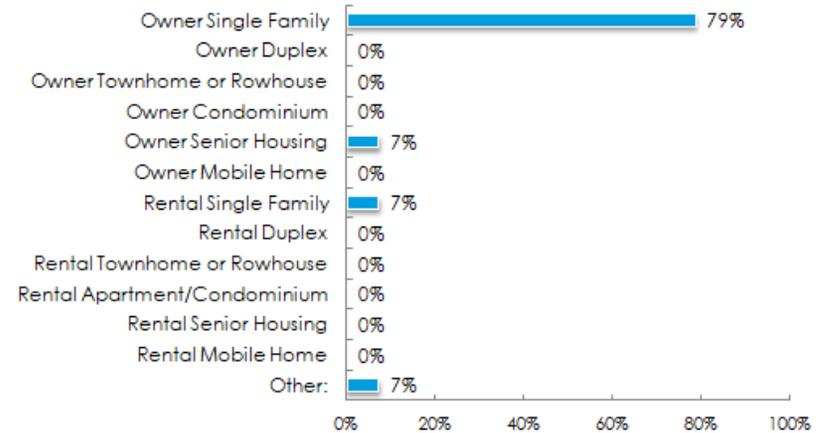


Questions 33A and 33 can be found on the following pages

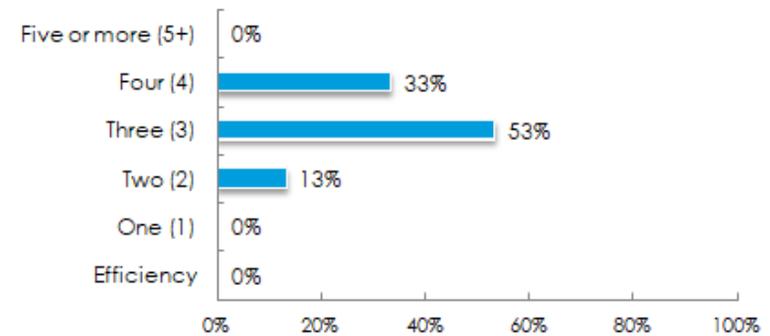
34. If you do not live in Sauk County, please indicate why (check all that apply):



35. If you were to move to or within Sauk County, what type of housing would you prefer?



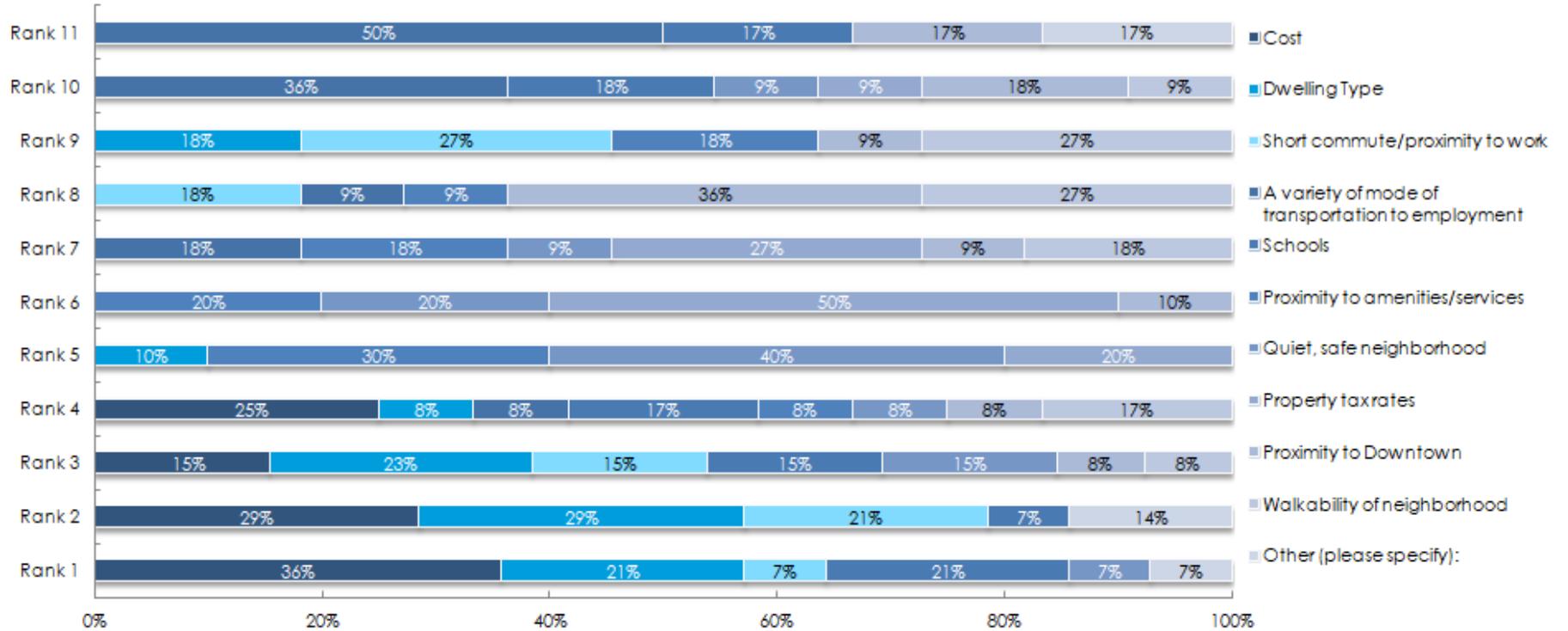
36. What size home is preferred (number of bedrooms)?



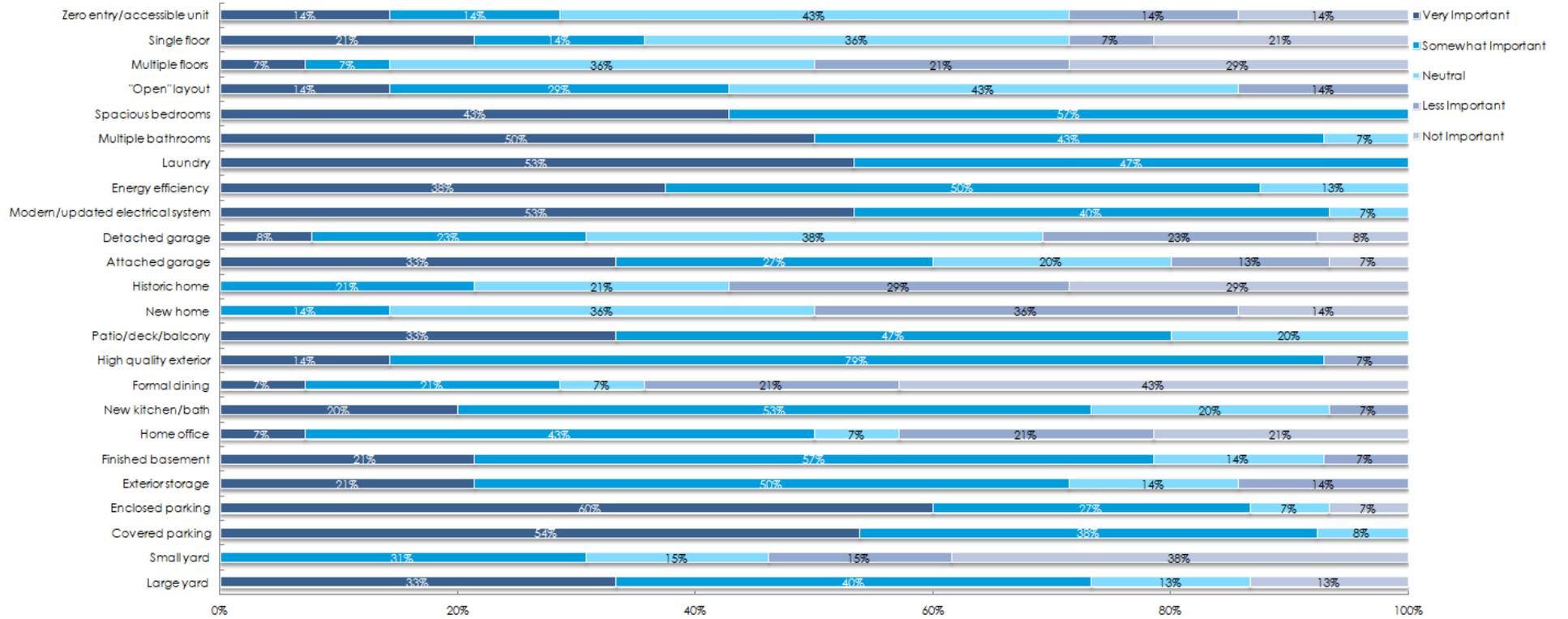
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



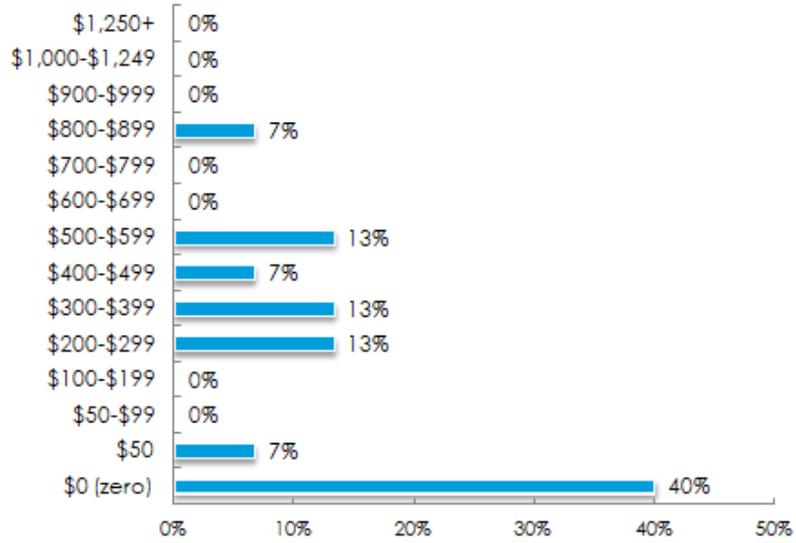
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

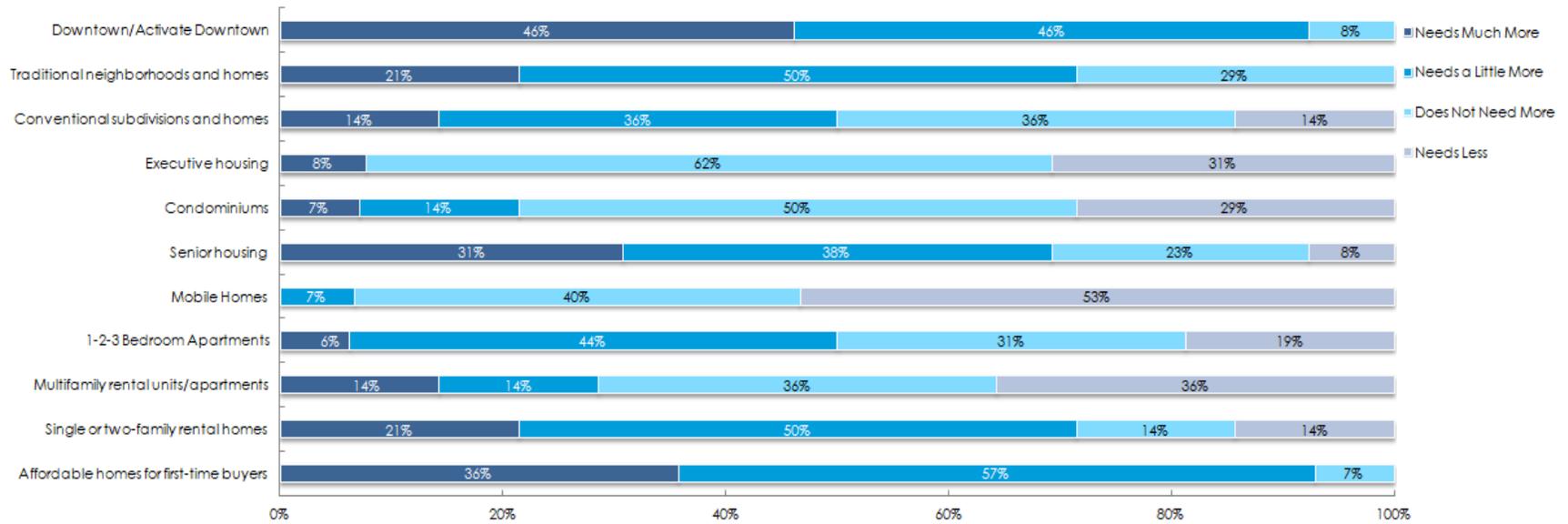


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

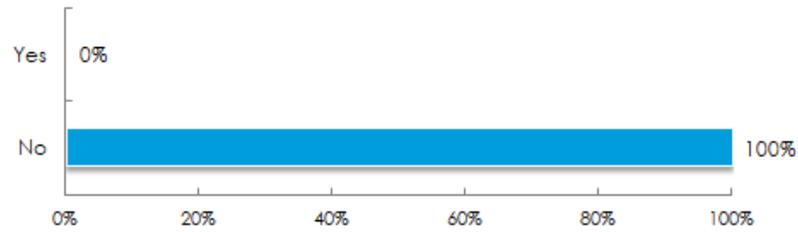
39. Based on your experiences, please rate the housing needs within your Community.



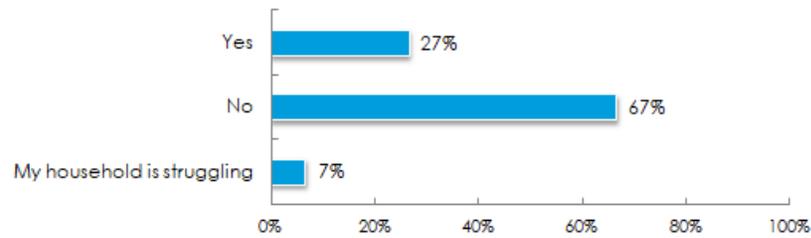
Answers to Questions 40-43 and 46 are featured in the following table:

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?



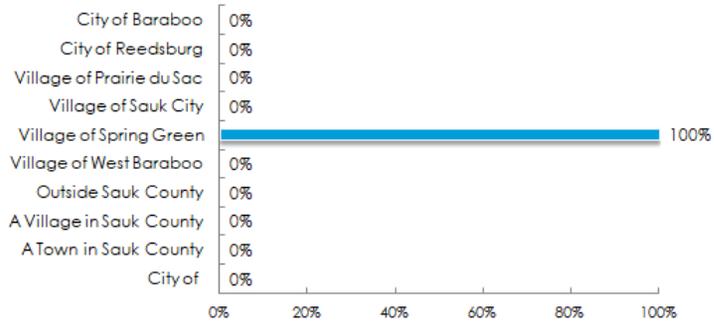
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



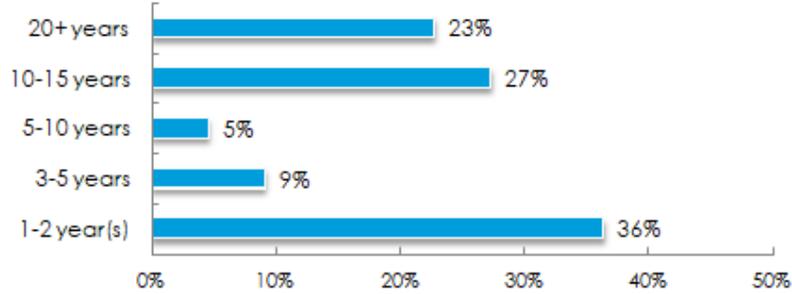


APPENDIX C – SPRING GREEN SURVEY SUMMARY

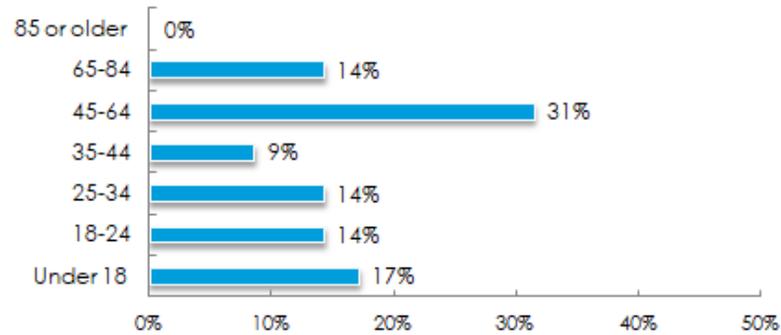
1. Jurisdiction of Residence



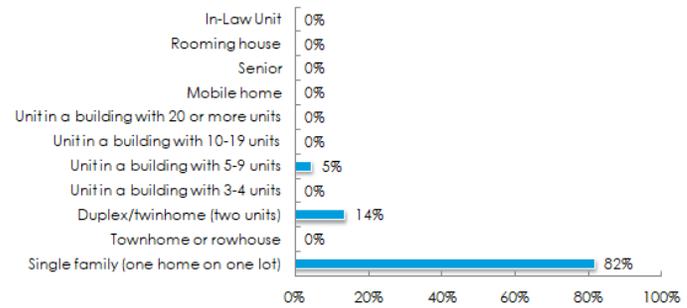
2. How long have you been at your current residence?



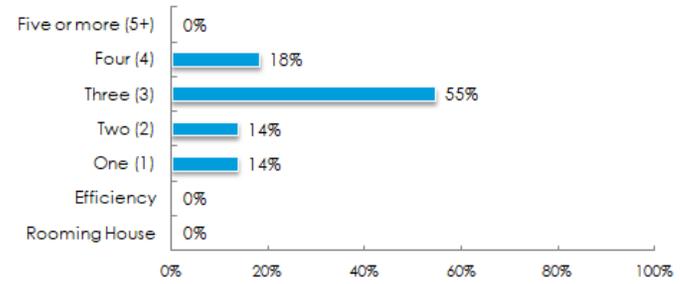
3. Number of household members by age?



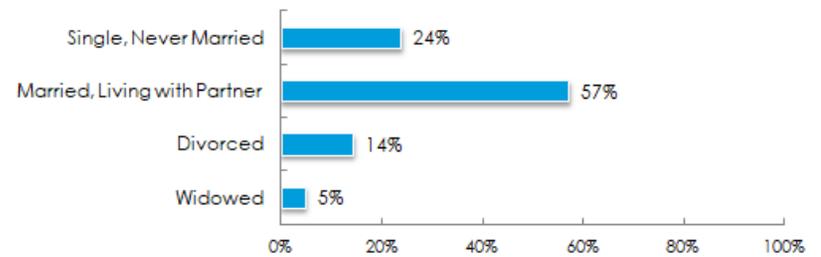
4. Current housing type:



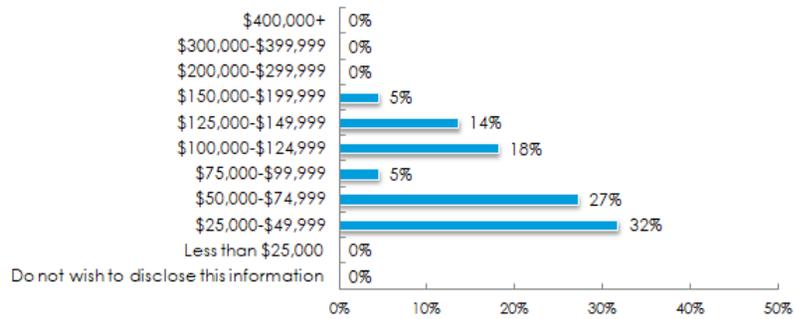
5. Current number of bedrooms:



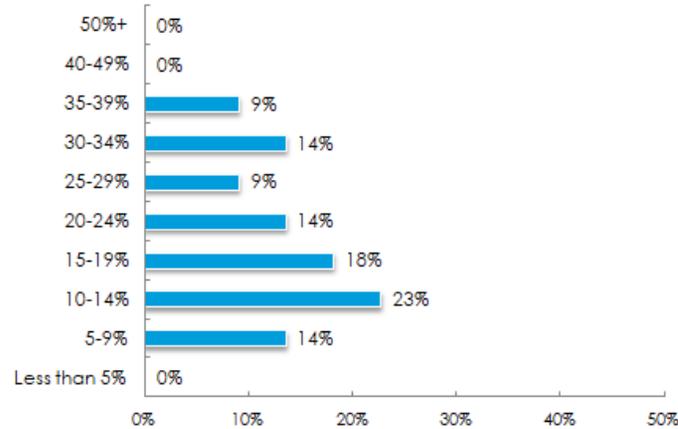
6. Household marital status:



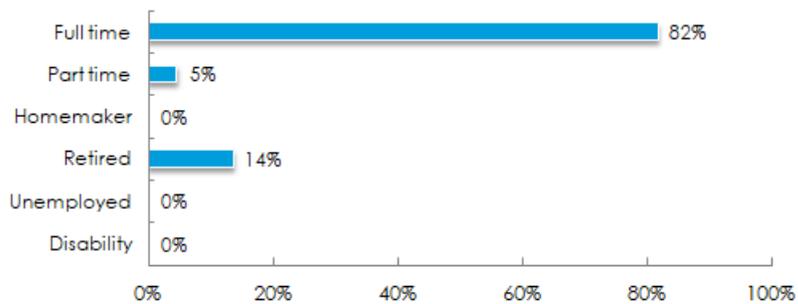
7. Estimated gross annual household income:



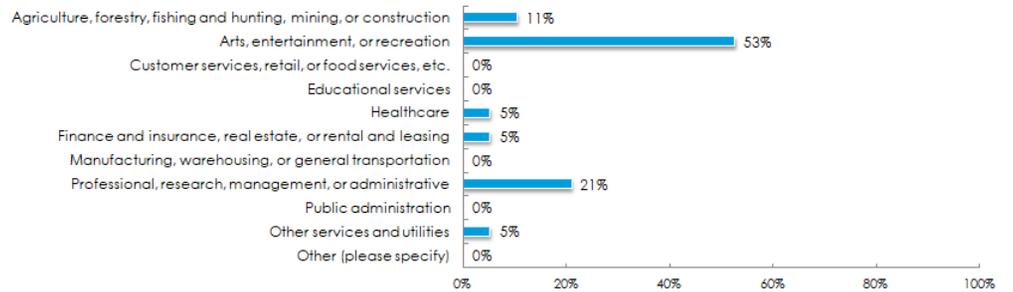
8. Portion of annual gross income spent on rent/housing



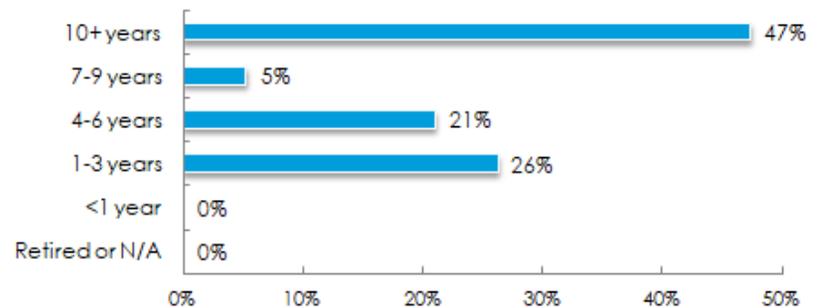
9A. Employment status of household member 1



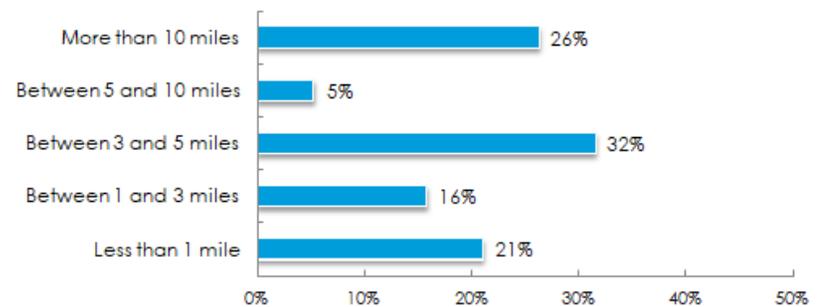
10A. Employment sector of household member 1



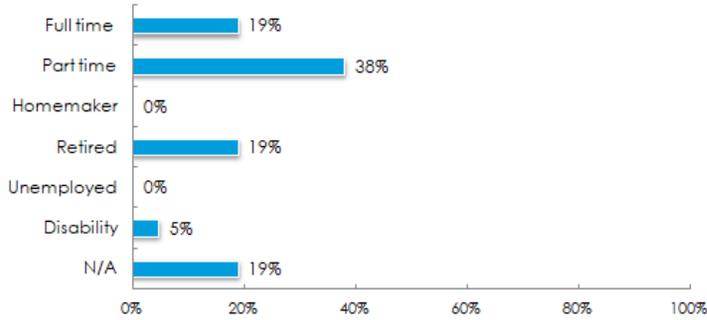
11A. Length of time with current employer (household member 1)



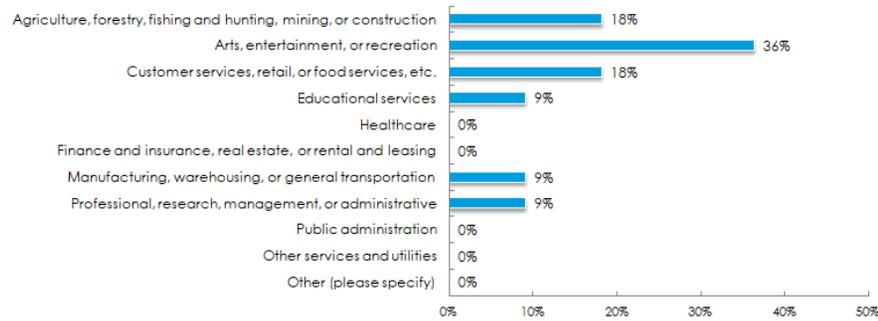
12A. How far do you travel to work (household member 1)



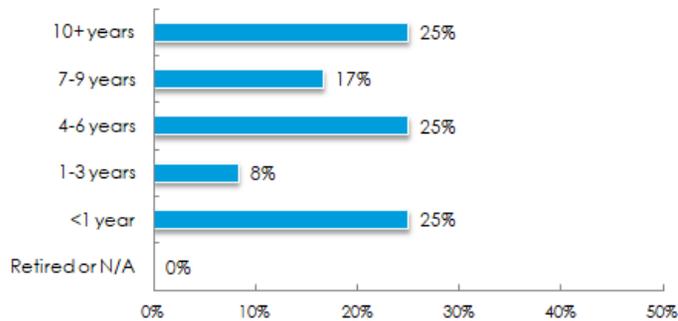
9B. Employment status of household member 2



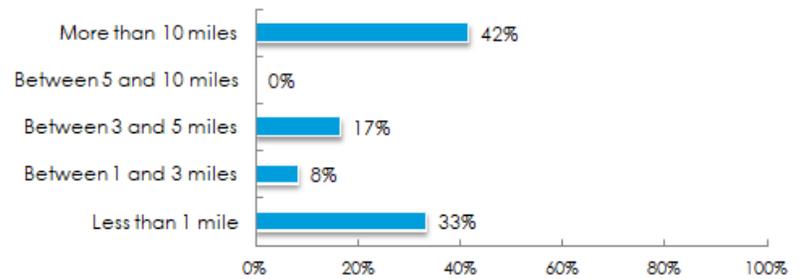
10B. Employment sector of household member 2



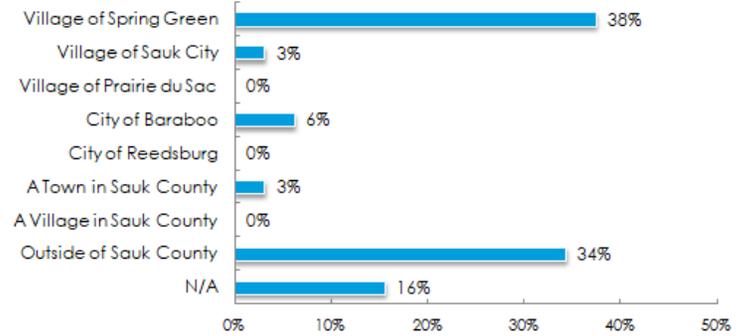
11B. Length of time with current employer (household member 2)



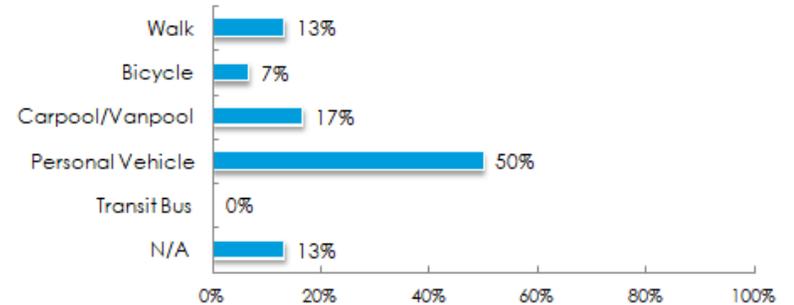
12B. How far do you travel to work (household member 2)?



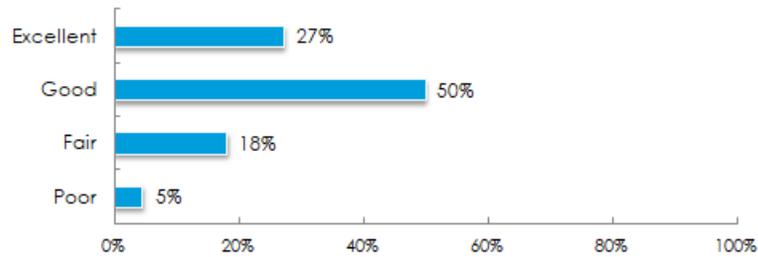
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

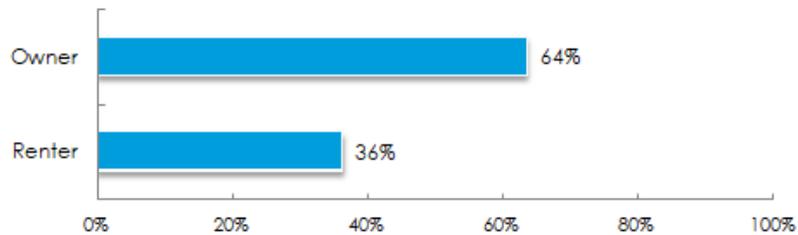


15. What is the overall condition of home or apartment?

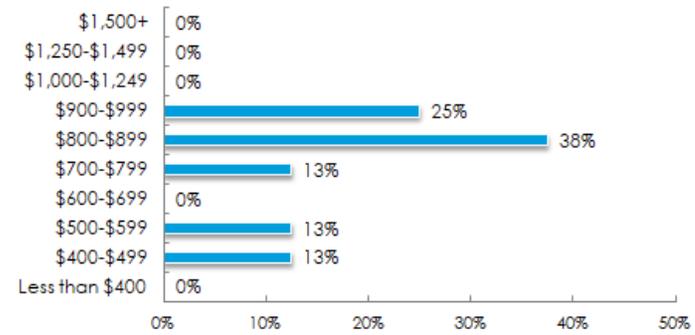


Question 16 can be found on the following page

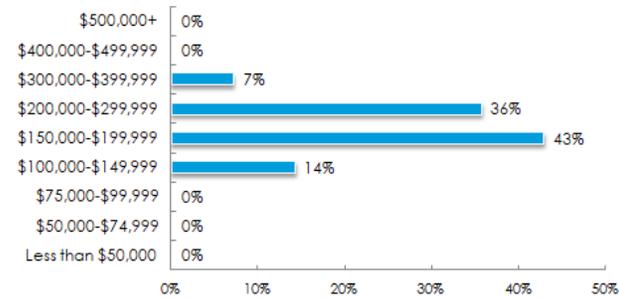
17. Are you an owner or renter of your residence?



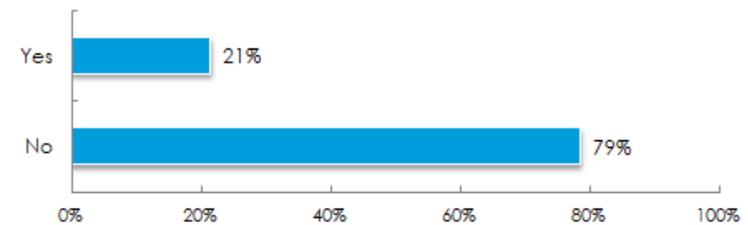
18. If OWNER, what are your typical monthly housing expenses?



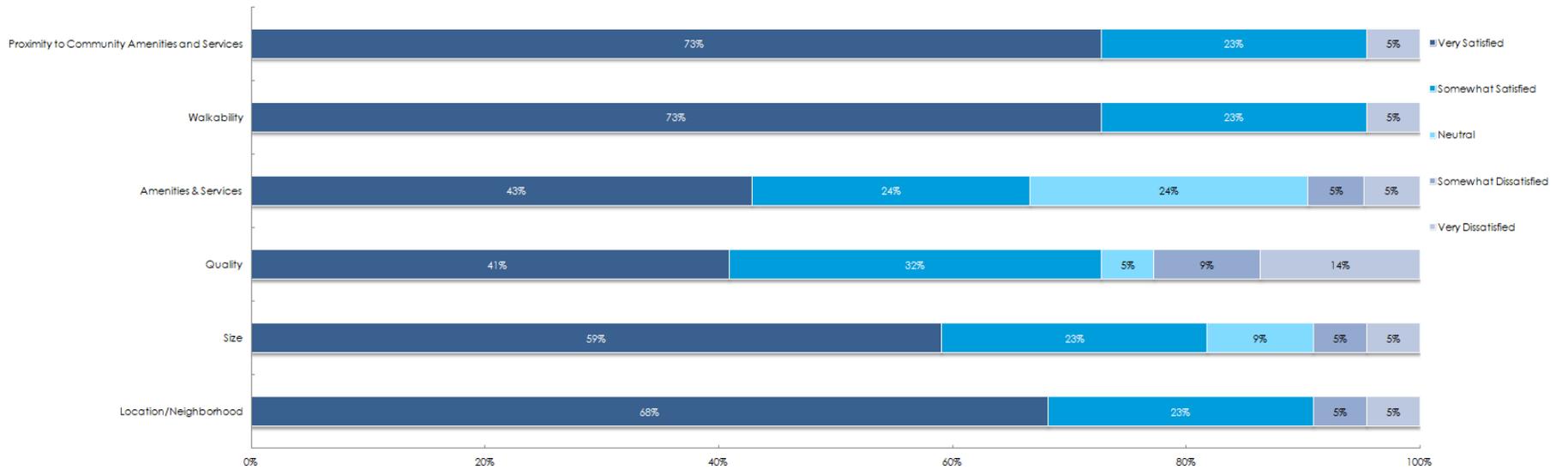
19. If OWNER, what is the approximate assessed value of your home?



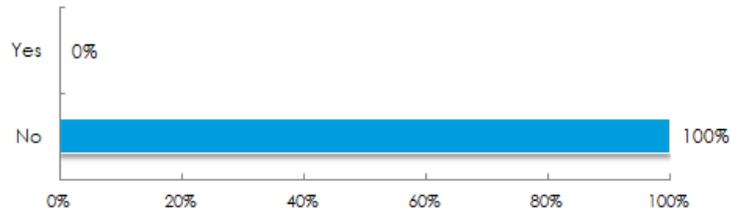
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



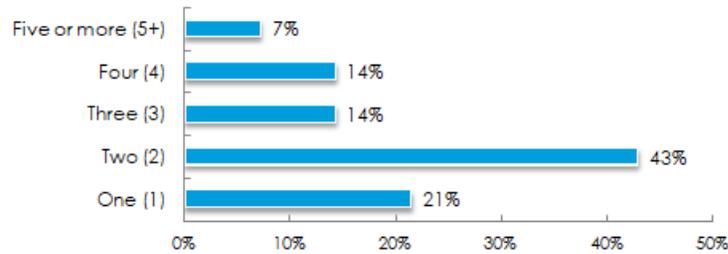
16. Please rate your satisfaction with your current housing.



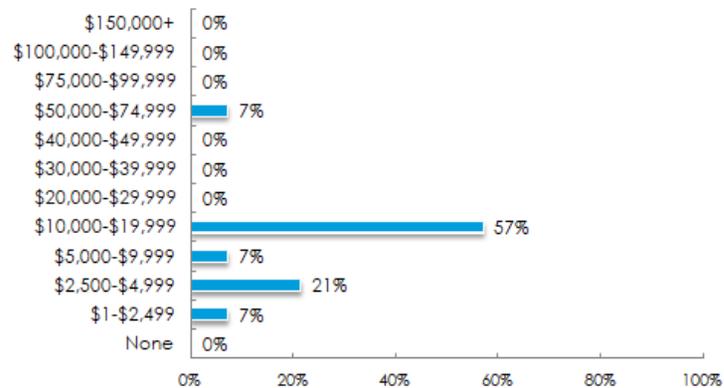
21. If OWNER, do you own a second home or vacation homes in Sauk County?



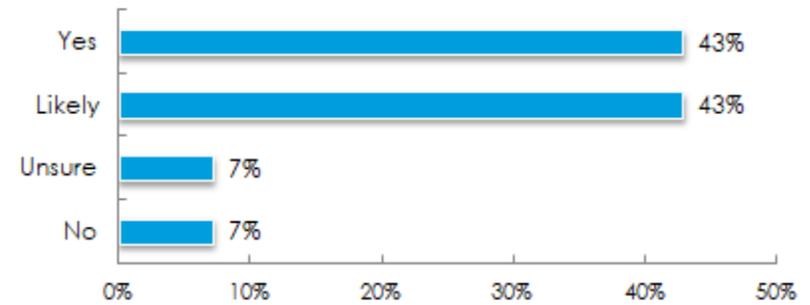
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



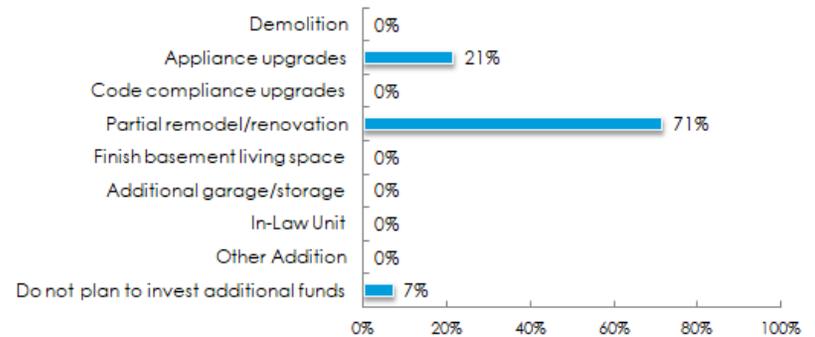
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



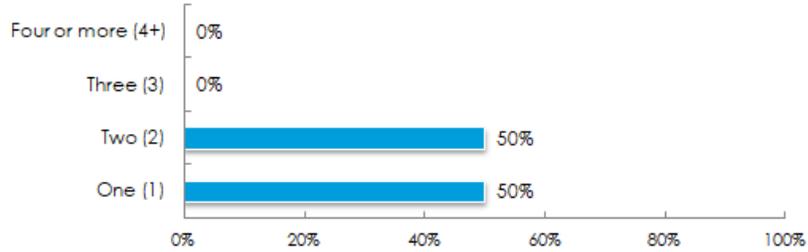
24a. If you plan to invest additional funds, what level of work do you anticipate?



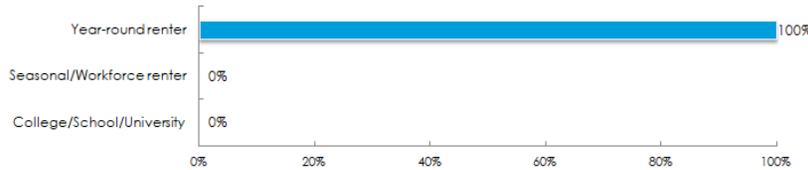
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

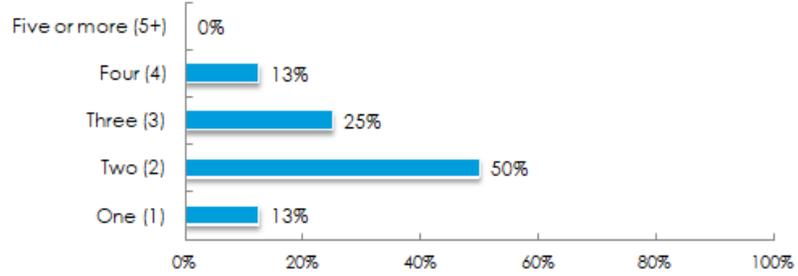
26. If RENTER, how many individuals pay rent to the landlord?



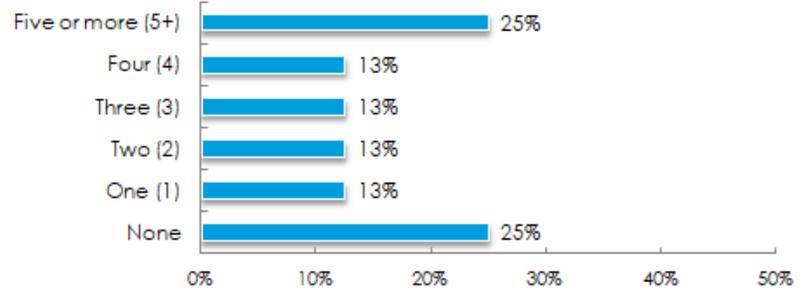
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

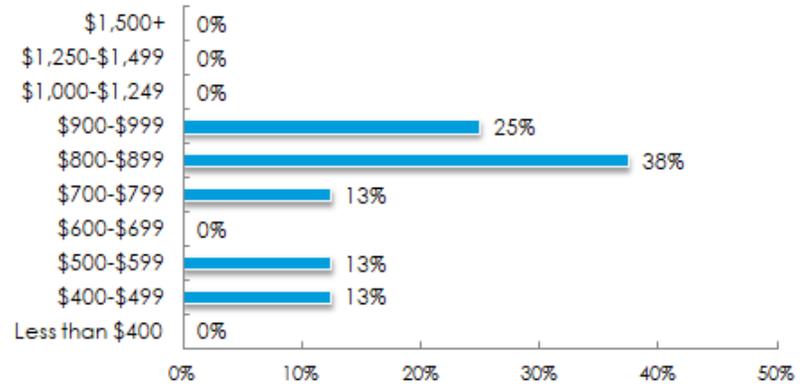


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

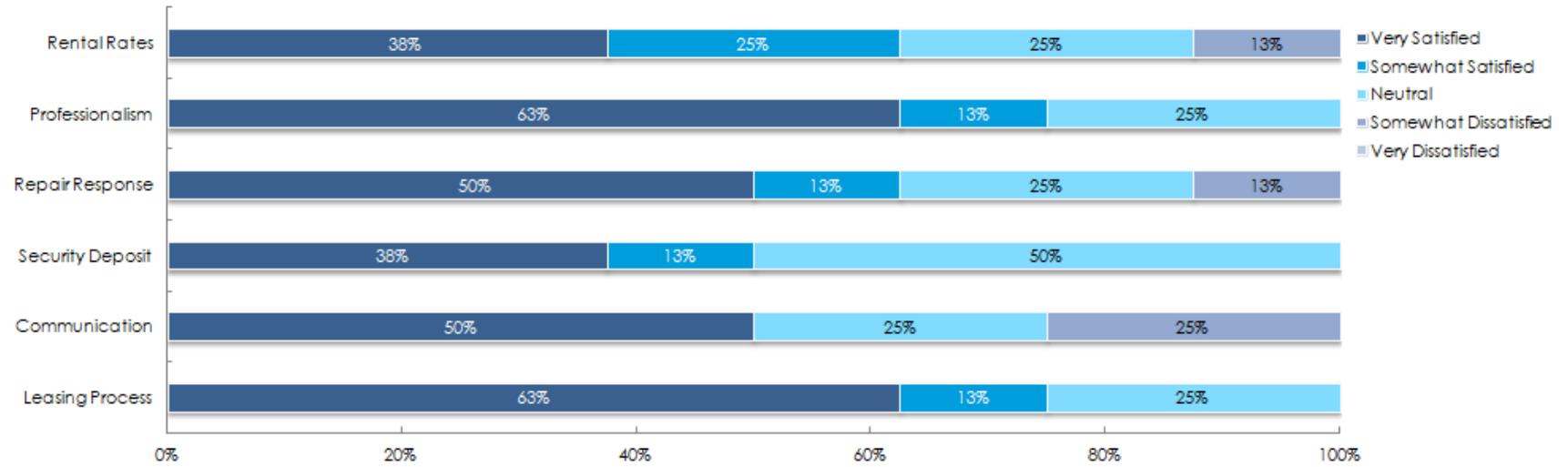


Question 30 can be found on the following page

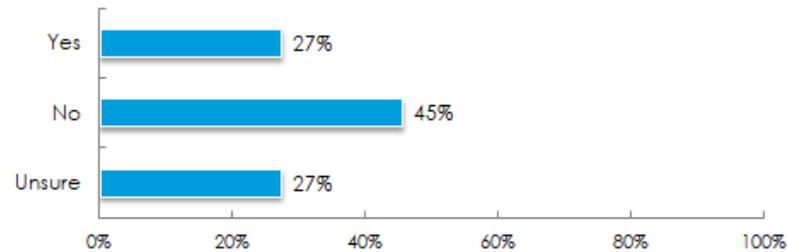
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

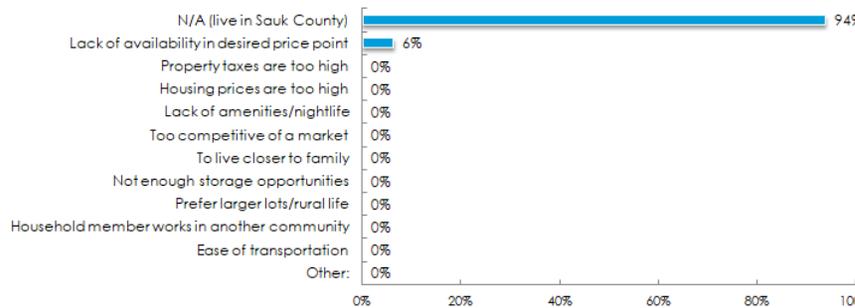


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

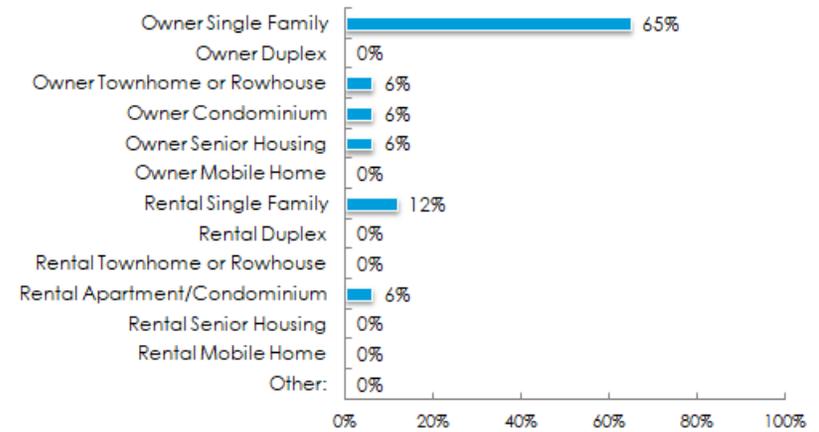


Questions 33A and 33 can be found on the following pages

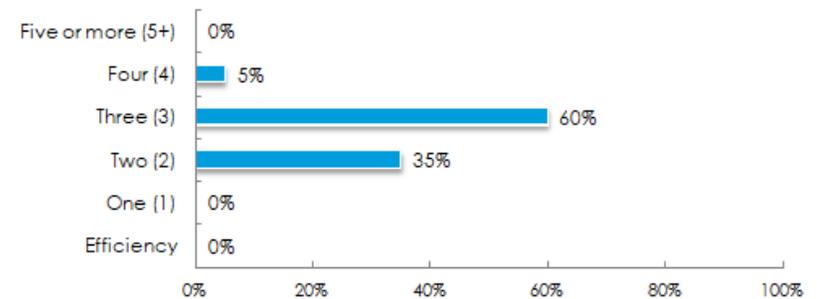
34. If you do not live in Sauk County, please indicate why (check all that apply):



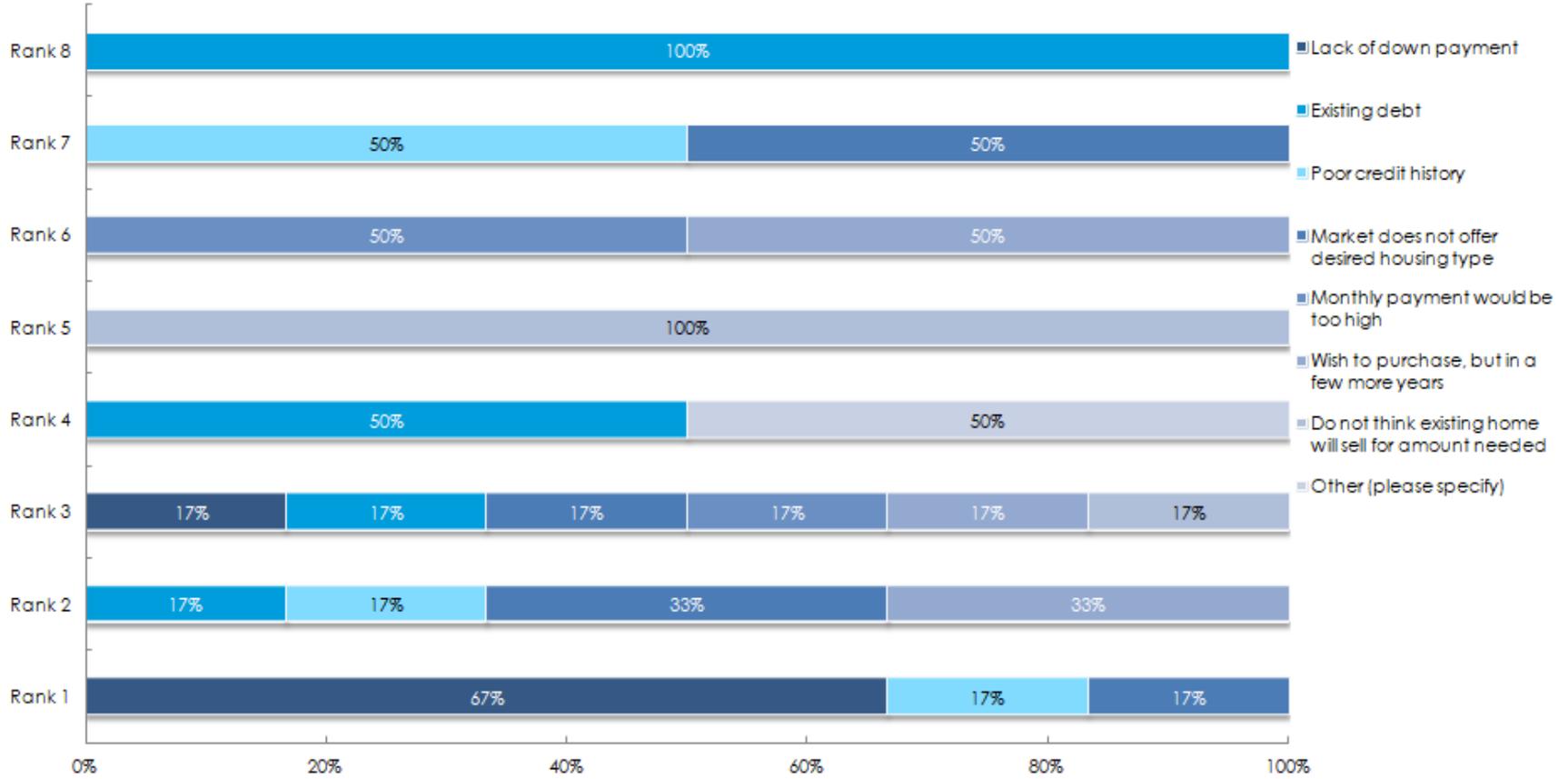
35. If you were to move to or within Sauk County, what type of housing would you prefer?



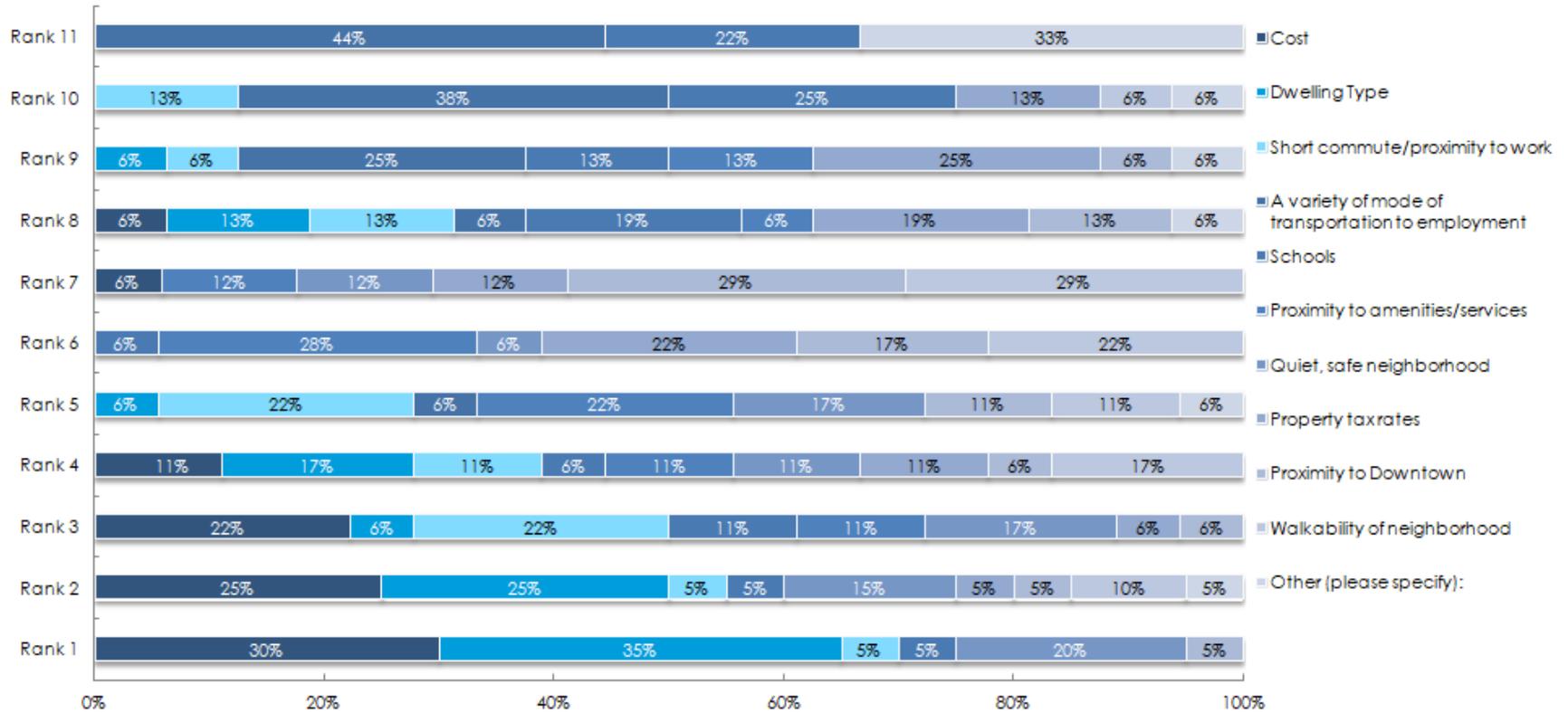
36. What size home is preferred (number of bedrooms)?



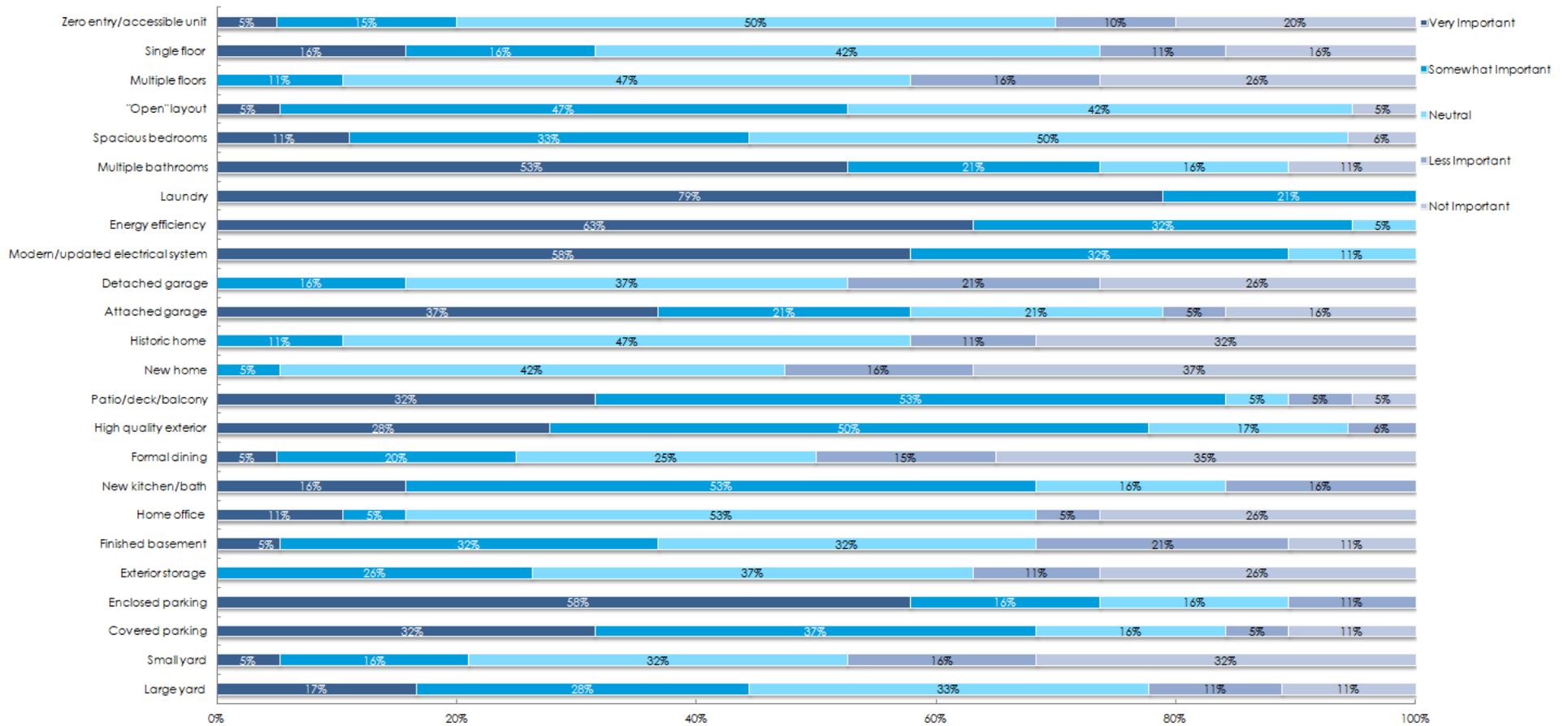
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



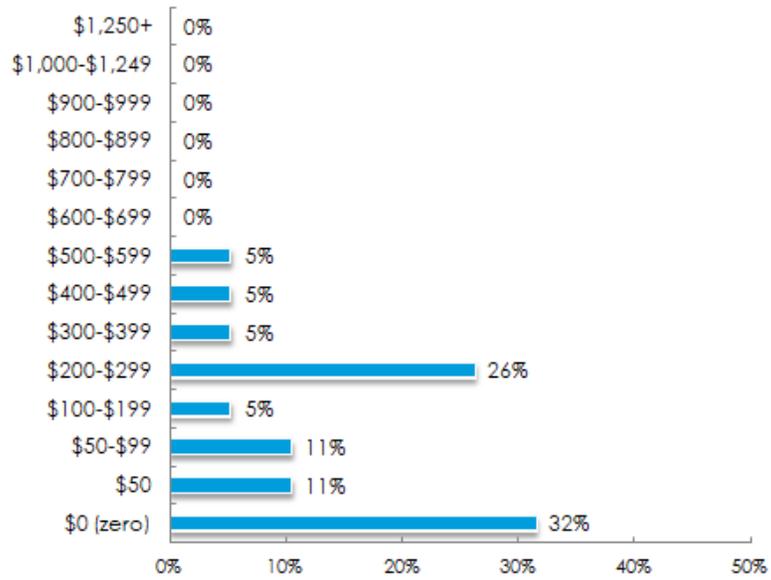
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

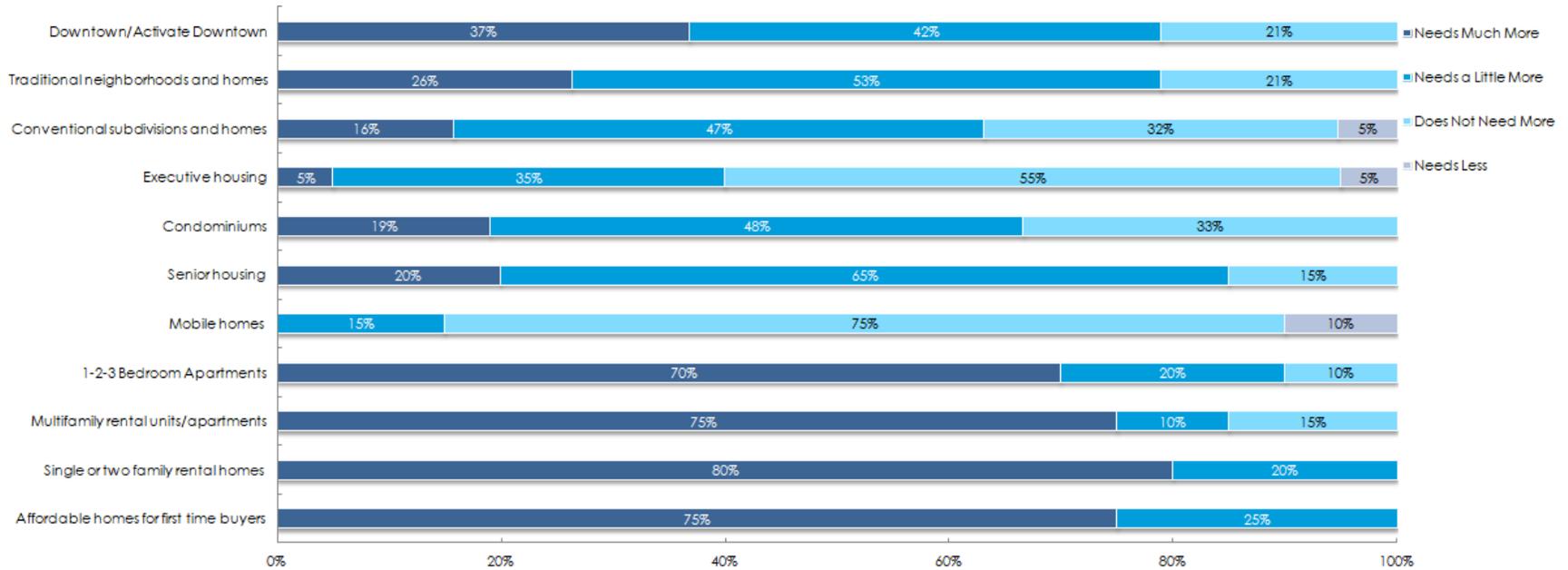


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

39. Based on your experiences, please rate the housing needs within your Community.

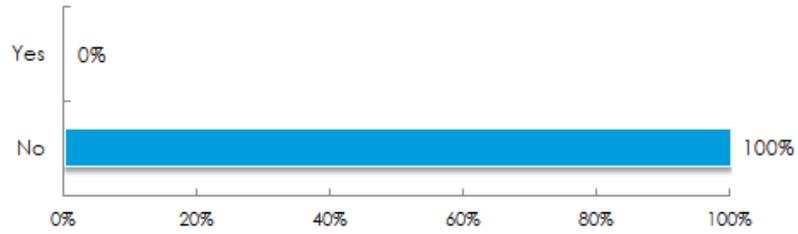


Answers to Questions 40-43 and 46 are featured in the following table:

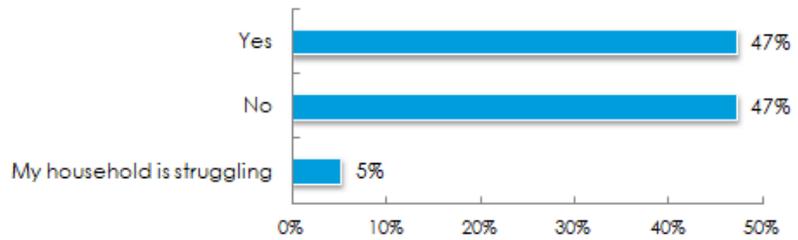
SPRING GREEN - Based on your experiences, indicate where new single-family housing should be constructed in your community.
Adjacent to School System Campus
In designated developments that are just waiting for homes!
Near downtown spring green area. Also between spring green and APT or around APT.
Near 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?



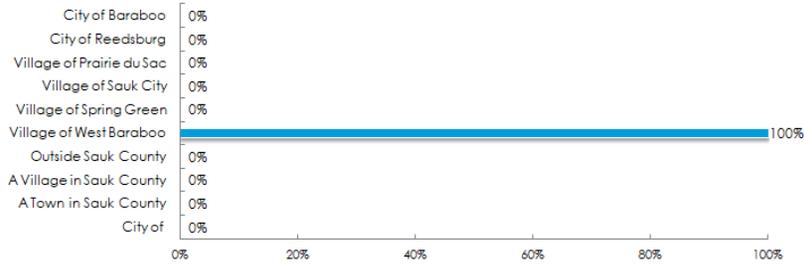
45. Do you personally know someone in the region who is struggling with housing costs and may be in danger of becoming or is currently homeless?



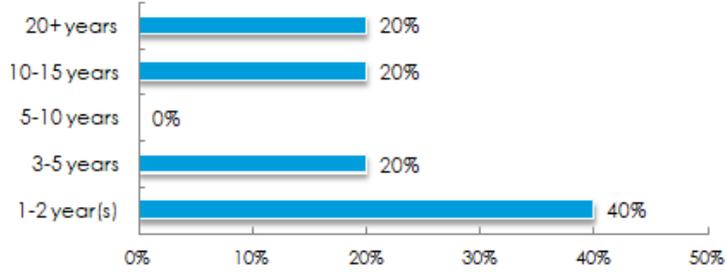


APPENDIX C – WEST BARABOO SURVEY SUMMARY

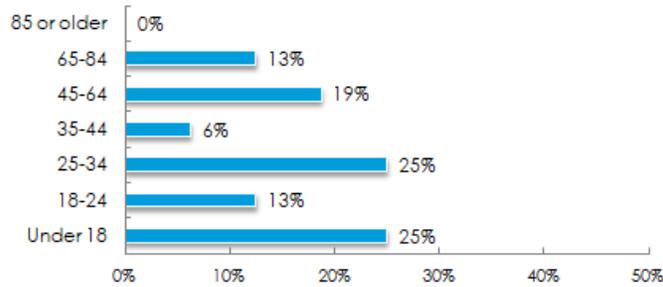
1. Jurisdiction of Residence



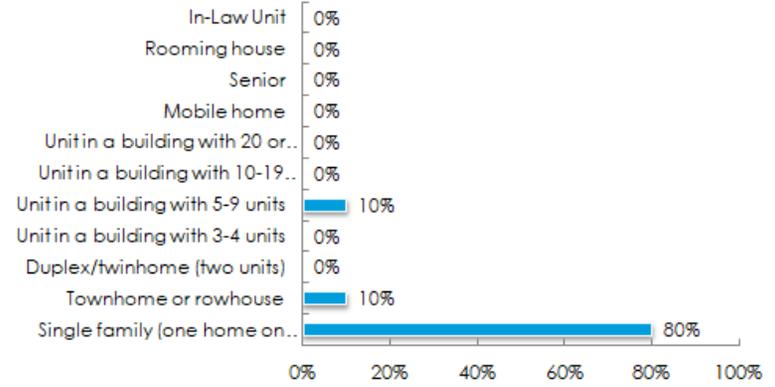
2. How long have you been at your current residence?



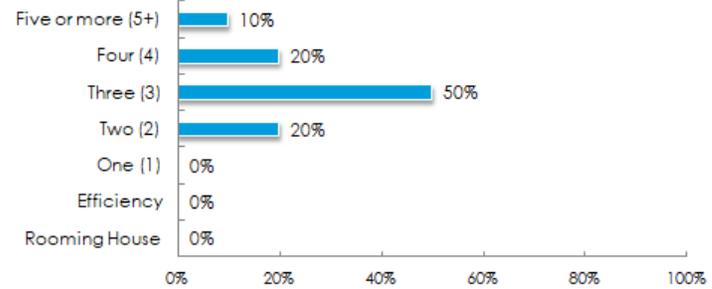
3. Number of household members by age?



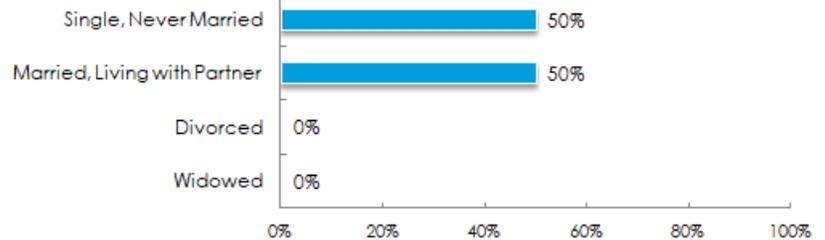
4. Current housing type:



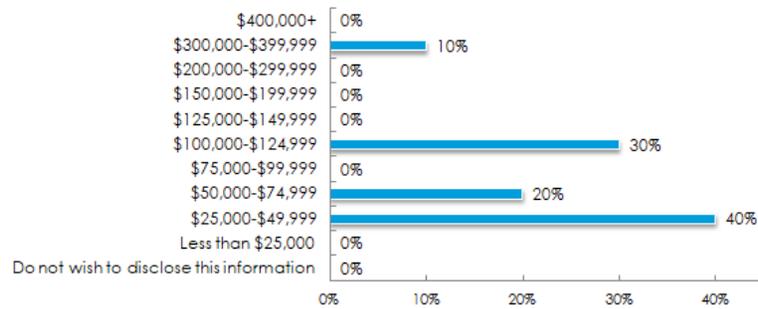
5. Current number of bedrooms:



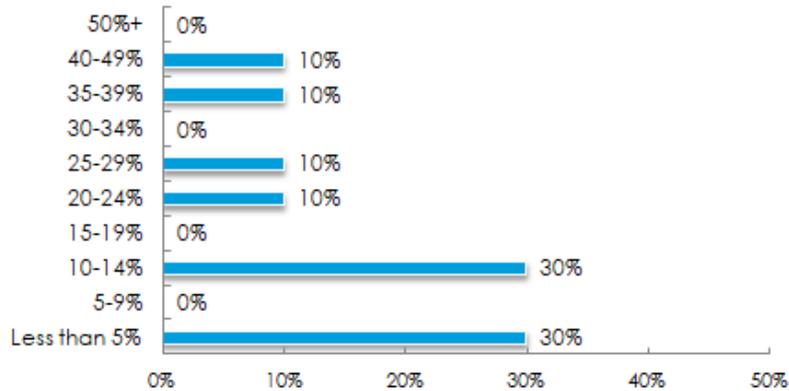
6. Household marital status:



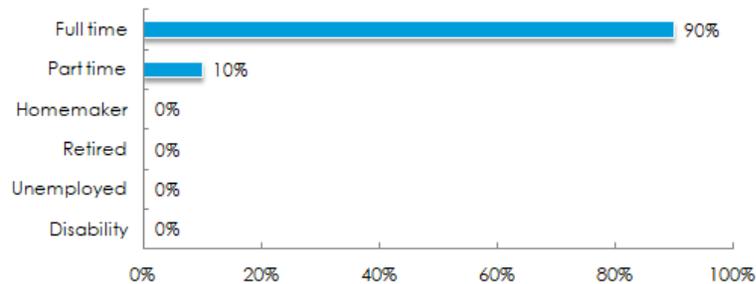
7. Estimated gross annual household income:



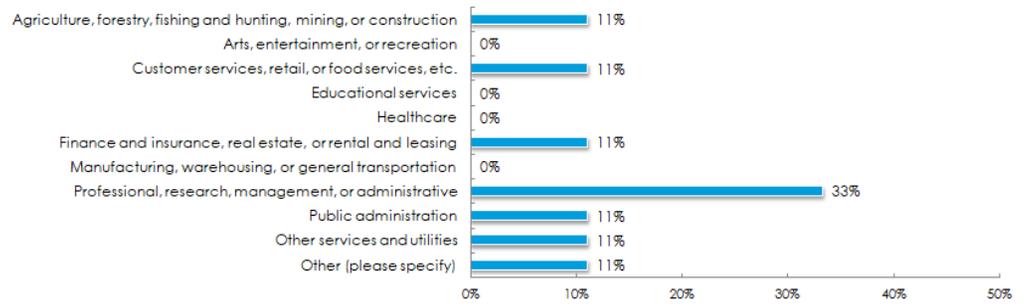
8. Portion of annual gross income spent on rent/housing



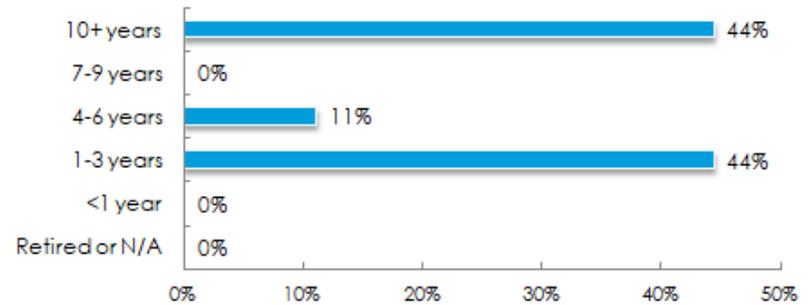
9A. Employment status of household member 1



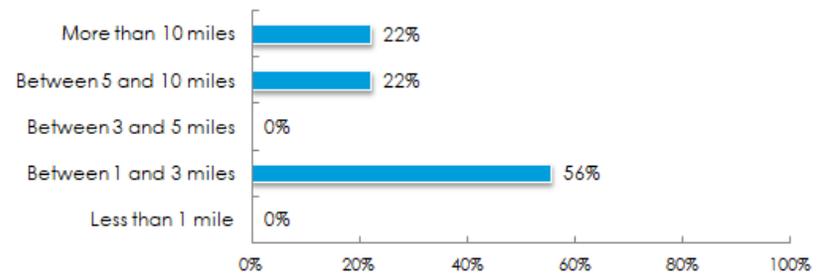
10A. Employment sector of household member 1



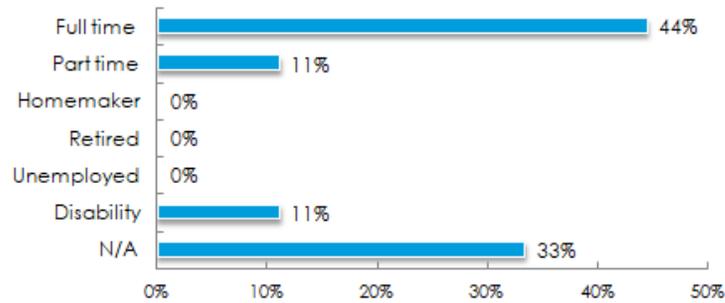
11A. Length of time with current employer (household member 1)



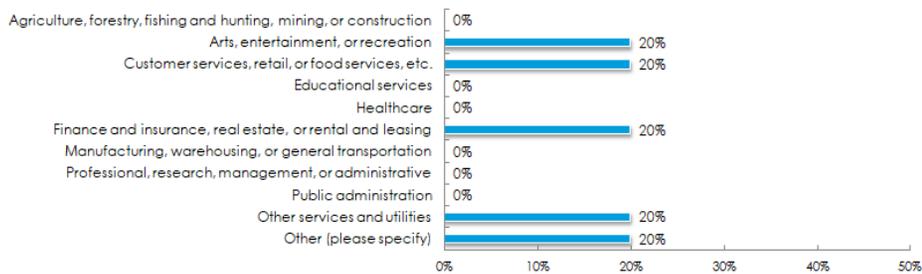
12A. How far do you travel to work (household member 1)



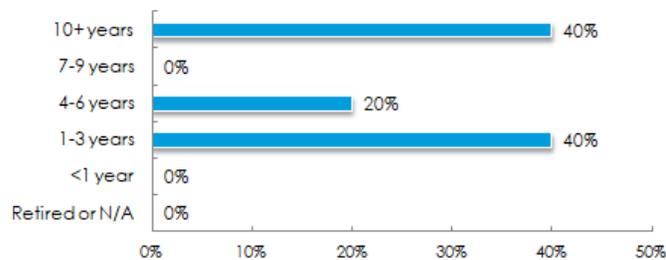
9B. Employment status of household member 2



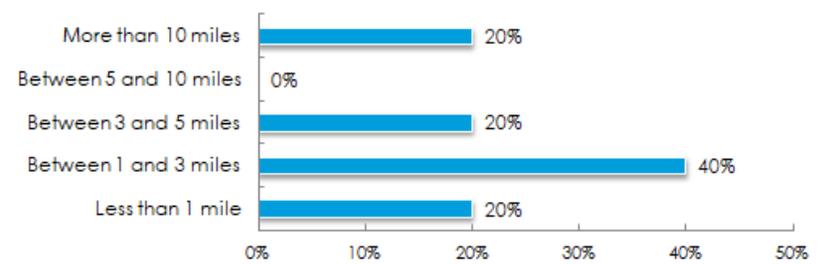
10B. Employment sector of household member 2



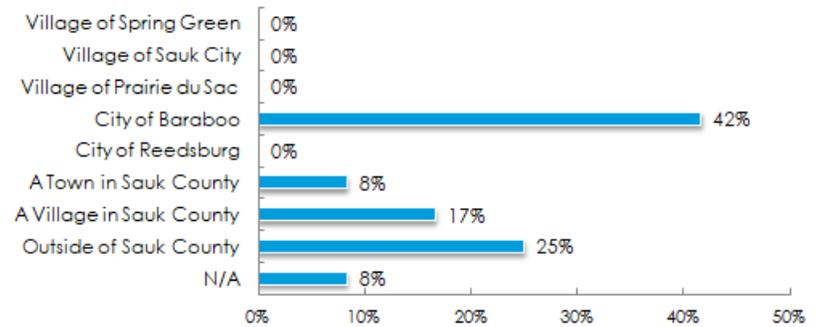
11B. Length of time with current employer (household member 2)



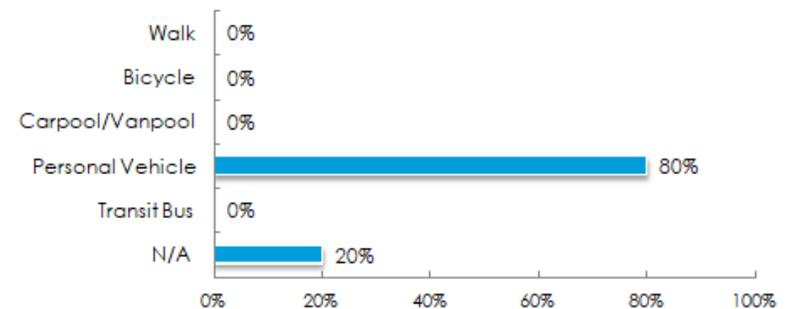
12B. How far do you travel to work (household member 2)?



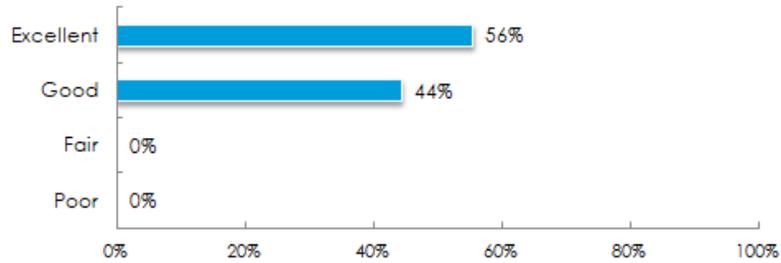
13. Where are your current employers located for all employed household members?



14. What mode of Transportation do you use to travel to your place of employment?

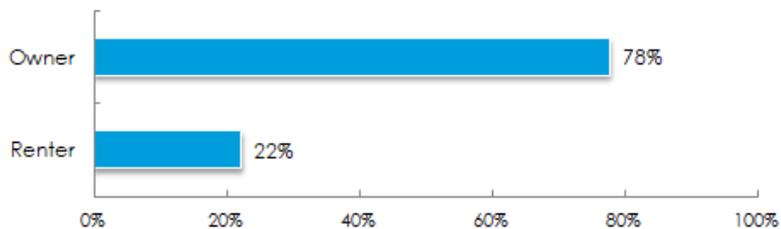


15. What is the overall condition of home or apartment?

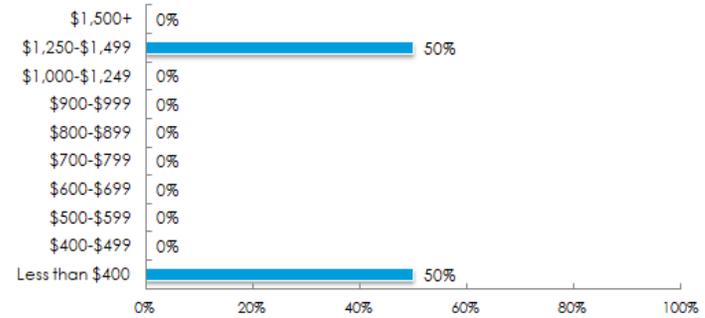


Question 16 can be found on the following page

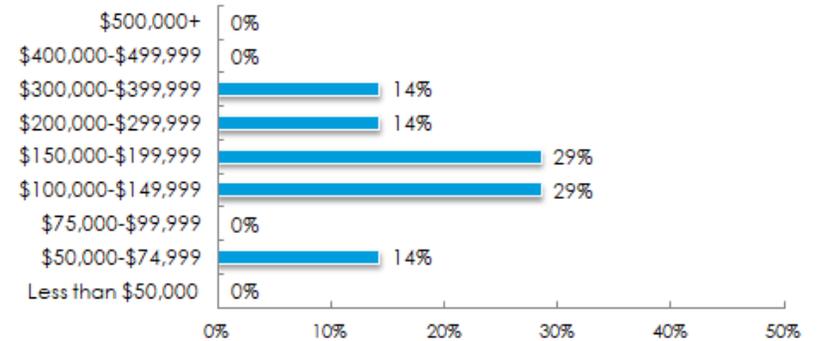
17. Are you an owner or renter of your residence?



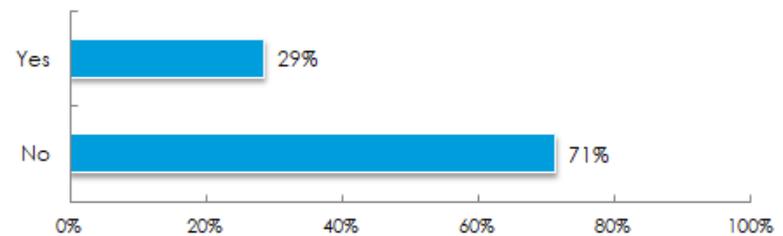
18. If OWNER, what are your typical monthly housing expenses?



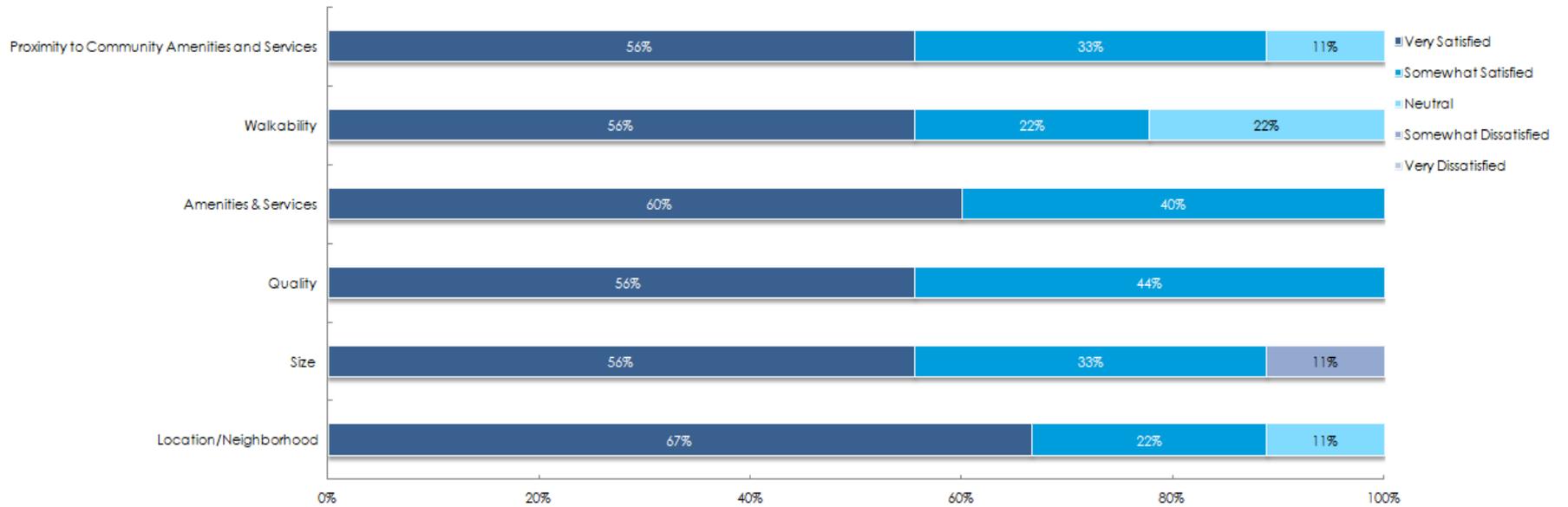
19. If OWNER, what is the approximate assessed value of your home?



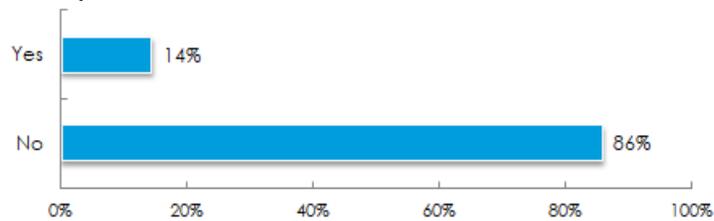
20. If OWNER, do you have a second mortgage or Home Equity Line of Credit (HELOC)?



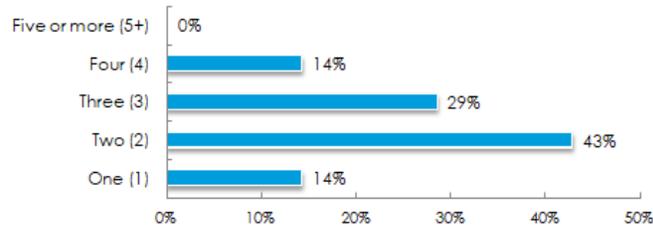
16. Please rate your satisfaction with your current housing.



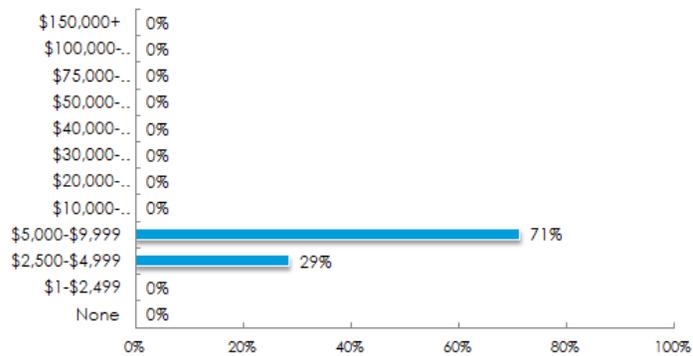
21. If OWNER, do you own a second home or vacation homes in Sauk County?



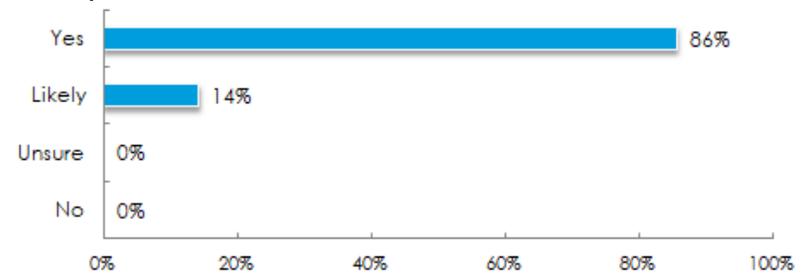
22. If OWNER, number of household members? Household members include anyone living within your household whether related or not.



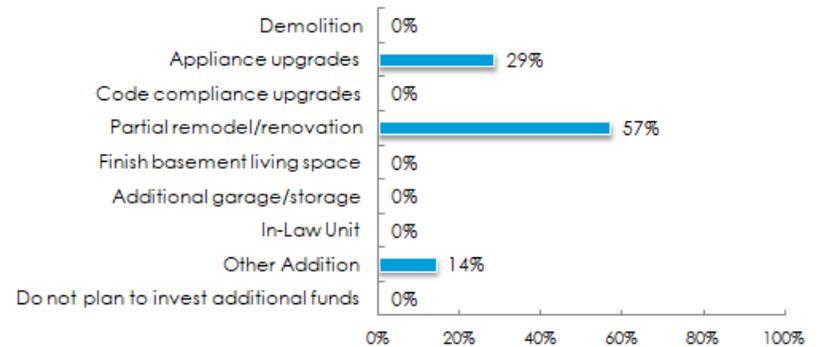
23. If OWNER, how much money have you spent on your home for maintenance and improvement over the past 5 years, not including replacement costs from an emergency or storm damage?



24. If OWNER, do you plan to invest additional funds into your home in the next 5 years?



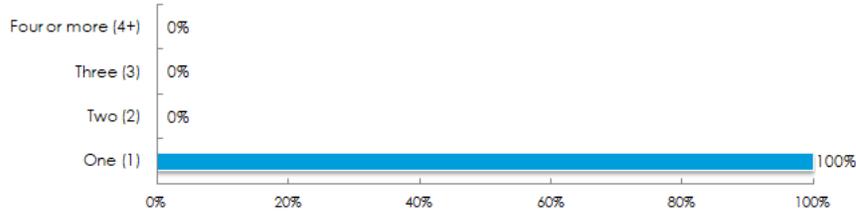
24a. If you plan to invest additional funds, what level of work do you anticipate?



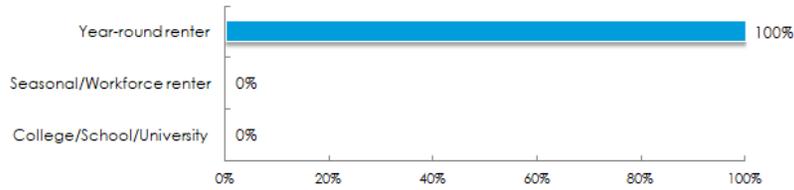
25. Please comment on any barriers that are preventing investment into your home.

[INSERT TABLE HERE]

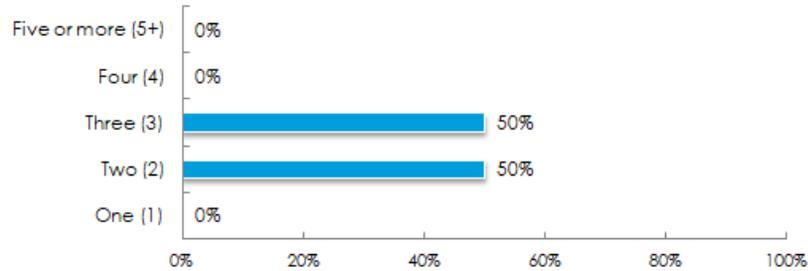
26. If RENTER, how many individuals pay rent to the landlord?



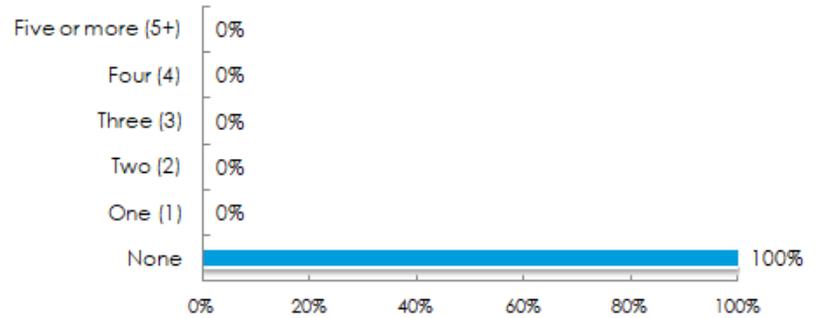
27. If RENTER, please indicate your rental status.



28. Number of members in your renting household:

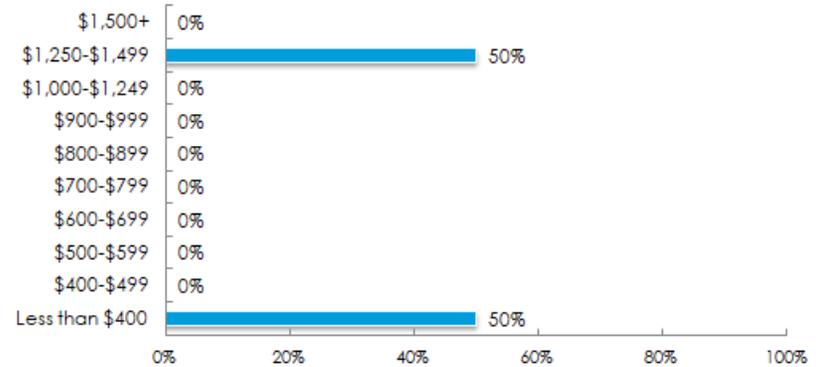


29. If RENTER, how many times have you relocated to a new unit within the last 5 years?

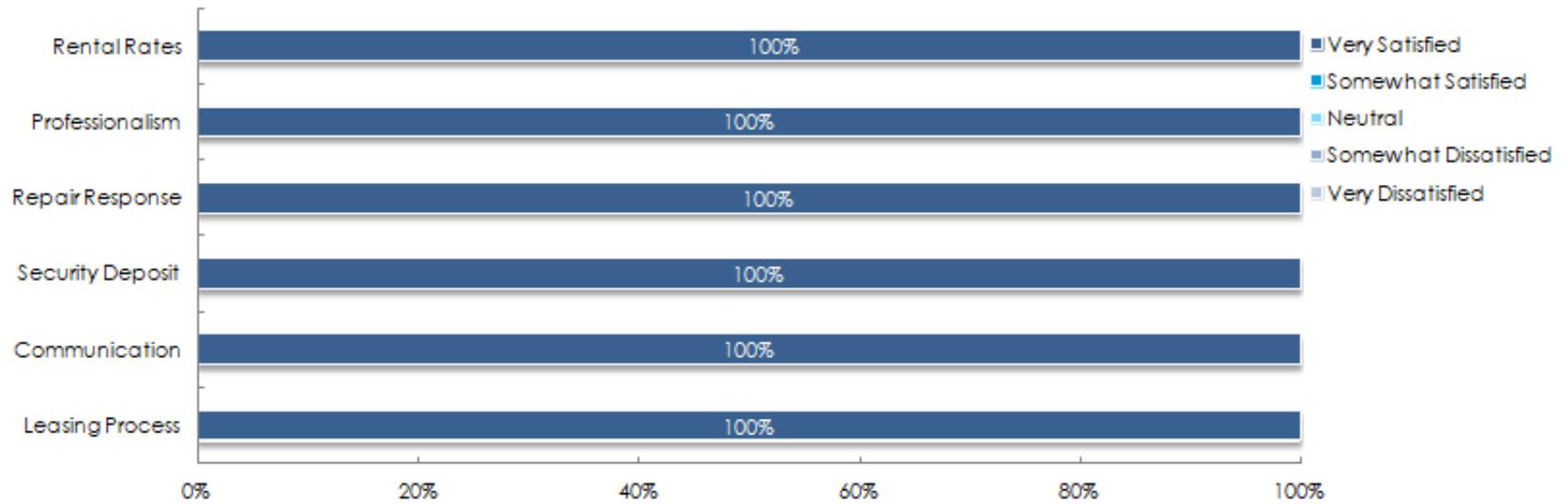


Question 30 can be found on the following page

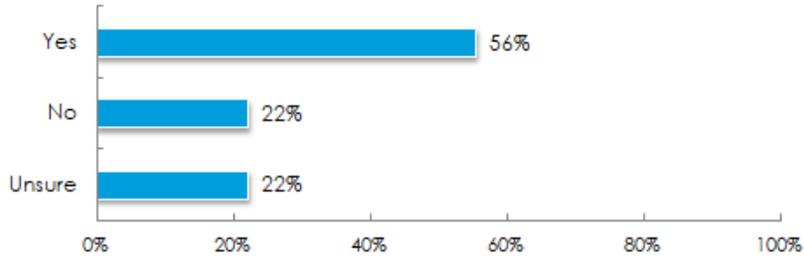
31. If RENTER, what does your household typically pay for household expenses per month?



30. If RENTER, how would you rate the quality of your landlord experience?

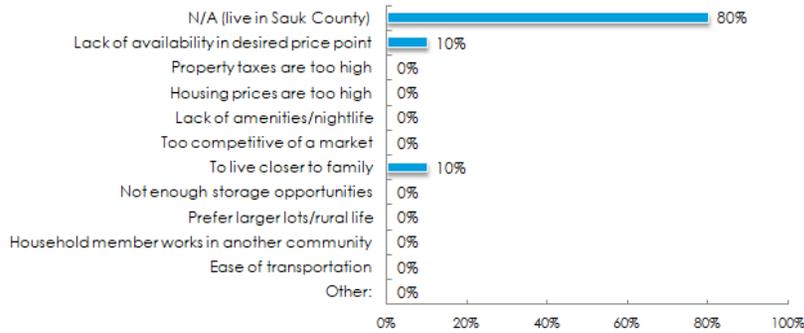


32. Are you interested in purchasing a home in the next two years (renter) or selling your current home and purchasing another (owner)?

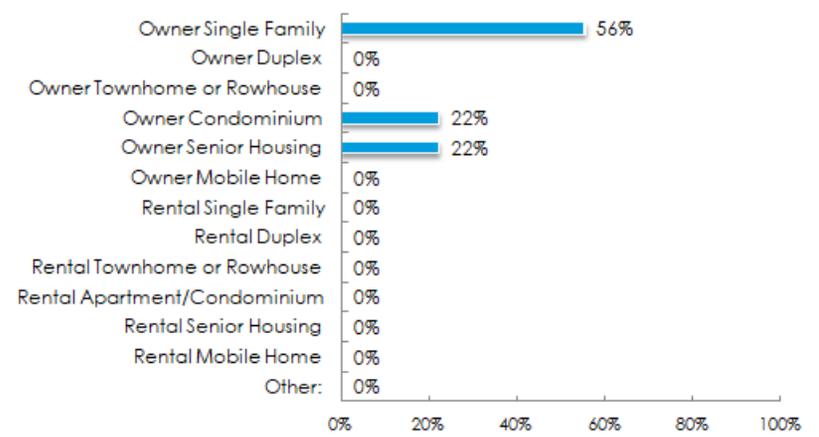


Questions 33A and 33 can be found on the following pages

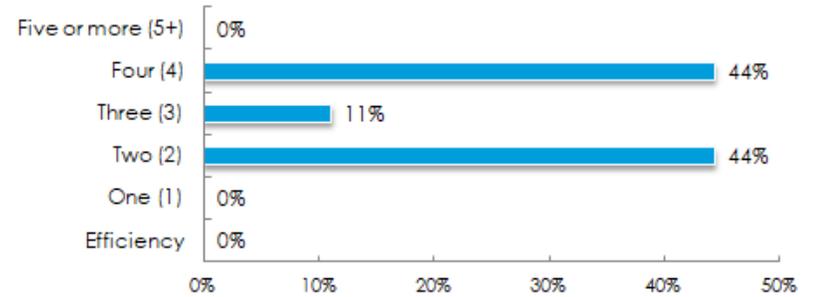
34. If you do not live in Sauk County, please indicate why (check all that apply):



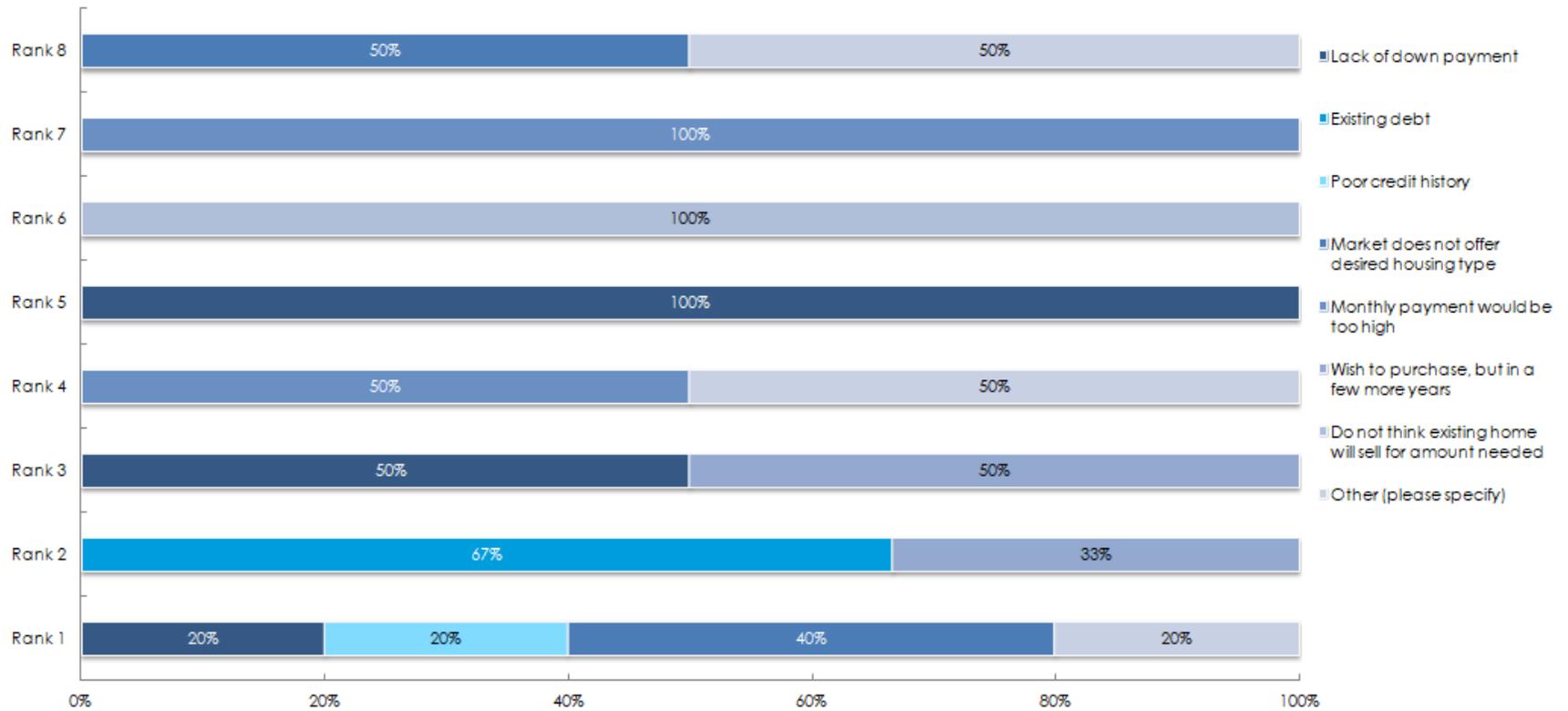
35. If you were to move to or within Sauk County, what type of housing would you prefer?



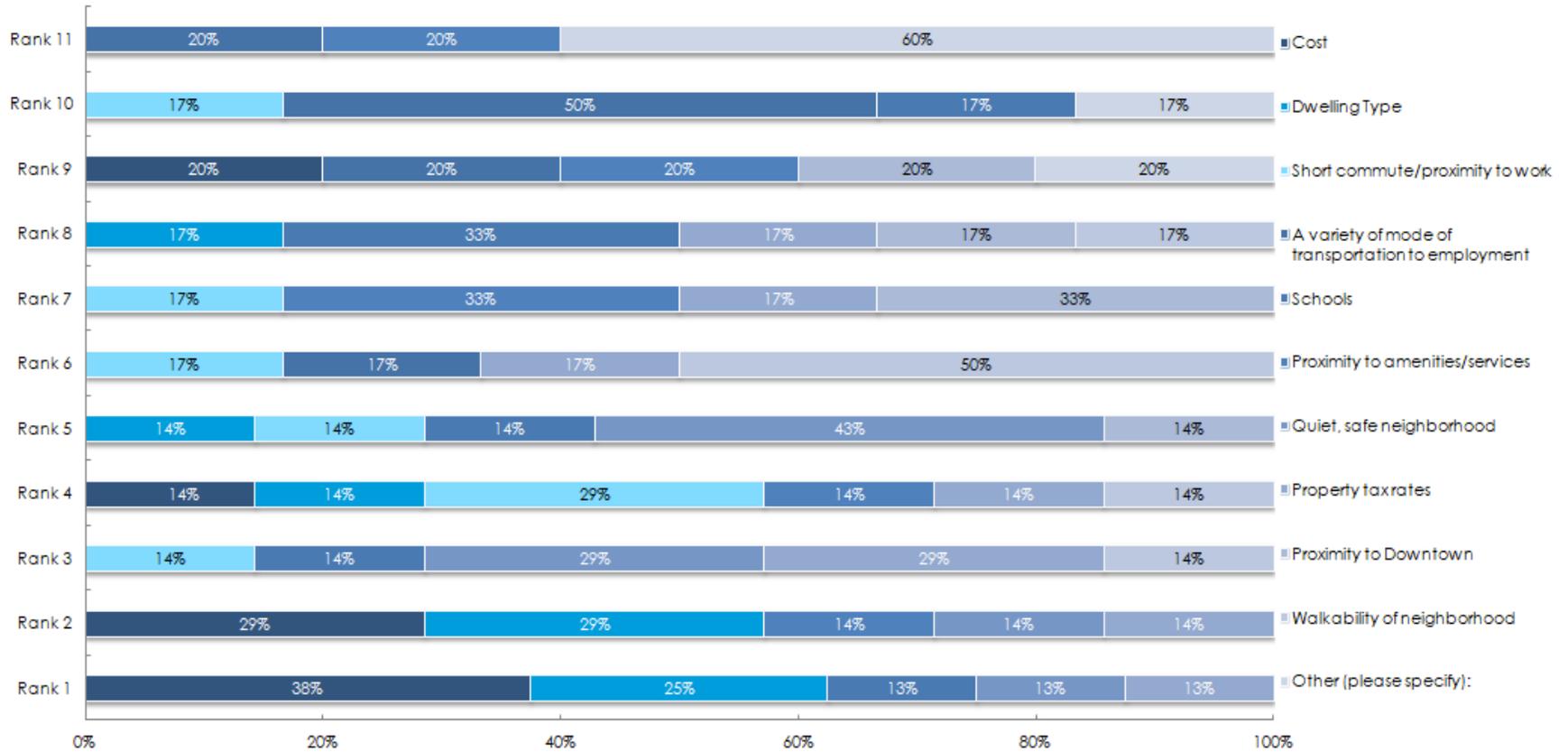
36. What size home is preferred (number of bedrooms)?



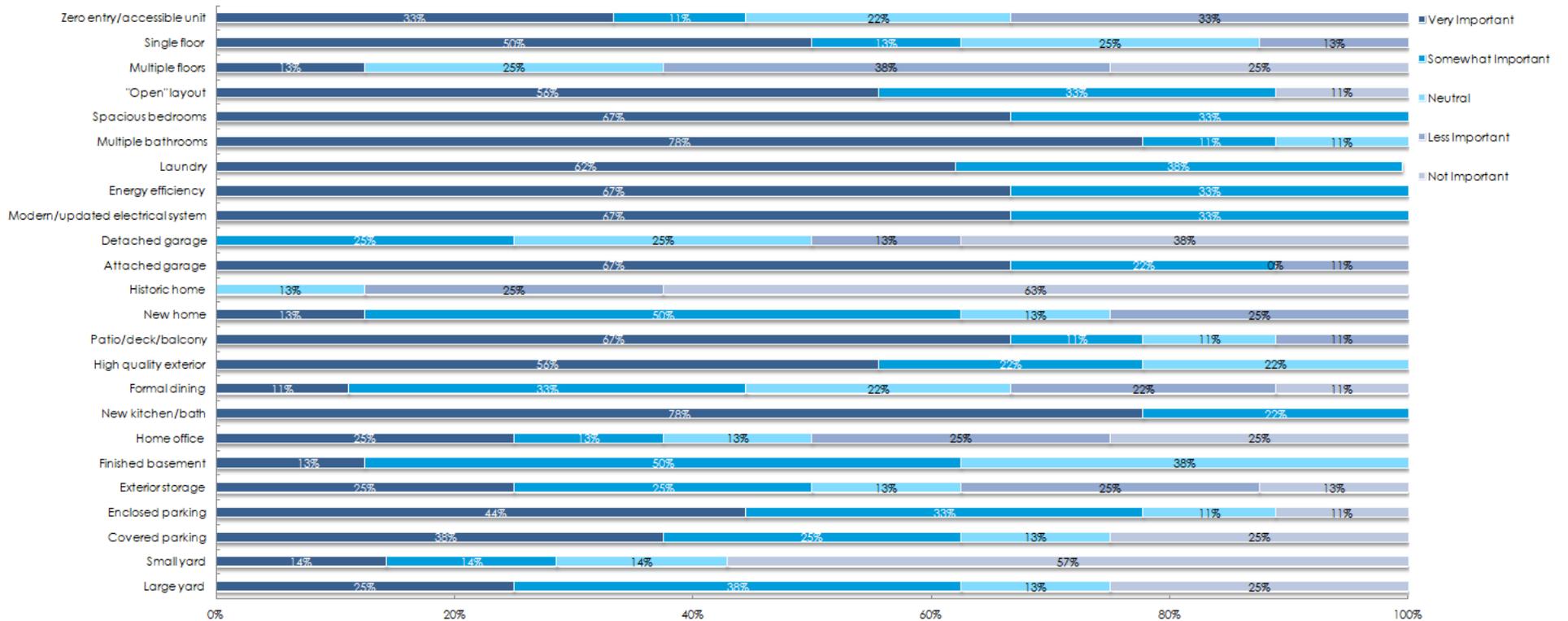
33A. If you are interested in purchasing, please rank any barriers you have to purchasing:



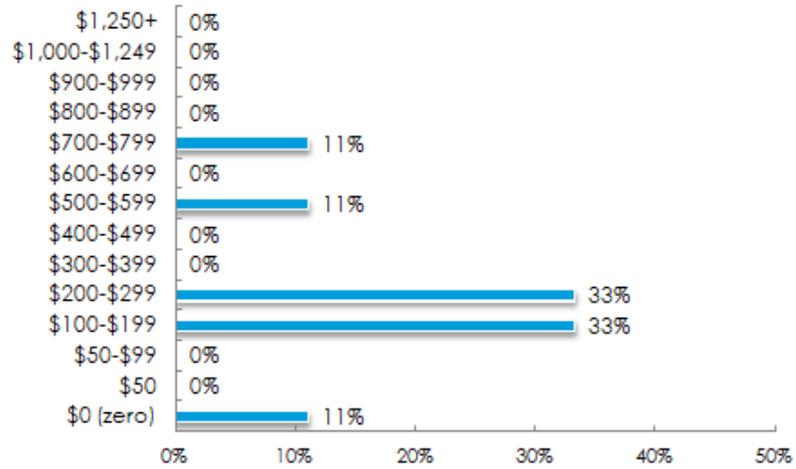
33. Rank these factors in determining your current or future housing location:



37. What housing features are most important to you when selecting a home or apartment?

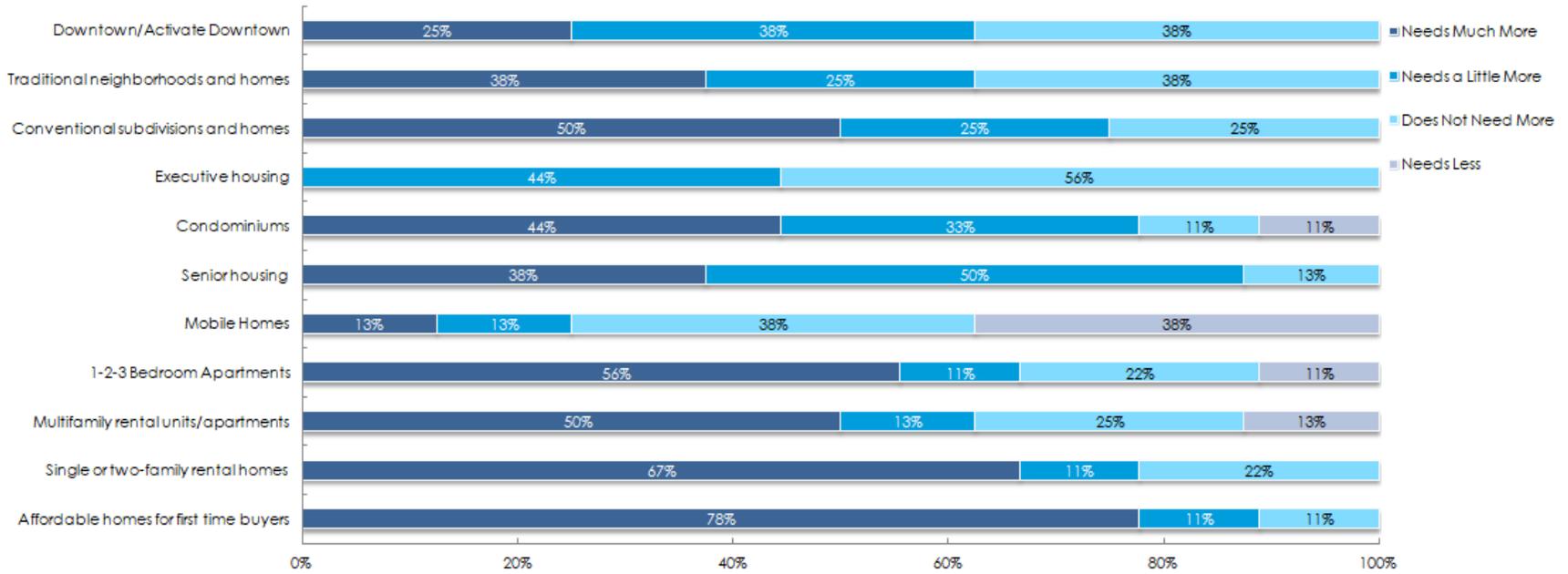


38. How much additional cost per month above what you are already paying would you be willing to spend for the housing unit you prefer?



Question 39 can be found on the following page

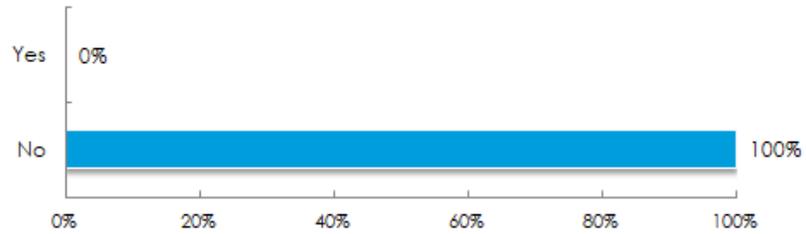
39. Based on your experiences, please rate the housing needs within your Community.



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?

