

City of Baraboo Housing Affordability Report

December 2021

Introduction

The following Housing Affordability and New Housing Fee Reports are provided to satisfy the requirements of Wisconsin Statute 66.10013 by reporting the data for the City of Baraboo's new housing development and associated permitting fees. A look at the data in relation to the Sauk County 2018 Housing Study offers an opportunity to reflect on how Baraboo strives to meet the growing demand for housing.

Housing affordability report

The city of Baraboo had a total of zero new subdivision plats, zero condominium plats, one cemetery plat and eight certified survey maps in the year 2021. The number of new building permit applications for one- and two- family dwellings was eighteen (18). There were fourteen (14) single-family and four (4), two-family dwellings. There are also five apartment buildings currently under construction, four, sixteen-unit buildings and one sixty-six unit building. That makes a total of one hundred and fifty (152) new dwelling units when considering all one-, two-, and multi- unit residential buildings together.

The city of Baraboo has 280 undeveloped parcels that are zoned for residential development as of January 1, 2022. These parcels are listed in List 1 and are approximately shown on Map 1.

Chapters [14](#), [17](#) and [18](#) of the City of Baraboo Codebook (<https://www.cityofbaraboo.com/?SEC=B55D3911-B63F-490B-8C70-9A48B705260F>) outline the municipality's residential regulations such as land use controls, site improvement requirements, fee, land dedication requirements, and permit procedures.

Building a new home in Baraboo incurred an average of \$3,659.03 per unit in permitting and impact fees in the year 2021. The average cost of permitting and impact fees per unit for one and two family dwellings was \$4,820.66.

Promoting Development

The Wisconsin Department of Administration Demographic Services Center (DSC) publishes data and forecasts pertaining to municipal populations within the state. According to the [2013 Report](#) (https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx) the number of households in Baraboo was 5,161 in 2010, and was projected to be 5,730 in the year 2020. The forecasted growth rate was 57 households per year. In previous years the number of new residential units fell short of accommodating the projected growth. This year would meet the increase of this year and potentially offset the slower growth of the preceding two years.

The Sauk County Development Corporation's 2018 "Housing Study and Needs Assessment," also reports findings of a housing shortage in Baraboo and throughout Sauk County. Highlighted contributing factors to the shortfall include: compounded pressure from the housing shortage experienced in the Lake Delton/Dells area, pressure from additional commuters since the highway expanded to four lanes, competition with Madison for building contractors, and an influx in the Hispanic population.

The study identified ways in which the municipality could modify construction and development regulations to help the community meet the housing demand. The study proposed providing greater zoning flexibility to allow for more multifamily and apartment development within existing zoning districts. It was suggested that a study be conducted to explore the use of current commercial districts for multifamily development and amend the Zoning Code to these districts as appropriate. The City could also consider amending the Zoning Code to create a mixed-use zoning category that includes residential.

The Housing Study and Needs Assessment called for implementing strategies to reduce the time and cost necessary to approve and develop new residential subdivisions in the municipality by 20 percent. Suggestions included developing off-site and on-site improvements such as extending water, sewer and other utility mains, and roads to and/or throughout eligible development areas. Additional site-preparation assistance could potentially be to provide a preliminary site analysis (PSA) for single-family subdivision sites and target attached housing sites. The city could also take steps to market vacant land for infill.

In 2021, in an effort to stimulate residential construction to address the housing shortage, the City of Baraboo partnered with a local developer to create a plan to develop a 120-acre City-owned parcel of vacant land on the City's far east side. The City acquired this property in 2003 and during the interim, leased the 60-acres of tillable ground to a local farmer. The planned development of this property includes a mixture of 176 dwelling units in 11 multi-family apartment buildings, 24 dwelling units in six 4-plexes, 12 dwelling units in six duplexes and roughly 70 single-family homes on 57-acres that does not include a five-acre municipal park and the remaining 58-acres devoted to a conservancy. The City created a Tax Incremental Financing District to fund the public improvements and incentivize the developer. The City will convey the land incrementally to the developer in exchange for a prescribed guaranteed minimum value of new improvements for each phase.

According to Sauk County Development Corporation's 2018 *Housing Study and Needs Assessment*, "The permitting process in Baraboo is streamlined and can be done within three months...a quicker turnaround time than most communities." That statement suggests that the permitting process is not a hindrance to housing development in Baraboo.

New housing fee report

The following data shows the city of Baraboo's residential development fees related to residential construction, remodeling and development.

Fees administered by the City for the construction of new one- and two-family dwellings are shown in Table 1. A comprehensive list of the City's Official Fee Schedule, including applicable fees for earlier stages of residential development like zoning and platting, can be found on the city's official website (https://www.cityofbaraboo.com/vertical/Sites/%7BD06131C5-F452-44C7-954E-97BD998BCA20%7D/uploads/CHAPTER_01_APPENDIX_-Official_Fee_Schedule_11-24-2021.pdf).

In the year 2021 the city collected \$556,632.35 in building permit fees for new residential construction (including early start and impact fees). This averages to \$3,662.05 per new dwelling unit. The total amount of money collected in 2021 by the city of Baraboo for residential alterations and remodels (including fences, sheds and garage work) was \$29,246. The total amount of permit fees all residential construction is \$585,478, \$432,318 of which consists of impact fees.

Sources

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

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

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

List 1. Undeveloped parcels zoned residential within the city of Baraboo

0003-00100	0712-00000	1715-00000	2232-03100	2745-05100	3117-72600	3551-00000
0004-00000	0721-00000	1752-00000	2232-03600	2745-05200	3117-73100	3551-10000
0022-30000	0722-00000	1786-00000	2232-03700	2745-05300	3117-73200	3569-13400
0022-40000	0723-00000	1804-00000	2232-03900	2745-05400	3117-73300	3596-00000
0026-00000	0727-00000	1832-00000	2232-10900	2745-05500	3117-73400	3614-00000
0026-20000	0728-00000	1844-00000	2232-11000	2745-05600	3117-73500	3638-00000
0026-40000	0735-00000	1856-00000	2232-11100	2745-05700	3117-73600	3638-01000
0032-00000	0737-00000	1881-00000	2232-11200	2745-05800	3117-73700	3638-23000
0032-10000	0744-11000	1940-00000	2237-00000	2745-05900	3117-73800	
0032-20000	0746-00000	1952-00000	2244-00000	2745-06000	3117-73900	
0039-43040	0747-02100	1955-00000	2253-00000	2745-06100	3117-74000	
0045-00000	0755-00000	1956-00000	2259-00000	2745-06200	3117-74100	
0045-20000	0763-00000	1957-00000	2263-00000	2745-06300	3117-74200	
0045-30000	0779-10000	1960-00000	2311-20000	2745-07700	3137-00000	
0049-00000	0784-00000	1961-00000	2313-00000	2745-24900	3171-10000	
0061-10000	0790-00000	1962-00000	2321-00000	2883-33300	3175-10000	
0061-20000	0793-00000	2029-50700	2322-10000	2883-35400	3177-00000	
0075-00000	0802-00000	2033-11000	2322-20000	2883-35431	3184-00000	
0087-00000	0862-00000	2035-00000	2329-00000	2883-35900	3185-00000	
0088-00000	0865-00000	2039-00000	2401-00000	2886-00000	3197-00000	
0089-00000	0866-00000	2053-10000	2438-00000	2909-00000	3201-00000	
0092-10000	0884-00000	2054-00000	2442-00900	2910-00000	3217-11500	
0096-00000	0890-00000	2063-00000	2442-10000	2915-00000	3217-22100	
0121-00000	0914-00000	2085-00000	2447-00000	2934-00000	3217-57800	
0173-10000	0959-20000	2103-00000	2464-00000	2952-00000	3220-00000	
0217-00000	0991-00000	2109-00000	2506-10000	2953-00000	3221-00000	
0225-00000	0996-00000	2127-00000	2521-00000	2956-00000	3225-00000	
0246-00000	1007-00000	2127-25210	2530-10000	2957-00000	3272-00000	
0287-00000	1087-00000	2127-35210	2535-00000	2988-00000	3368-00000	
0311-20000	1092-10000	2127-45210	2680-00000	2991-00000	3369-00000	
0320-00000	1111-00000	2127-65210	2700-00000	2997-00000	3370-00000	
0336-00000	1116-10000	2127-75210	2724-10000	3001-31000	3371-00000	
0337-00000	1121-00000	2127-85210	2745-03100	3001-32700	3372-00000	
0356-00000	1123-00000	2150-16000	2745-03200	3001-33000	3373-00000	
0357-00000	1133-20000	2150-18000	2745-04000	3019-00000	3374-00000	
0510-00000	1144-20000	2150-23000	2745-04100	3022-10000	3375-00000	
0523-00000	1152-99510	2150-24000	2745-04200	3026-00000	3376-00000	
0524-00000	1154-01000	2150-25000	2745-04300	3031-00000	3390-00000	
0525-00000	1154-40100	2150-49000	2745-04400	3051-00000	3406-00000	
0653-00000	1154-83200	2168-00000	2745-04500	3089-00000	3414-00000	
0663-00000	1154-84210	2183-00000	2745-04600	3117-00404	3429-00000	
0682-00000	1154-88210	2190-00000	2745-04700	3117-70100	3431-00000	
0702-00000	1155-00000	2191-00000	2745-04800	3117-72400	3436-00000	
0709-00000	1166-00000	2194-00000	2745-04900	3443-00000	3437-00000	
0710-00000	1661-00000	2232-02900	2745-05000	3117-72500	3473-00000	

Map 1. City of Baraboo vacant lots zoned for residential development.

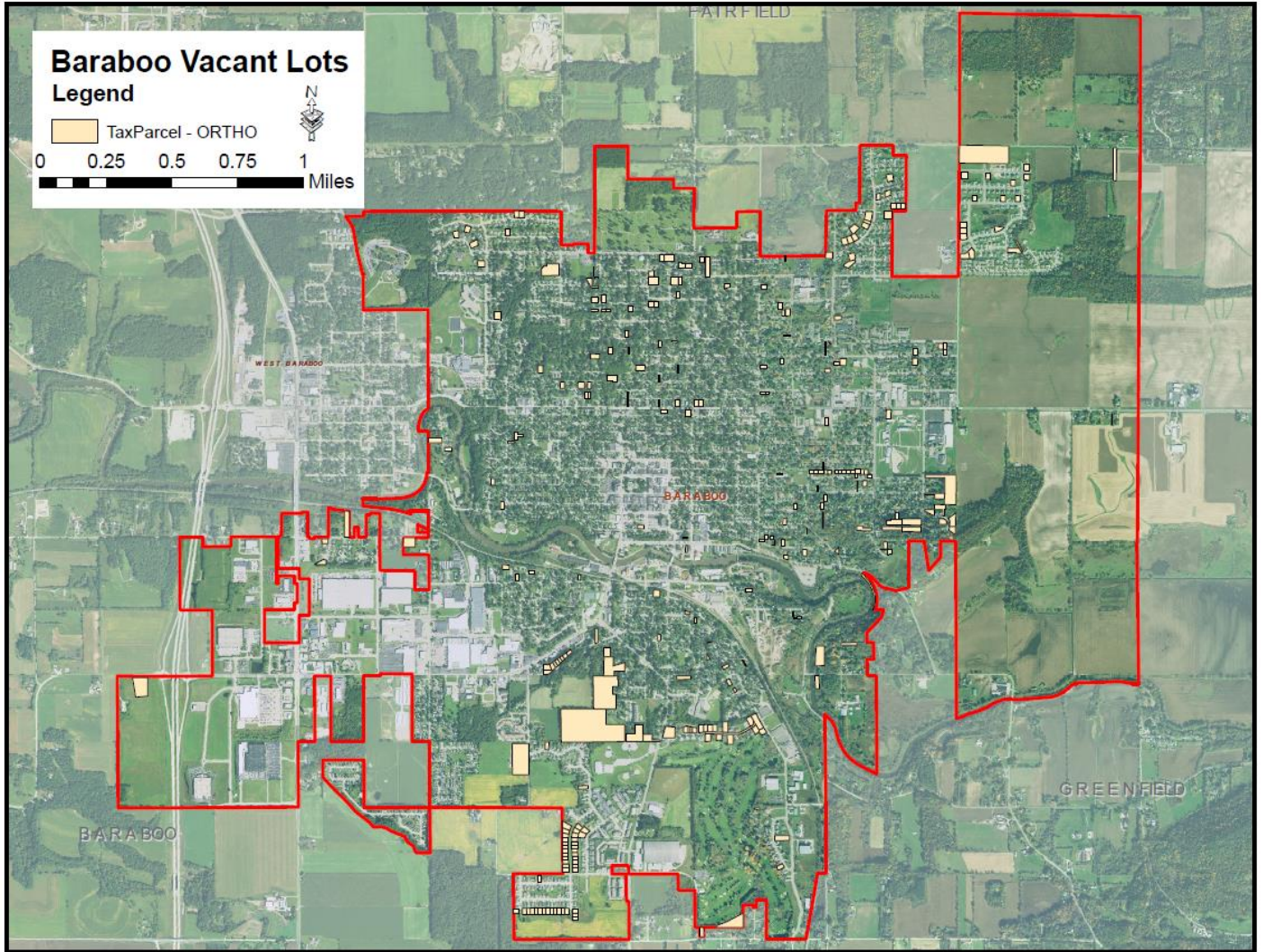


Table 1. City of Baraboo Fee Schedule for New Residential Dwellings

Building Fee	Amount – Single (\$)	Amount- Duplex (\$)
Building Permit Fee	\$0.185/ sq ft*	\$0.185/ sq ft*
Police Impact	965	1930
Fire Impact	870	1740
Library Impact	415	830
Park Impact	807	950
Park Land Fee	200 (platted prior to 3/15/2004); 664 (platted 3/15/2004 to 6/14/2006); no fee (platted after 6/15/2004)	300 (platted prior to 3/15/2004) 1328 (platted 3/15/2004 to 6/14/2006) no fee (platted after 6/15/2004)
Storm Water Management	25	25
Erosion Control	75	75
Sewer Connection	650	650

*\$500 minimum