

# City of Baraboo Housing Affordability Report

December 2022

## Introduction

The following Housing Affordability and New Housing Fee Reports are provided to satisfy the requirements of Wisconsin Statute 66.10013. The current data is for the City of Baraboo's new housing development and associated permitting fees for the year 2022. A Housing Study was commissioned by the City in 2022 to explore ways in which the city can support development strategically to meet the demand for housing. Findings from that study are herein briefly summarized as they pertain to this report.

## Housing affordability report

The city of Baraboo had one new subdivision plat, one new condominium plats, zero cemetery plats and sixteen (16) certified survey maps in the year 2022. A total of 415 building permits were approved overall. The number of new building permit applications for one- and two- family dwellings was sixteen (16). There were thirteen (13) single-family and three (3), two-family dwellings for a total addition of nineteen (19) units of housing stock.

The city of Baraboo has 217 undeveloped parcels that are zoned for residential development as of January 1, 2023. 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 \$3,817 per unit in permitting and impact fees in the year 2022. The average cost of permitting and impact fees per unit for one and two family dwellings was \$4,533.

## Promoting Development

The city commissioned a Housing Study in 2022 to define the current demand for housing and guide efforts to support it. The study determined an estimated 2,050 housing units will be needed between the years 2022 and 2026. That is an average of 450 new units per year. For the year 2022, 130 units were completed.

Sauk County commissioned a study in 2018 to assess the housing demand on a county wide basis. The Sauk County Development Corporation's 2018 "Housing Study and Needs Assessment," also reported findings of a housing shortage in Baraboo, as a part of the broader county wide shortage. This report highlighted contributing factors to the shortfall, including:

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

Additional strategies from the same study 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. Site-preparation assistance could include 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 and address the housing shortage, the City of Baraboo partnered with a local developer to develop a 120-acre City-owned parcel of vacant land on the far east side. The planned development of this property includes a mixture of 176 dwelling units in the form of 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. This project will span from 2022 to 2026.

The City has been working with developers on a downtown development that is currently proposing to add 174 apartment units to the housing stock. On the south end of town there are three building projects at various phases of planning and development. A townhouse project is underway, for 2023 completion that will add 29 units. A condominium project with a total 85 planned units is being developed, with the earthwork already started and construction to begin in 2023. Another completed development agreement will start construction in 2023 which has a planned 237 residential units, split between apartment buildings, and one- and two- family dwellings. Overall, these currently planned or proposed developments will add a total of 1,451 new residential units to the City, increasing our housing stock by 26% from current.

## Sources

“Ordinances.” *City of Baraboo* (November, 2022). Retrieved from <https://www.cityofbaraboo.com/?SEC=B55D3911-B63F-490B-8C70-9A48B705260F>

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

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

Redevelopment Resources. (June, 2022). *Baraboo, WI Housing Study*. Retrieved from: [https://baraboowi.gov/vertical/sites/%7BD06131C5-F452-44C7-954E-97BD998BCA20%7D/uploads/Housing\\_Study\\_2022\\_FINAL.pdf](https://baraboowi.gov/vertical/sites/%7BD06131C5-F452-44C7-954E-97BD998BCA20%7D/uploads/Housing_Study_2022_FINAL.pdf)

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

0003-00100	0747-02100	2063-00000	2506-10000	3001-32700	3371-00000
0004-00000	0749-00000	2085-00000	2530-10000	3001-33000	3372-00000
0026-00000	0755-00000	2109-00000	2680-00000	3019-00000	3373-00000
0026-20000	0784-00000	2127-00000	2700-00000	3022-10000	3374-00000
0026-40000	0802-00000	2127-25210	2724-10000	3026-00000	3375-00000
0039-43040	0914-00000	2127-35210	2745-03100	3031-00000	3376-00000
0045-00000	0959-20000	2127-45210	2745-03200	3036-00000	3390-00000
0045-20000	0991-00000	2127-65210	2745-04000	3041-00000	3429-00000
0045-30000	0996-00000	2127-75210	2745-04100	3042-00000	3431-00000
0049-00000	1007-00000	2127-85210	2745-04200	3043-00000	3436-00000
0061-10000	1025-00000	2150-16000	2745-04300	3051-00000	3437-00000
0061-20000	1032-00000	2150-18000	2745-04400	3089-00000	3473-00000
0087-00000	1087-00000	2150-23000	2745-04500	3117-00404	
0088-00000	1092-10000	2150-24000	2745-04600	3117-70100	
0089-00000	1111-00000	2150-25000	2745-04700	3117-72400	
0092-10000	1116-10000	2150-49000	2745-04800	3117-72600	
0096-00000	1121-00000	2168-00000	2745-04900	3117-73100	
0173-10000	1123-00000	2183-00000	2745-05000	3117-73200	
0225-00000	1133-20000	2194-00000	2745-05100	3117-73300	
0246-00000	1144-20000	2232-02900	2745-05200	3117-73400	
0269-00000	1152-99510	2232-03100	2745-05300	3117-73500	
0287-00000	1154-40100	2232-03600	2745-05400	3117-73600	
0311-20000	1154-84210	2232-03700	2745-05500	3117-73700	
0336-00000	1155-00000	2232-03900	2745-05600	3117-73800	
0337-00000	1166-00000	2232-10900	2745-05700	3117-73900	
0356-00000	1661-00000	2232-11000	2745-05800	3117-74000	
0357-00000	1804-00000	2232-11100	2745-05900	3117-74100	
0431-00000	1881-00000	2232-11200	2745-06000	3117-74200	
0510-00000	1940-00000	2237-00000	2745-06100	3137-00000	
0682-00000	1952-00000	2311-20000	2745-06200	3171-10000	
0702-00000	1956-00000	2313-00000	2745-06300	3175-10000	
0709-00000	1957-00000	2321-00000	2745-07700	3177-00000	
0710-00000	1960-00000	2322-10000	2745-24900	3217-11500	
0712-00000	1961-00000	2322-20000	2886-00000	3217-22100	
0721-00000	1962-00000	2329-00000	2909-00000	3217-57800	
0722-00000	2029-50600	2401-00000	2934-00000	3220-00000	
0723-00000	2029-50700	2438-00000	2952-00000	3221-00000	
0727-00000	2033-11000	2442-00900	2953-00000	3225-00000	
0728-00000	2039-00000	2442-10000	2957-00000	3368-00000	
0744-11000	2053-10000	2447-00000	2997-00000	3369-00000	
0746-00000	2054-00000	2464-00000	3001-31000	3370-00000	

**List 2. Undeveloped parcels previously zoned Agricultural, but are now transitionally residential for planned development within the city of Baraboo**

3639-03000	3639-20000	3639-46000	3639-52000	3639-62000	3639-80000
3639-04000	3639-21000	3639-47000	3639-51000	3639-61000	3639-79000
3639-07000	3639-22000	3639-43000	3639-50000	3639-60000	3639-78000
3639-06000	3639-29000	3639-36000	3639-53000	3639-59000	3639-77000
3639-05000	3639-30000	3639-38000	3639-00100	3639-58000	3639-76000
3639-09000	3639-31000	3639-37000	3639-73000	3639-57000	3639-75000
3639-10000	3639-32000	3639-23000	3639-72000	3639-56000	3639-74000
3639-11000	3639-33000	3639-24000	3639-71000	3639-55000	
3639-12000	3639-34000	3639-25000	3639-70000	3639-54000	
3639-13000	3639-35000	3639-26000	3639-69000	3639-87000	
3639-14000	3639-39000	3639-27000	3639-68000	3639-86000	
3639-15000	3639-40000	3639-28000	3639-67000	3639-85000	
3639-16000	3639-41000	3639-00400	3639-66000	3639-84000	
3639-17000	3639-42000	3639-00300	3639-65000	3639-83000	
3639-18000	3639-44000	3639-49000	3639-64000	3639-82000	
3639-19000	3639-45000	3639-48000	3639-63000	3639-81000	

**Map 1. City of Baraboo vacant lots zoned residential and vacant lots zoned Ag1 transitional for planned development.**

