CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

COMMON COUNCIL AGENDA

August 25, 2025

REEDSBURG CITY HALL COUNCIL CHAMBERS

5:30 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve Meeting Minutes from August 11, 2025 Common Council Meeting.

II. PRESENTATIONS:

1. Presentation from Kurt Muchow on the City of Reedsburg 2024 Housing Market Study and Housing Affordability Best Practices.

III. GENERAL BUSINESS:

1. Approve/Deny: Webb Fund Application from Applicant Jenny Tourdot for the Reedsburg Community Lights Group for Additional Power in Webb Park in the Amount of $27,414.

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Recommendation from Plan Commission - 2nd Reading, Public Hearing, and Approve/Deny: Ordinance No. 1975-25 Amending the Floodplain Zoning Ordinance to Conform with FEMA's Community Rating System.
2. Recommendation from Personnel Committee - Approve/Deny: Tentative Collective Bargaining Agreement Between the City of Reedsburg and Reedsburg Police Officers Association MPPA/LEER for 2026-2028.

V. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. Personnel Committee, Reedsburg Economic Development Commission, Plan Commission, Library Board, Public Works, Utility Commission, CDA (any other committees or commissions with reports).

VI. OFFICE OF THE MAYOR:

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VII. ADJOURN:

City of Reedsburg
Meeting of the Common Council
August 11, 2025

Present:	Mayor Dave Estes, Alderpersons Dave Moon, Sonny Hyde, Jason Schulte, Phil Peterson, Missy Frenz, Jake Kummer, Aaron Bauer, and Tim Becker.
Absent:	Alderperson John Deitrich.
Others Present:	City Administrator Max Buckner, Public Works Director Steve Zibell, Finance Director/Clerk-Treasurer Jacob Crosetto, Police Chief Patrick Cummings, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, and citizens.

Mayor Dave Estes called the regular meeting of the Common Council to order at 5:30 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the approval of the minutes from the Council meetings held on July 14, 2025; the July 2025 Monthly Payments Report; the July 2025 Monthly Building Permit Report; and the July 2025 Ambulance Activity Report.

Motion: Bauer, Second: Becker to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS:

A. Approve/Deny: Resolution No. 4581-25 A Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $26,910,000 Taxable Sanitary Sewerage System Revenue Bond Anticipation Notes.
    a. **Motion: Peterson, Second: Becker to approve Resolution 4581-25 as presented. Motion carried 8-0.**

Motion: Frenz, Second: Schulte to enter Closed Session per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
Motion carried 8-0. Time: 5:39 p.m.

Motion: Schulte, Second: Hyde to exit Closed Session.
Motion carried 8-0. Time: 5:59 p.m.

Motion: Frenz, Second: Kummer to adjourn.
Motion carried 8-0. The meeting adjourned at 5:59 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

City of Reedsburg 2024 Housing Market Study

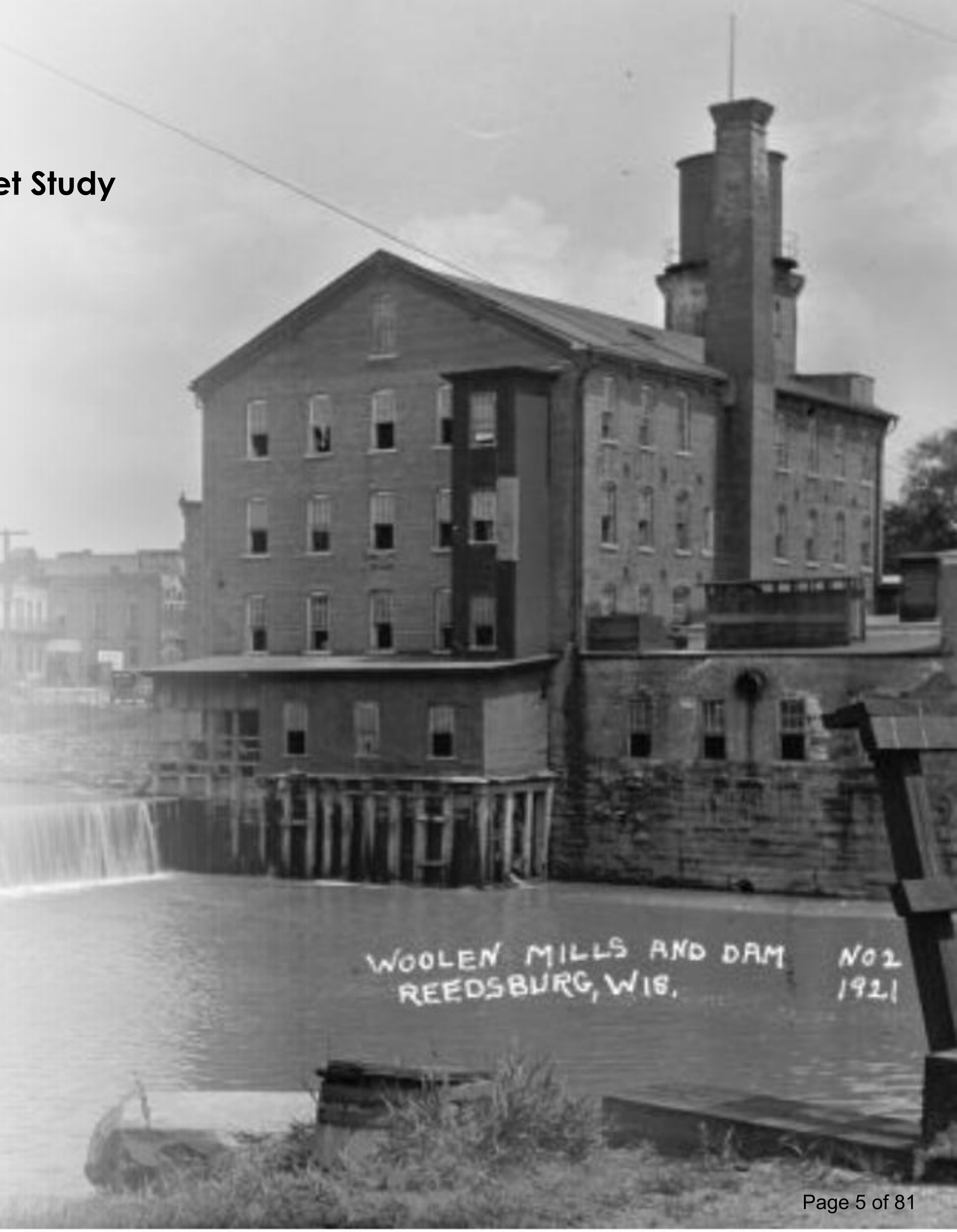
Source: Photos taken by Vierbicher staff 2-20-2024

City of Reedsburg 2024 Housing Market Study

History of Reedsburg

In 1848, just west of what is now downtown Reedsburg, James Babb staked his claim across the Baraboo River. He cleared parts of the prairie, used timber from the area to construct a log house, and became the first permanent white resident in the region. After settling, he entrusted his modest belongings to the Winnebago (Ho-Chunk) Indians who lived nearby and journeyed back to Ohio to bring more family members to join him.

David C. Reed, upon learning about deposits of iron and copper nearby, arrived shortly after. He established a saw and grist mill along the river and erected five wooden shanties to accommodate the workers. These makeshift homes, known as Shanty Row, stood roughly where Main Street is today. Mr. Reed is often credited with founding the village, leading to the adoption of the name Reedsburgh (later Reedsburg) for the settlement.



Executive Summary

Photo Courtesy of the Wisconsin Historic Society

Executive Summary

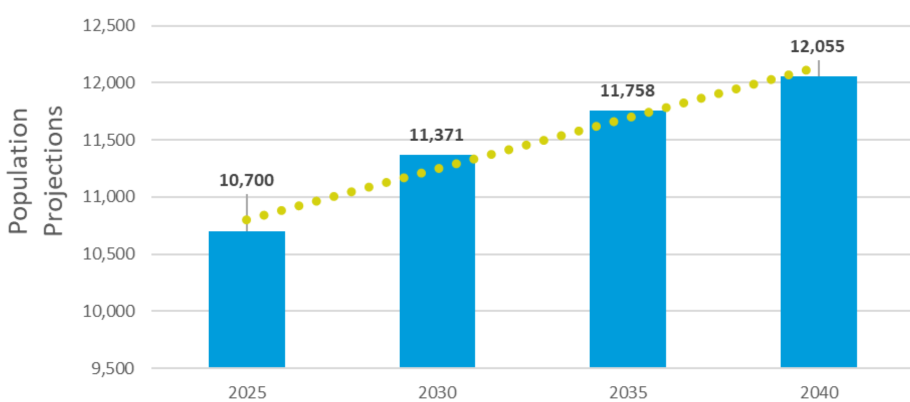
City of Reedsburg

	Median Home Value	Median Rent	Median Household Income	Median Age
Reedsburg	$218,300	$944	$71,991	40
State of WI	$272,500	$1,071	$74,631	40.5

****Biggest Housing Challenge is the creation of affordable single-family lots to meet demand.****

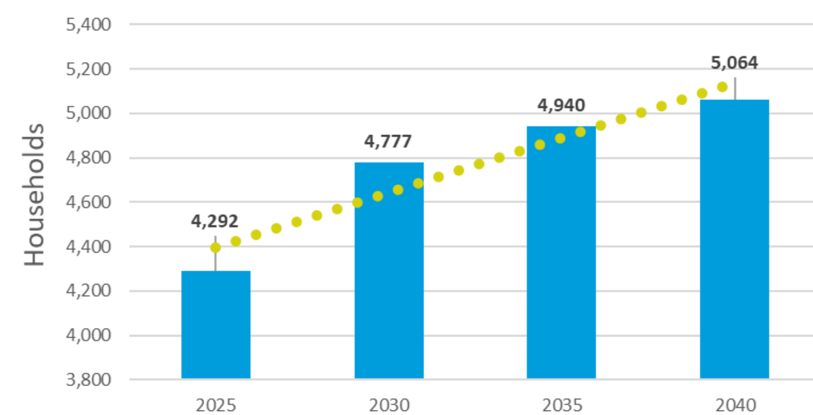
2040 Population Projections

+1,839 Population



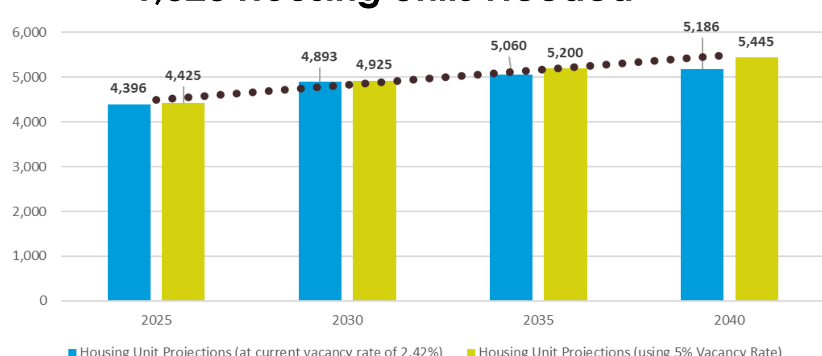
2040 Household Projections

+772 Households

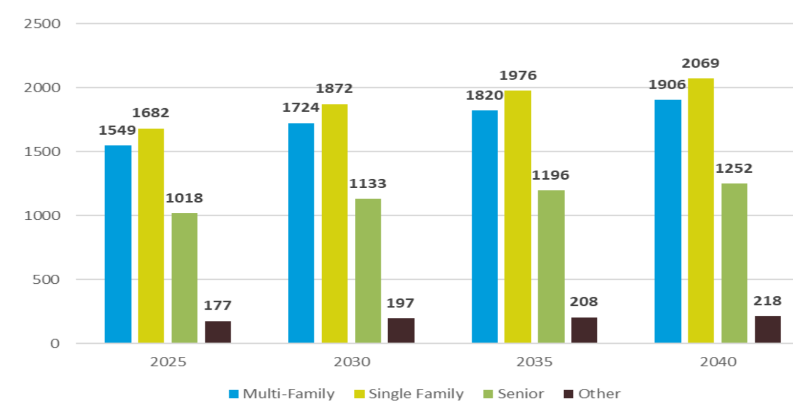


New Housing Units by 2040

+1,020 Housing Units Needed

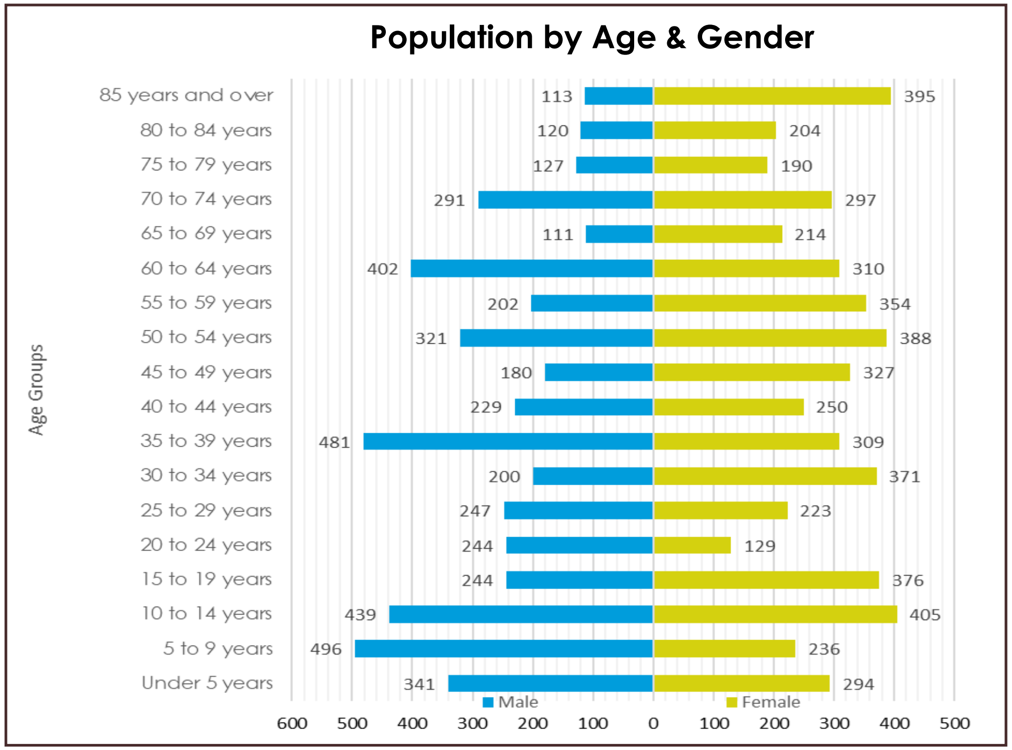


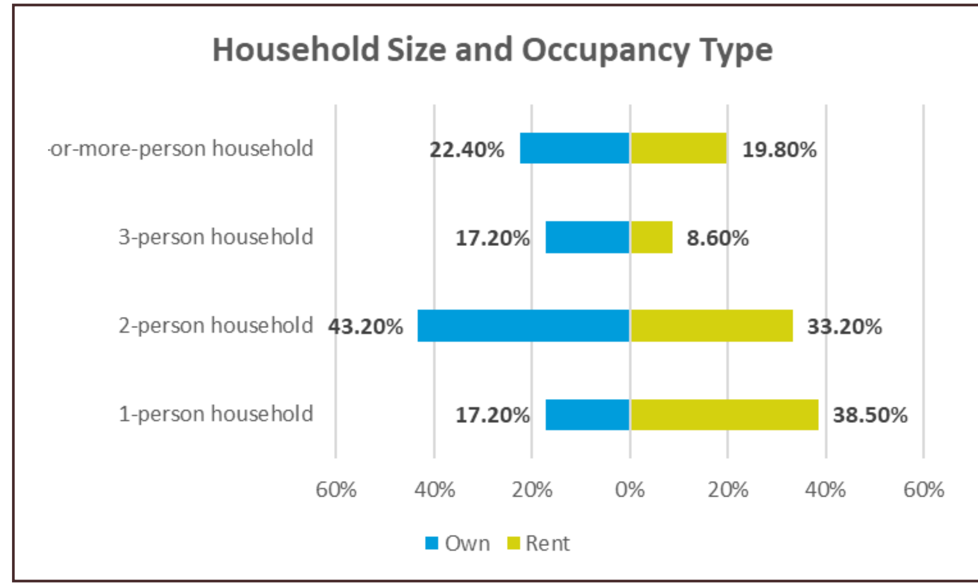
Needed Housing Units by 2040

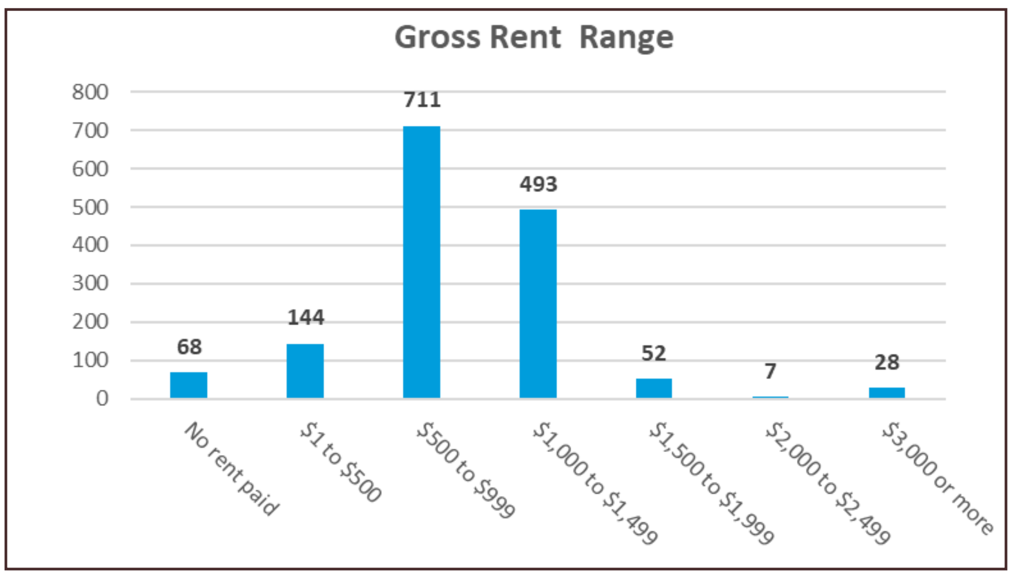


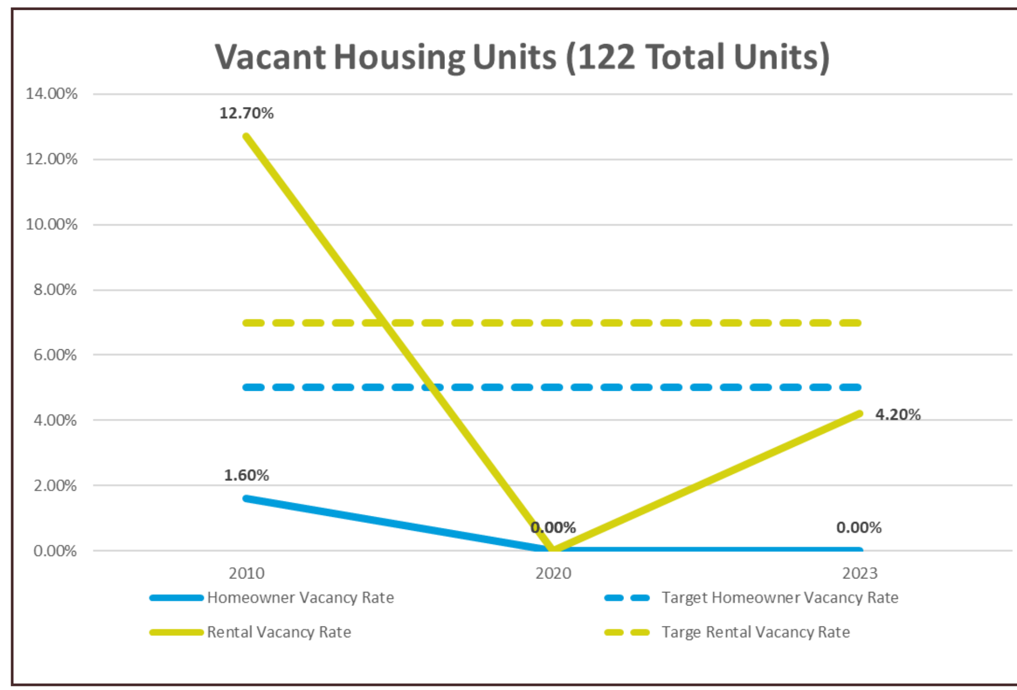
+388 SF Units, +357 MF Units, + 235 Senior, & +41 Other Units Needed

Source: Esri (2024), ACS (2018-2022), ACS (2023 1 yr Estimates) U.S. Census (2020).Wisconsin MLS, Vierbicher









CITY OF Reedsburg

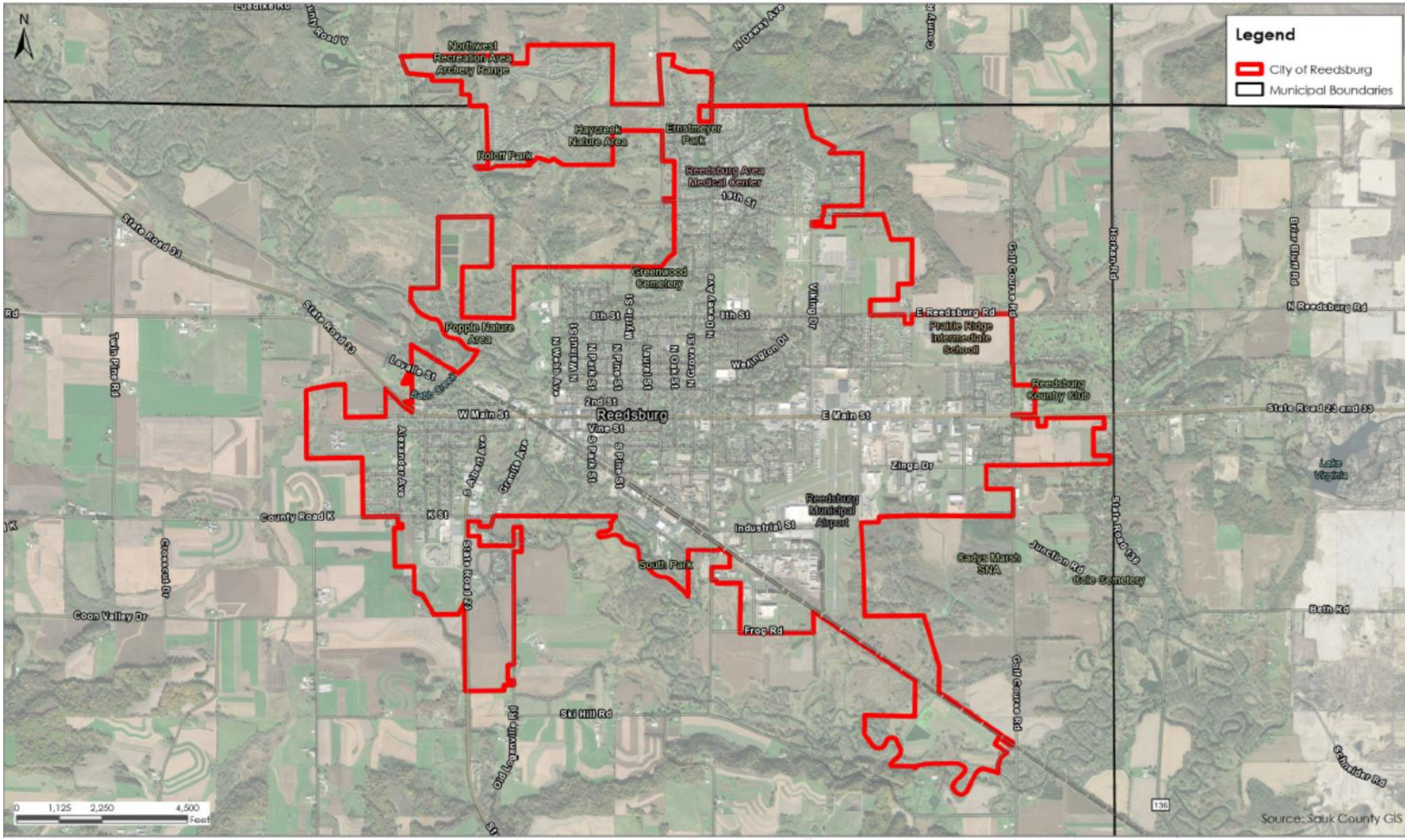
Table of Contents

1
Assessment

The Role of the Housing Study

The Housing Study serves as a strategic and regularly utilized roadmap to recognize and address both present and forthcoming housing needs. This Housing Study tool is accessible to various groups and individuals for utilization, including:

- Development organizations and other entities involved in policymaking, program implementation, and funding procurement to address housing needs.
- Service providers catering to specific populations who require pertinent information to improve their efforts and assess their impact.
- Local and county governments responsible for setting priorities, assessing development proposals, and formulating action plans that guide initiatives.
- Housing professionals, developers, builders, real estate agents, and financial institutions, who have decision-making power impacting the supply and construction of housing.
- Employers who seek to attract talent to the area and grow their businesses.
- Consumers, prospective residents, citizens and a wide range of other users.

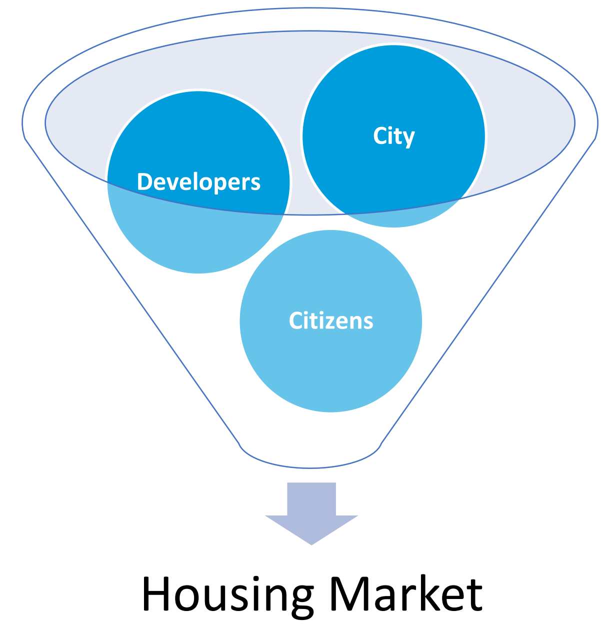


Map 1-1 City of Reedsburg

1.1 Organization

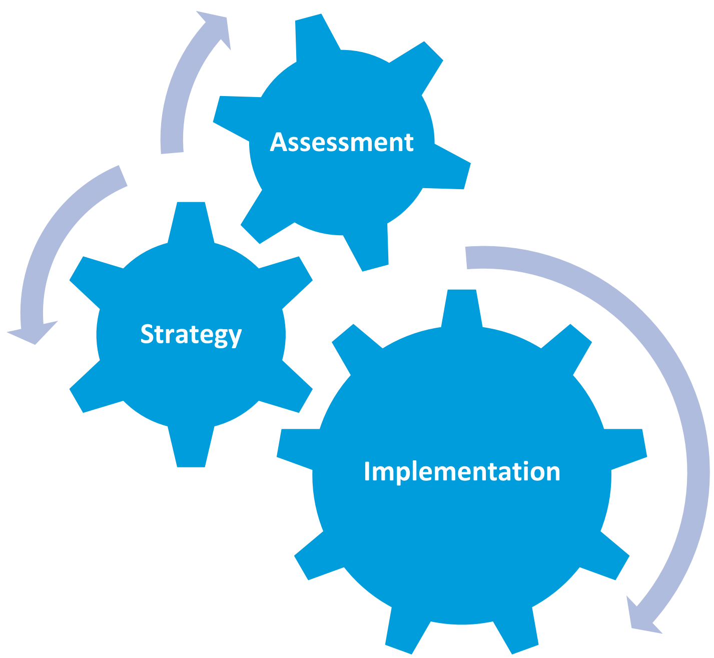
Organization of the Study

The housing study provides a comprehensive examination of every facet of the City of Reedsburg's housing market, accompanied by actionable recommendations and resources to tackle housing challenges and capitalize on opportunities. Designed for easy access, the document presents local demographics and housing data for stakeholders and the community. Additionally, it offers an implementation tool adaptable for use at the local level.



The plan follows the **EASI** process:

- **Engagement** – Included public engagement and engagement with the City staff.
- **Assessment** – Involved the reviewing, updating, and enhancing of information to build the understanding of the issues and opportunities in the community.
- **Strategy** – Identifies potential changes to codes and policies of the City and provides recommendations for further expanding the housing market.
- **Implementation** – Creates practical and measurable action plan and identifies potential funding sources to achieve the objectives.



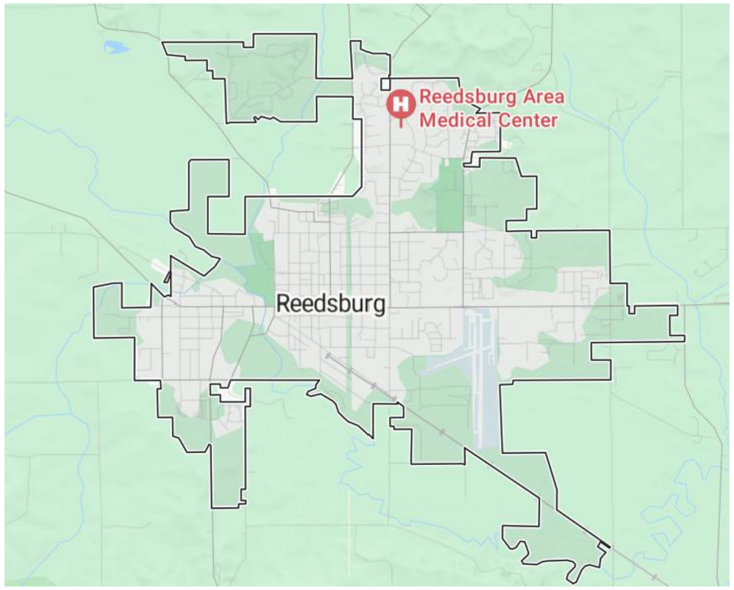
1.2 Introduction

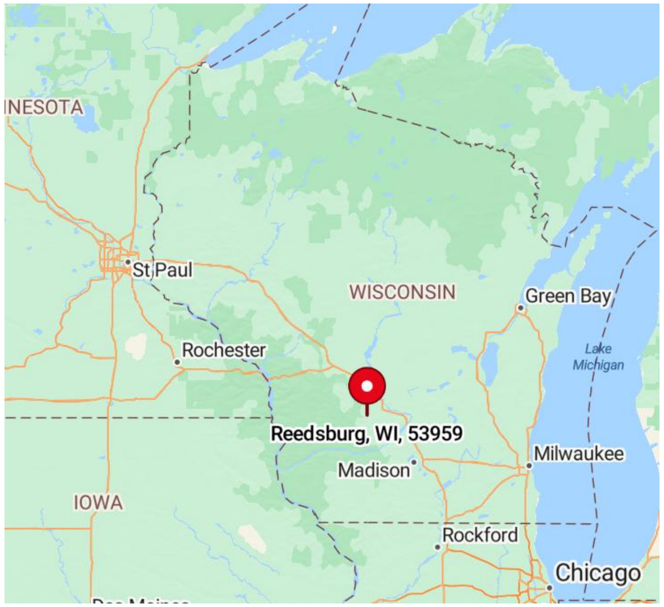
Location

The City of Reedsburg, nestled in the picturesque northwestern Sauk County, is situated just 12 miles southwest of the renowned Wisconsin Dells. Serving as a gateway to the stunning Driftless Area, Reedsburg offers breathtaking vistas of the majestic bluffs of the Baraboo Range to the south. Flowing through the city on a southwest course, the Baraboo River adds to its scenic charm, eventually merging with the Wisconsin River just south of Portage. Within Reedsburg, you'll also find the tranquil waters of Babb Creek, Hay Creek, and Copper Creek, all tributaries to the Baraboo River.

Covering an expanse of 3,795 acres or roughly 5.93 square miles. Reedsburg is bordered to the south and west by the Town of Reedsburg, to the north by the Town of Winfield, and to the east by the Town of Excelsior. Despite its rural setting, Reedsburg boasts convenient proximity to urban centers, with Madison an hour's drive away. Additionally, Reedsburg is minutes from Baraboo, the seat of Sauk County, making it an integral part of the Baraboo Micropolitan Statistical Area, which is estimated to have a population of 65,697 as of 2022 according to the US Census Bureau.

Maintaining a delicate balance between growth and preserving its rural roots has always been a priority for Reedsburg. The essence of Reedsburg's identity is deeply rooted in its rural heritage, and this ethos is reflected in its ongoing efforts to enhance the quality of life for its residents while staying true to its roots.





1.3 Demographics

The demographics in Chapter 1 – Assessment are based on the US Census Bureau's American Community Survey 2023 data set, which is a modification to the 2020 census. Data in the Strategy and Implementation sections are based on current data from the City, Multiple Listing Service (MLS) and other sources specified on those charts.

US Census Data: American Community Survey 2023 with Comparison to Census 2020						
	ACS 2023	Census 2020	Numeric Change	Percent Change	Voting Age Estimate 2023	Voting Age Census 2020
City of Reedsburg	10,060	9,984	76	0.76%	7,248	7,613

Population

Based on the US Census, the City of Reedsburg's 2020 population was 9,984, and according to the US Census Bureau's 2023 American Community Survey, the population is 10,060.

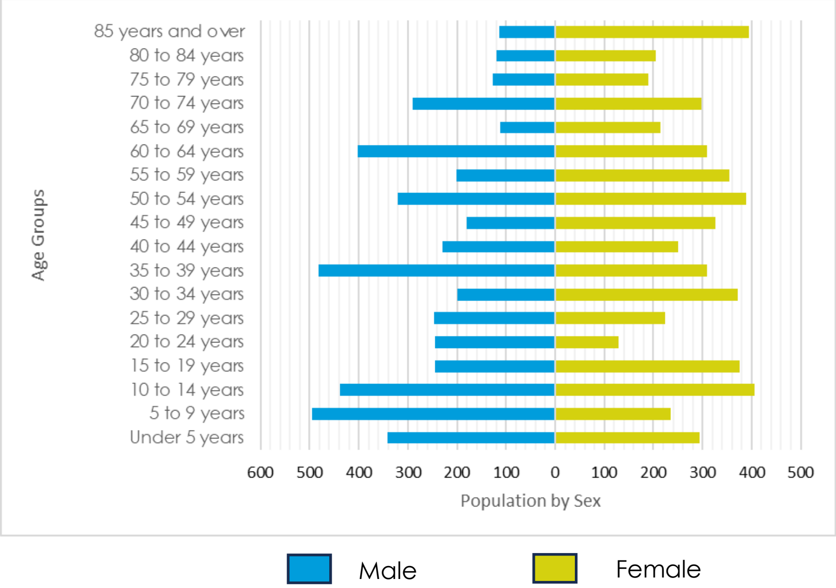
Age

The median age is 40.0, 0.5 years younger than the State of Wisconsin's median age of 40.5. Per the 2023 American Community Survey (ACS), 20.5% of the Reedsburg population is 65 years and older, which is more than the Wisconsin state average of 19.2%. In Reedsburg, there are more females (55.2%) than males (44.8%). **Table 1-1** shows the population pyramid of age broken out by Female and Male.

Assessment

- Demographics
- Existing Housing
- Background Information

Table 1-1 – Population Pyramid

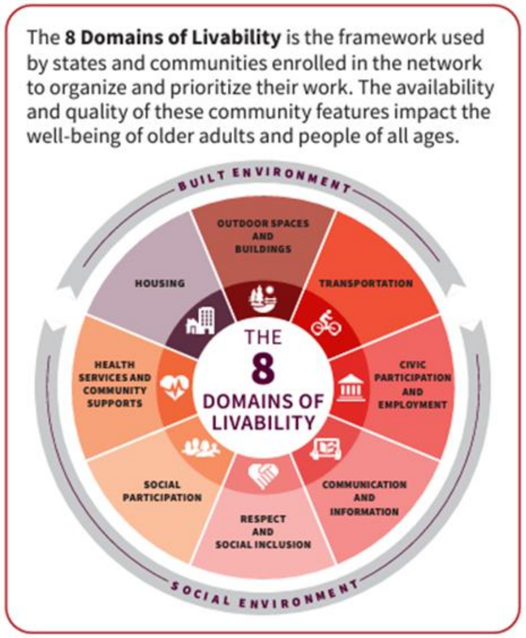


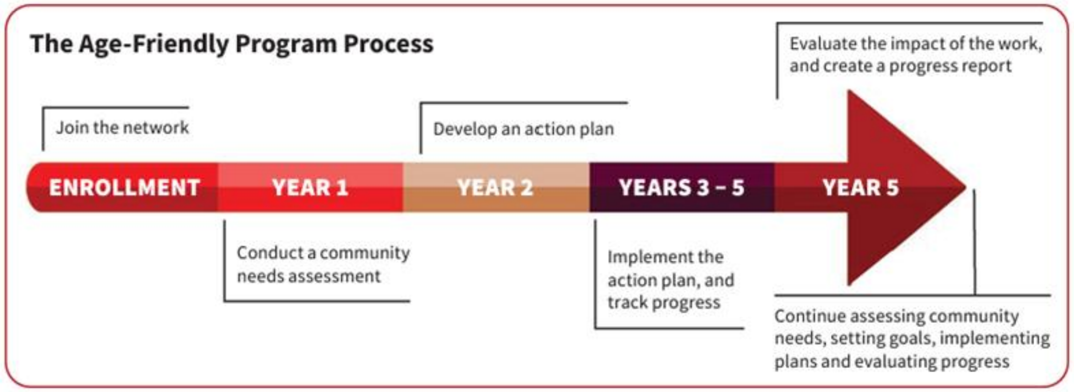
Source: S0101 Age & Sex: 2023 ACS

Assessment

Age-Friendly Community

In January of 2023, the City of Reedsburg joined the AARP Network of Age Friendly States and Communities. An age-friendly community is livable for people of all ages. The AARP Livable Communities initiative works nationwide to support the efforts of neighborhoods, towns, cities, counties, rural regions and entire states to be livable for people of all ages. AARP works with elected officials, partner organizations, and local leaders to help communities become more age-friendly. This means they focus on making neighborhoods easier to walk in, providing transportation choices, ensuring access to important services, offering opportunities for people to join in community events, and ensuring housing is affordable and suitable for different needs. When communities are designed this way, they not only support the well-being of older adults but benefit people of all ages. They promote economic development and contribute to residents' overall happiness and health.





Assessment

Race

The racial make-up of the City is as follows: 81.8% white, 7.3% some other race and 0.7% black. The racial characteristics of the City are defined in **Table 1-2**.

Poverty

Poverty, per Investopedia.com, "refers to a lack of wealth or income such that individuals and households do not have the means to subsist or acquire the basic necessities for a flourishing life." In Reedsburg, 11.3% of the population is below the poverty level compared to 10.7% of all people in Wisconsin. Poverty and housing instability often go hand in hand. People living in poverty may face difficulties paying rent or mortgage payments consistently, leading to higher rates of eviction, foreclosure, or homelessness. By understanding the poverty rate, housing studies can identify areas where interventions may be needed to improve housing stability and prevent homelessness. **Table 1-3** shows poverty by Age and Sex for 2023 and as a percentage of the population.

Table 1-2 Population and Race

Population and Race - ACS 2023	Reedsburg, Sauk County, Wisconsin
Total:	**10,060**
Population of one race:	9,077
White alone	9,210
Black or African American alone	139
American Indian and Alaska Native alone	162
Asian alone	41
Native Hawaiian and Other Pacific Islander alone	9
Some Other Race alone	1482
Two or More Races	983

Table 1-3 Population and Poverty Status

City of Reedsburg	2023 Estimates	2023 Percentage
Population for whom poverty status is determined	**9,925**	
Below poverty level	**1,117**	**11.30%**
Age		
Under 18 years	493	19.0%
Under 5 years	101	16.0%
5 to 17 years	392	20.0%
Related children of householder under 18 years	480	18.6%
18 to 64 years	442	8.2%
18 to 34 years	176	10.7%
35 to 64 years	266	7.1%
60 years and over	265	10.0%
65 years and over	182	9.3%
Male	460	9.7%
Female	657	12.7%

Source for both tables: "S1701 Poverty Status." 2017 and 2023. American Community Survey, ACS 5-year estimates

Assessment

Housing Units and Vacancy

There are 3,925 occupied housing units in the City of Reedsburg of the 4,047 total housing units as specified by the 2023 American Community Survey. Total number of housing units increased by 169 from 2017 to 2023, which is an average of 28 housing units per year. **Table 1-4** shows the change in Occupancy and Vacancy 2017-2023 using the American Community Survey's 5-year estimates. The table shows an increase in vacant housing units from 2017 to 2023 and a homeowner vacancy rate decreasing from 1.8 to 0. This demonstrates that there are no available housing units.

A healthy housing market has between a 5 and 8 percent vacancy rate. A lower housing vacancy rate means not enough housing, and higher rate means too much housing. The current Reedsburg owner-occupied housing vacancy rate is 0, down from 1.8, and the renter vacancy rate is 4.5, up from 1.3. Even though the rental vacancy rate has increased it is still below the standard. Therefore, both indicate there is not enough housing to meet demand.

- The area does not have enough owner-occupied housing units to meet the needs of the current and future population.
- This is the renter vacancy rate based on the US Census ACS 2023 data. With the construction of numerous rental units in the last 2 years, this rate is ever changing.
- There is and will be a demand for senior housing.

Table 1-4 Housing Units and Vacancy

Vacancy	Change	2023 Estimates	2017 Estimates
Total Housing Units	169	4047	3878
Occupied housing units	263	3925	3662
Vacant housing units	-94	122	216
Homeowner vacancy rate	-1.80	0.00	1.80
Rental vacancy rate	3.20	4.50	1.30

Source: Select Housing Characteristics DP04. "2023 ACS"

1.4 Workforce

Workforce

An essential aspect of the housing market involves understanding people's work locations: do they commute, and if yes, from what distances? Approximately 83% of employed individuals aged 16 and above are situated within Sauk County, with **Table 1-5** showing a slight decline since 2017. Likewise, the proportion of residents employed in Reedsburg has also declined.

In 2017, there were a total of 4,824 workers aged 16 and older; in 2023, there were a total of 4,593 workers. Interesting to note is that workers 16 an older that worked from home rose from 166 according to the 2017 ACS data to 268 in the 2023 ACS dataset.

Per the U.S. Census Bureau's 2023 5-year estimates ACS Selected Economic Characteristics DP03 report, the largest industries in Reedsburg are in the Educational Services and Healthcare and Social Assistance category, followed by the Manufacturing category with the Retail Trade category being third.

The largest employers in Reedsburg are Land's End, as they employ the most people using seasonal workers. Reedsburg Area Medical Center (RAMC) employs the most people on a year-round basis.

Table 1-5 Place of Work

Place of Work	2023	2017
Workers 16 Years and older	**4,593**	**4,824**
County where you live	82.5%	88.1%
Work outside County	17.4%	11.6%
Work in Reedsburg	55.7%	59.2%
Work outside Reedsburg	44.3%	40.8%

Source: Commuting Characteristics S0801 "2023 ACS"

Work from Home	2023	2017
Workers 16 Years and older	268	166

Assessment

Travel Time

Housing demand in Reedsburg is significantly influenced by commute duration, reflecting people's preferences for travel times to work and essential amenities. A majority, 52.9% of the workforce commutes less than 15 minutes, while 24.1% travel between 15 and 30 minutes. Overall, 77% of workers aged 16 and older in 2023 commuted for less than 30 minutes.

This data highlights Reedsburg's role as an economic center in the region, as shorter commute times suggest strong job opportunities, affecting where people choose to live. **Table 1-6** illustrates the travel time to work.

Residential Mobility

Residential mobility plays a key role in housing studies as it offers valuable insights into housing market dynamics, community development, housing policy, and the social and economic impacts on individuals and communities. By examining patterns of residential mobility, policymakers and stakeholders can make informed decisions to support sustainable and inclusive housing solutions.

Residential mobility 2023 per US Census Bureau American Community Survey (ACS) report S0701:

- 0.4% of the Reedsburg population moved from a different state in the last 5 years.
- 7.4% of the population moved to Reedsburg from inside Sauk County.
- 4.6% of the population moved to Reedsburg from another Wisconsin County.
- 0.7% of the population moved from abroad.

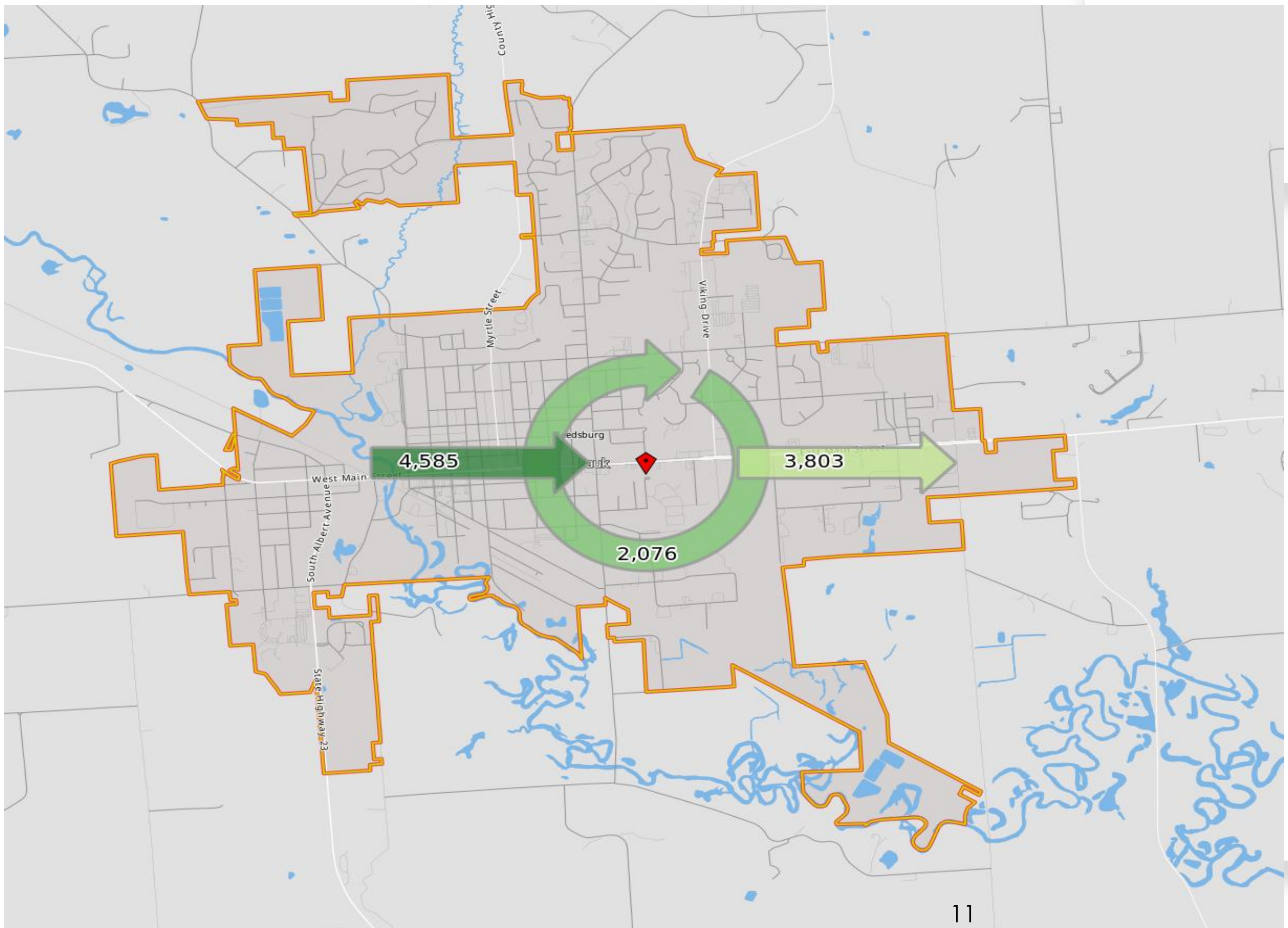
Table 1-6 Travel Time to Work

Travel time to Work:	Change	2023	2017
Less than 15 minutes	-5.1%	52.9%	58.0%
15 to 30 minutes	-2.2%	24.1%	26.3%
30 to 60 minutes	2.9%	12.7%	9.8%
Greater than 60 min.	2.2%	8.3%	6.1%
Mean Travel Time to Work - in minutes	1.8	20.4	18.6

Source: Commuting Characteristics S0801 "2023 ACS"

Assessment

Map 1-2 On The Map – Inflow and Outflow of Commuters to Work



OnTheMap Report

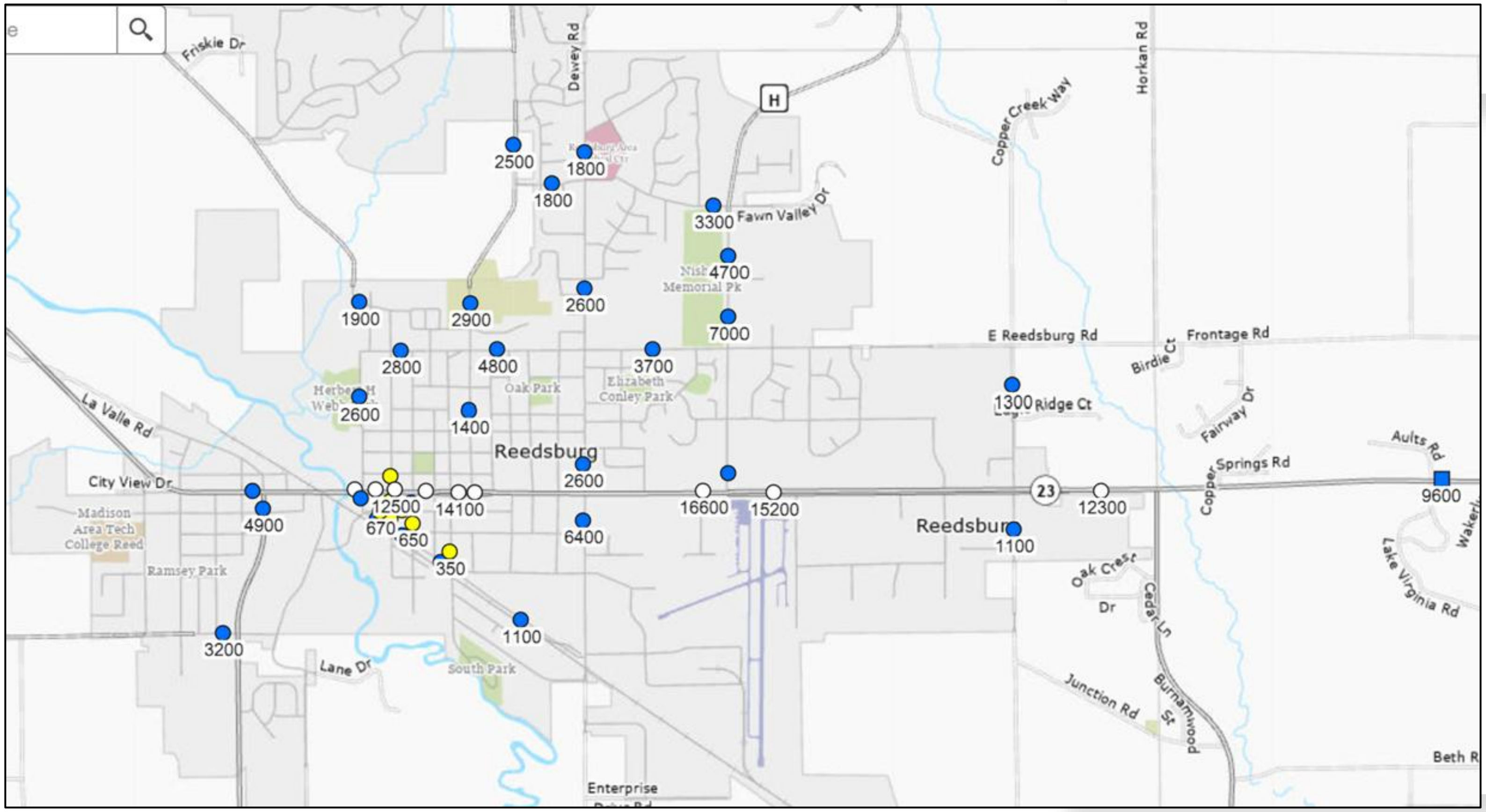
- A 2022 analysis of commuter movement in and out of Reedsburg found that a total of 6,661 individuals are employed. Among them, 4,585 work in the area but reside outside of Reedsburg, while 3,803 live in the area but work outside of Reedsburg. Additionally, 2,076 people both work and live within Reedsburg itself. The complete OnTheMap report can be accessed in **Map 1-2** below.

Inflow/Outflow Job Counts (All Jobs)

	2022	
	Count	**Share**
Employed in the Selection Area	6,661	100.0%
Employed in the Selection Area but Living Outside	4,585	68.8%
Employed and Living in the Selection Area	2,076	31.2%
Living in the Selection Area	5,879	100.0%
Living in the Selection Area but Employed Outside	3,803	64.7%
Living and Employed in the Selection Area	2,076	35.3%

Assessment

Map 1-3 Traffic Counts per the Wisconsin Department of Transportation



Traffic Counts

The City of Reedsburg at State Trunk Highway (STH) 23/STH 33/Main Street - west of County Trunk Highway (CTH) H, has the highest traffic volume at 16,600 vehicles per day. The second highest volume is just west of the intersection of Main Street (Hwy 33) and N. Webb Avenue at 14,200 ADT. Both are from data gathered in 2021. Overall, the downtown traffic ranges from 12,500 to 14,200 ADT.

From the east on STH 33, at the golf course, the ADT is 12,300, and on the west at the intersection of STH 23 and STH 33, but on STH 33 the ADT is 7,300. From the north on CTH H, the ADT is 4,700 north of Land's End and 7,000 south of Land's End. There is currently no data for STH 23 out by the high school. **Map 1-3** visually displays the Traffic Counts from WisDOT.

1.5 Municipal Taxation

Tax Increment Financing (TIF)

In the past, Reedsburg has often used a funding strategy called Tax Increment Financing (TIF) to support different development projects. TIF involves borrowing money based on the expected increase in future tax revenues, with the goal of encouraging new private development and generating more taxes or providing future "PayGo" payments. Typically, this money is used to build infrastructure and incentives that helps kickstart private development in specific areas. The City of Reedsburg has five active TIDS 6, 8, 9, 10, and 11 as outlined in **Table 1-7**.

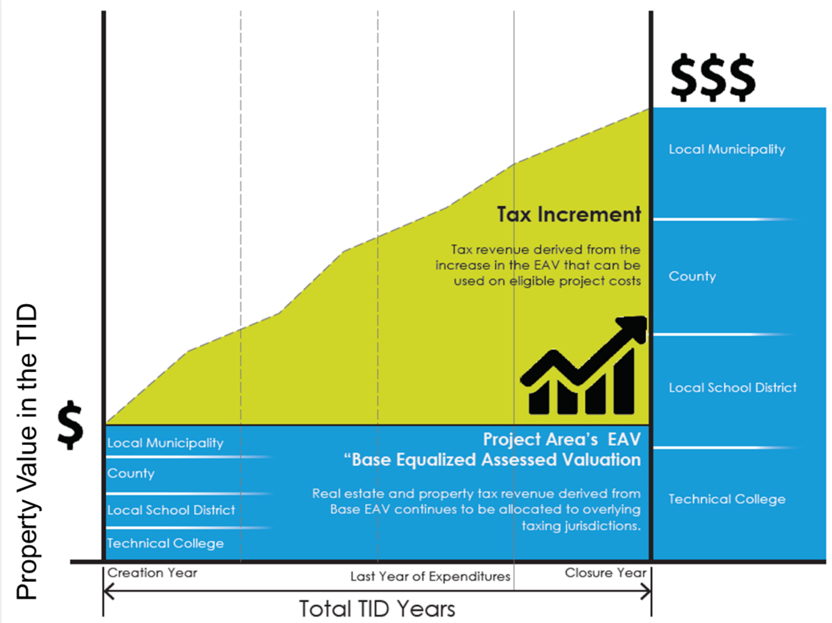
TID Types:

- 2 – Blight
- 2D – Blight, Distressed
- 4 – Industrial created after October 1, 1995
- 5 – Industrial created after October 1, 2004
- 6 – Mixed-Use

Table 1-7 Tax Increment Districts

TID #	Type	Base Yr.	Resolution Date	Maximum Life	Life Extended
6	2D	2000	7/10/2000	7/10/2027	7/10/2037
8	6	2008	9/22/2008	9/22/2028	
9	5	2016	7/11/2016	7/11/2036	
10	2	2021	9/27/2021	9/27/2048	
11	6	2023	8/14/2023	8/14/2043	

Source: State of Wisconsin Department of Revenue and City of Reedsburg



Assessment

Assessment Ratio/ Mill Rate

The assessment determines the value of a property for tax purposes, while the mill rate is the tax rate applied to the property's assessed value to calculate the property tax bill. Together, assessment and mill rate are critical in the property tax system, generating revenue to fund essential public services and infrastructure. The assessment ratio and mill rate has fluctuated from 77.3% to 99.5% over the previous 5 years. The assessment ratios and mill rates are displayed in **Table 1-8**.

Table 1-8 Assessment Ratio and Mill Rate

Year	Assessment Ratio	Mill Rate Per $1,000
2024	0.995025141	16.32570
2023	0.773525008	21.886246
2022	0.867242118	21.904183
2021	0.957227533	20.37652
2020	0.983079615	21.039514
2019	0.867853298	24.560507

Source: Sauk County Assessment Ratio and Mill Rates. Accessed by Vierbicher staff.

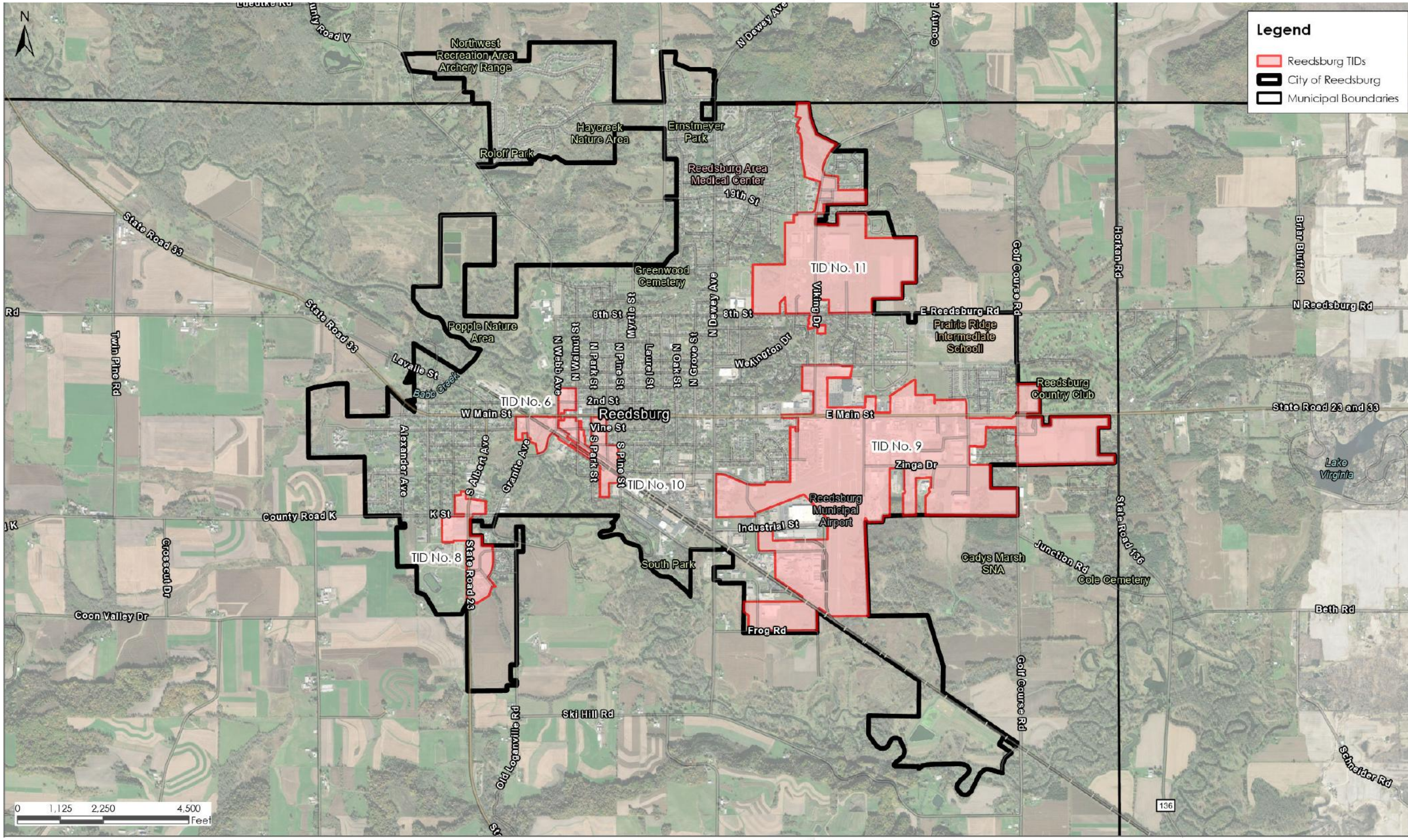
Parcels

The number of parcels in Reedsburg (see **Table 1-9**) has increased over the last five years. Commercial and residential areas have increased, representing residential and workforce growth within the City of Reedsburg.

Table 1-9 Parcels

Year	2019	2020	2021	2022	2023
Total Parcels	3,384	3,390	3,388	3,426	3,421
Residential	2,870	2,872	2,876	2,920	2,926
Agricultural	90	86	77	70	57
Manufacturing	43	41	41	40	41
Commercial	367	375	378	382	381
Undeveloped	12	14	14	13	14
Agricultural Forest	1	1	1	1	1
Forest Lands	1	1	1	0	1
Other	0	0	0	0	0

Source: Number of Parcels by Class Wisconsin Department of Revenue Statement of Assessment 2019-2023.



Map 1-4 City of Reedsburg – Tax Increment Districts

1.6 Existing Housing

Housing Value

Housing values in the $200,000 to $299,999 range have increased by 21.1%, a trend consistent with much of Wisconsin. This surge indicates a significant demand for more properties in this price bracket, driven by rising population and an increased desire for homeownership, as well as the rising cost of housing. Consequently, there is an urgent need to expand housing availability within this range to meet the growing demand.

An estimated 54% of the 1,456 owner-occupied housing units with a mortgage have a monthly owner cost of less than $1,500, with the median being $1,457. Between 2017 and 2023, housing costs in the $1,500-1,999 bracket experienced a 12% in monthly owner costs. This is attributed to higher interest rate increases and increased costs of consumer goods. **Table 1-10** is owner occupied housing as a percentage and the percentage change from 2017 to 2023. **Table 1-11** is housing units with mortgages using raw numbers comparing 2023 to 2017 data.

Property Values

The median value of an owner-occupied house from the 2023 ACS was $218,300, a 65 percent increase from $132,600 in 2017. The current, 2024, single-family home value, based off the November MLS sales data, is $268,000; which is a 23% increase from 2023. While the COVID-19 pandemic brought about significant challenges and disruptions, it also had the unintended consequence of boosting home values in many areas due to shifts in lifestyle preferences, low mortgage rates, limited inventory, government stimulus, and changes in housing demand patterns. As a result, property values have increased over the past seven years.

Table 1-10 Owner Occupied Housing

Value of Owner-occupied units	Change	2023 Estimates	2017 Estimates
Less than $50,000	-4.80%	5.20%	10.0%
$50,000 to $99,999	-14.80%	6.60%	21.4%
$100,000 to $149,999	-21.60%	10%	31.6%
$150,000 to $199,999	0.30%	20%	19.7%
$200,000 to $299,999	21.10%	32%	10.9%
$300,000 to $499,999	16.20%	22.50%	6.3%
$500,000 to $999,999	2.80%	2.80%	0.0%
$1,000,000 or more	0.90%	0.90%	0.0%
Median (dollars)	$85,700	$218,300	$132,600

Source: "DP04 Selected Housing Characteristics" 2017 and 2023 American Community Survey, ACS 5-year estimates,

Table 1-11 Housing Units with Mortgage

Housing Units w/ Mortgage	Change	2023 Estimates	2017 Estimates
Less than $500	0	0	0
$500 to $999	-219	191	409
$1,000 to $1,499	-22	598	620
$1,500 to $1,999	184	459	274
$2,000 to $2,499	46	102	56
$2,500 to $2,999	5	33	28
$3,000 or more	53	71	18
Median (dollars)	$274	$1,457	$1,183

Source: "DP04 Selected Housing Characteristics" 2017 and 2023 American Community Survey, ACS 5-year estimates,

Assessment

Housing Occupancy

A certain level of vacant housing is essential to maintain a balanced market, providing people with the flexibility to move, downsize, or upgrade. Currently, both owner-occupied and rental housing have very low vacancy rates, resulting in a seller's market where prices are on the rise. In the rental market, high demand allows landlords to charge higher rents. For example, Reedsburg has a 0% homeowner vacancy rate and a 4.5% rental vacancy rate, which suggests a tight housing market and a possible shortage. **Table 1-12** illustrates the 2023 ACS vacancy data.

- An ideal vacancy rate for a stable market is between 5-8%, underscoring the current market's limitations.

Tenure

Tenure refers to how long individuals or households have lived in their current residence. Local policymakers can use tenure data to guide planning initiatives, infrastructure development, and housing policy decisions. Understanding tenure patterns helps in anticipating future housing needs, designing transportation networks, and allocating resources efficiently. Shifts in tenure patterns can impact a city's economy; for example, an influx of new residents may boost local economies by increasing consumer spending and service demand, whereas long-term residents often contribute to community stability and investment. The largest group of occupants moved into their homes between 2010 and 2014, with about 38% of households moving within the past 13 years, while 64% arrived at their new home in the 2000's. **Table 1-13** documents household tenure.

Table 1-12 Housing Occupancy

Housing Occupancy and Vacancy Rate	2023 Estimates
Total Housing Units	4047
Occupied housing units	3925
Vacant housing units	122
Homeowner vacancy rate	0.00
Rental vacancy rate	4.50

Source: DP04 "Selected Housing Characteristics.". 2017 and 2022 American Community Survey, ACS 5-year estimates, Accessed by Vierbicher staff February 7, 2024.

Table 1-13 Household Tenure

Year Householder Moved Into Unit	2023 Estimates
Occupied Housing Units	**3925**
Owner-occupied	2422
Renter-occupied	1503
Average household size of owner-occupied unit	2.72
Average household size of renter-occupied unit	2.2
Year Moved In	
Moved in 2015 or later	451
Moved in 2010 to 2014	1044
Moved in 2000 to 2009	1008
Moved in 1990 to 1999	665
Moved in 1980 to 1989	396
Moved in 1979 and earlier	361

Source: DP04 "Selected Housing Characteristics.". 2017 and 2023 American Community Survey, ACS 5-year estimates,

Assessment

Households

According to the 2023 American Community Survey (ACS), the City of Reedsburg has 3,925 households with an inflation adjusted median income of $71,991. The median household income in Wisconsin is $73,631, which is 2.3% more than households in the City of Reedsburg.

- Married couple family – median income = $97,798
- Non-family households – median income = $45,745
- Reedsburg median household income = $71,991

Table 1-14 lists the household sizes.

Housing Units

The total housing units of Reedsburg is 4,047 and 3,925 are occupied. Of the occupied housing units 2,422 are owner-occupied and 1,503 are renter occupied. There are 2,401 detached single-family housing units and 157 single-family attached units. Duplexes account for 433 of the total units and there are 240 manufactured homes in the City.

Table 1-15 is the number of units in a structure.

Table 1-14 Household Size

OCCUPIED HOUSING UNITS	3925
HOUSEHOLD SIZE	
1-person household	994
2-person household	1546
3-person household	545
4-or-more-person household	840

Source: S2501 "Selected Housing Characteristics.". 2017 and 2023 American Community Survey, ACS 5-year estimates,

Table 1-15 Units in Structure

UNITS IN STRUCTURE	
Total housing units	4047
1-unit, detached	2401
1-unit, attached	157
2 units	433
3 or 4 units	92
5 to 9 units	129
10 to 19 units	278
20 or more units	317
Mobile home	240

Source: DP04 "Selected Housing Characteristics.". 2017 and 2023 American Community Survey, ACS 5-year estimates,

Assessment

Housing Unit Types

Single-family detached housing represents 59.3 percent of housing units, and single-family detached housing units have decreased in percent of total by 1.9 percent in the last 6 years. One unit attached, 3 or 4 units and 5 to 9 units all saw a decline in the total number of units since 2017. The number of manufactured homes has significantly increased over the last 5 years as they have become an affordable option that meets the needs of residents who are looking to reside in structures at a lower cost. **Table 1-16** describes the change in the number of units in a structure.

Bedrooms

Examining the number of bedrooms in a community provides valuable insights into the diversity of housing options available, as seen in **Table 1-17**. It allows the City to determine if there are sufficient units to accommodate families needing more bedrooms and if there's a range of home types to offer buyers various choices. Even thought the majority of housing units have 2 or 3 bedrooms, the trend is toward 4 bedroom as can be seen by the increase in 4-bedroom housing units. One bedroom housing units are also on the rise, and this is related to the increase in the number of apartments.

Table 1-16 Change in the Number of Units Per Structure

UNITS IN STRUCTURE	Change	2023 Estimates	2017 Estimates
Total housing units	169	4047	3878
1-unit, detached	28	2401	2373
1-unit, attached	(23)	157	180
2 units	68	433	365
3 or 4 units	(48)	92	140
5 to 9 units	(34)	129	163
10 to 19 units	59	278	219
20 or more units	43	317	274
Mobile home	93	240	147

Source: "DP04 Selected Housing Characteristics." 2017 and 2022 American Community Survey, ACS 5-year estimates

Table 1-17 Number of Bedrooms

Bedrooms	Change	2023 Estimates	2017 Estimates
Total Housing Units	**169**	**4047**	**3,878**
No bedroom	**-33**	37	70
1 bedroom	**109**	415	306
2 bedrooms	**-109**	1140	1249
3 bedrooms	**-58**	1481	1539
4 bedrooms	**295**	873	578
5 or more bedrooms	**-35**	101	136

Source: "DP04 Selected Housing Characteristics." 2017 and 2022 American Community Survey, ACS 5-year estimates

Assessment

Age of Property

Understanding the age of properties allows local governments and utilities to plan for infrastructure maintenance and upgrades. Older properties may need updates to water, sewer, and electrical systems, as well as road repairs or improvements. Assessing the age of properties helps evaluate the overall condition and quality of the housing stock, guiding decisions on renovation, rehabilitation, or demolition programs to ensure safe, livable housing for residents. In the City of Reedsburg, only 0.7% of housing is classified as new, 24.1% was built between 1950 and 1980, and 13.9% dates to before 1939. The early 2000's saw the most housing units built, as seen in **Table 1-18**. This table does not reflect the building permit data from 2023 and 2024.

Existing Housing Examples

The upper photo shows a charming single-family home on Main Street in Reedsburg, capturing the warmth and character typical of the Midwest. The bottom right photo features Preston Square Apartments, a quaint 4-unit complex offering affordable housing in the community's heart. Funded by USDA loans, this development serves very low-, low-, and moderate-income families, as well as elderly individuals and those with disabilities. It highlights the commitment to accessible, inclusive housing for all. Strategies for improving housing accessibility can be found in the strategy chapter of this report.

Table 1-18 Year the Housing Unit was Built

Year Built	Total	2023 Percent
Total Housing Units	**4047**	**(x)**
Built 2020 or later	27	0.70%
Built 2010 to 2019	399	9.90%
Built 2000 to 2009	983	24.30%
Built 1990 to 1999	768	19%
Built 1980 to 1989	263	6.50%
Built 1970 to 1979	506	12.50%
Built 1960 to 1969	209	5.20%
Built 1950 to 1959	258	6.40%
Built 1940 to 1949	73	1.80%
Built 1939 or earlier	561	13.90%

Source: DP04 "Selected Housing Characteristics." 2017 and 2023 American Community Survey, ACS 5-year estimates

1.7 Rental Housing

Rent

Table 1-19 shows the current Fair Market Rent for Sauk County properties for the fiscal years 2022 – 2025. The United States Department of Housing and Urban Development (HUD) established a public housing authority that publishes the Fair Market Rent tables. These tables represent the cost to rent a moderately-priced dwelling unit in the local housing market. A housing voucher tenant must pay 30 percent of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard, the tenant is required to pay the additional amount.

The median rent has increased 23.9 percent over the last 6 years from $762 to $944. **Table 1-20** on the shows the rent paid per month and the number of units paying that rent level. Rent of $500 to $1,000 is the most common in Reedsburg; however, the unit numbers are declining while rent from $1,000 to $2,000 is becoming more common.

The monthly rent is expected to keep increasing due to the rising demand for rental properties.

Table 1-19 Fair Market Rent

Year	Efficiency	1-BR	2-BR	3-BR	4-BR
FY 2025 FMR	$ 792.00	$ 923.00	$ 1,084.00	$ 1,396.00	$ 1,447.00
FY 2024 FMR	$ 753.00	$877.00	$1,042.00	$1,359.00	$1,388.00
FY 2023 FMR	$ 696.00	$806.00	$ 963.00	$1,266.00	$1,302.00
FY 2022 FMR	$ 644.00	$751.00	$ 909.00	$1,202.00	$1,235.00

Source: "FY 2025 Fair Market Rent Sauk County." Documentation System Office of Policy Development and Research HUD User

Table 1-20 Rent Amount

Rental Units - Rent amount	Change	2023 Estimates	2017 Estimates
Number of units Paying Rent	8	1435	1,427
Less than $500	48	144	96
$500 to $999	(356)	711	1067
$1,000 to $1,499	242	493	251
$1,500 to $1,999	52	52	0
$2,000 to $2,499	7	7	0
$2,500 to $2,999	0	0	0
$3,000 or more	15	28	13
Median (dollars)	$182.00	$944.00	$762.00

Source: "DP04 Selected Housing Characteristics." 2017 and 2023 American Community Survey, ACS 5-year estimates

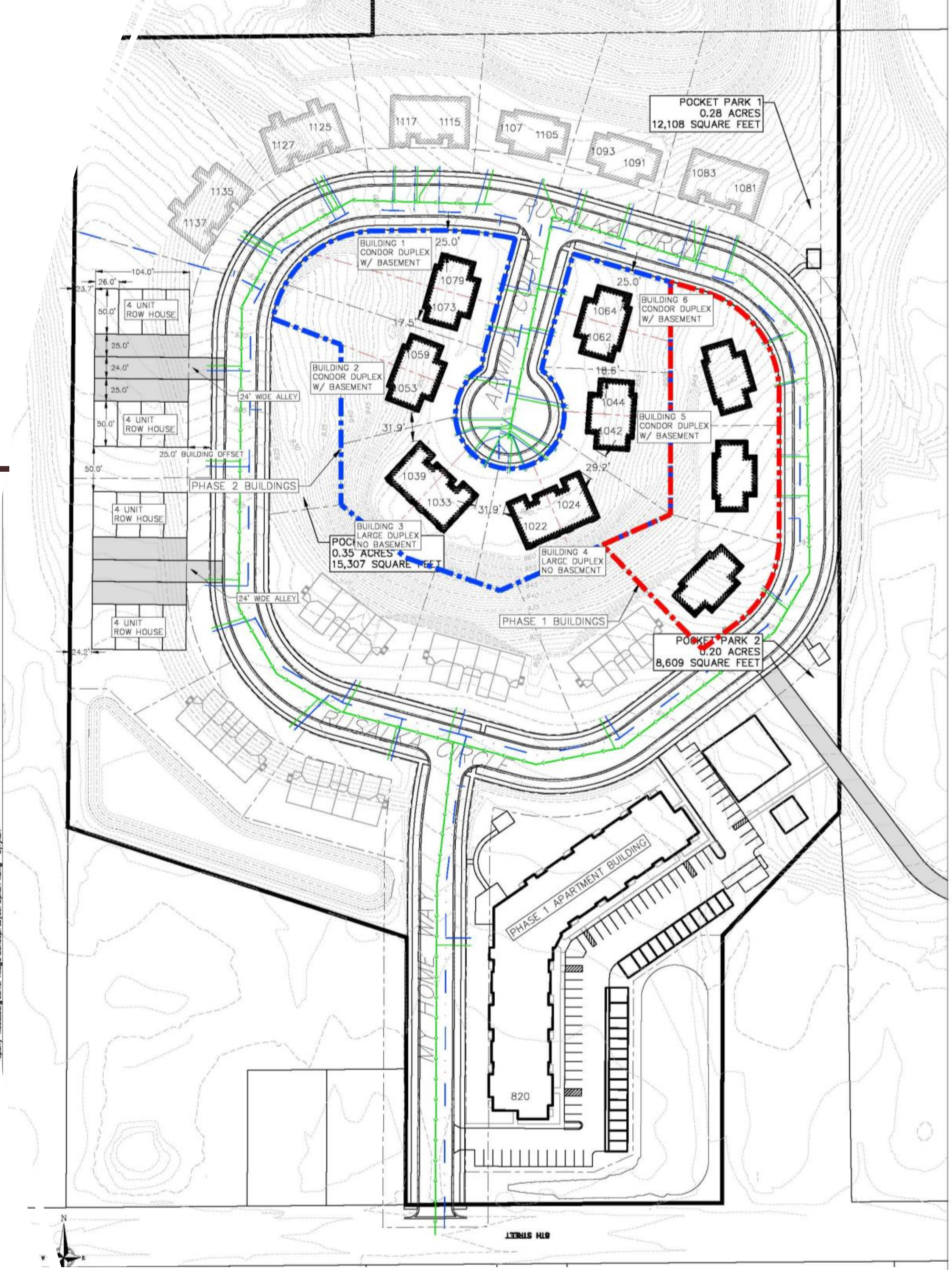
2 Strategy

Housing Market Analysis

A Housing Market Analysis sheds light on the factors influencing housing demand in the City of Reedsburg. The following sections explore insights into local demographics, income trends, and social dynamics that shape the housing market. The analysis investigates the impact of household size, income levels, age distribution, and ownership status within Reedsburg's diverse population.

By examining how these factors evolve over time, the City can pinpoint current and future gaps in housing supply, tailored to meet household needs. Identifying potential housing demands based on their preferred housing types and affordability.

Looking ahead, we see several key areas of demand emerging. Rental housing, affordable housing, and communities tailored for active seniors and retirees are all in high demand, reflecting the needs of an aging population. It is worth noting that the demand for housing extends beyond Reedsburg’s city limits. Many employees who currently commute to or near the city express a desire to live closer to work. Additionally, new households are forming as children leave their parents' homes, creating a demand for both buying and renting options.



2.1 Demographic Changes

Demographic Changes Impacting the Housing Market

A 2022 AARP nationwide survey reveals that 80% of the respondents over 50 own their own home and 51% do not have a mortgage. This 2022 AARP survey found that 77% of Americans aged 50 and older prefer to stay in their current home and community; while 29% plan to relocate to another community. One quarter of respondents (24%) feel less connected to their community since the COVID pandemic. Respondents valued the following related to their community:

- access to clean water,
- healthy foods,
- quality health care, and
- safe outdoor spaces.

Older Americans aged 65 and older are expected to grow from 34 million to 48 million in the next 2 decades. In order to remain in their homes, respondents would need modifications to their current residence such as:

- 79% would need a bathroom modified
- 71% have inside and outside accessibility issues
- 61% would need an emergency response system
- 48% would need smart devises, like a voice activated home assistant or doorbell camera

Furthermore, many adults over 50 are open to building accessory dwelling units (62%), and living in communities designed for aging in place (56%). This highlights the importance of offering diverse housing choices to help seniors remain in their communities.

Key considerations for addressing the aging population include:

1. **Support for Downsizing**: Older adults are selling their homes to move to smaller residences, assisted living, or nursing facilities.
2. **Affordable Housing**: First-time buyers, seniors, and lower-income individuals require more affordable housing options.
3. **Housing Stock Adequacy**: The existing housing supply often fails to meet the needs of older generations, leaving them in homes that may no longer suit them and limiting options for younger buyers.
4. **Changing Values in Homeownership**: Younger generations are delaying home purchases and family formation, showing less emphasis on homeownership compared to previous generations.

The City of Reedsburg should continue to adapt to these dynamics to better support residents across all age groups.

Household Projections

Reedsburg's population is expected to grow over the next 15 years, leading to an increase in households. The 2025 population estimate is 10,700, with 4,292 households and 4,425 housing units. Household projections indicate 4,777 households by 2030 and 5,064 by 2040. Including 2024 permit data, to meet demand, the City needs 485 additional households in the next five years and a total of 772 households by 2040. See **Table 2-1.**

To meet a healthy vacancy rate (5-8%), the City will need to add 1,020 new housing units by 2040.

Population Projections

The population of the City of Reedsburg is projected to grow by over 1,839 people in the next 15 years. This number is based off the Wisconsin Department of Administration Demographic Service Center population projections for 2020-2050 (released on January 1, 2025), their prior population projects from 2010 to 2013, and Vierbicher community analysis taking in current supply, demand and permits.

The City, along with the businesses and developers need to account for these increases as they plan for the future. The Implementation section will help pave the path to the future.

Table 2-1 Population and Household Projections

City of Reedsburg	2025 Estimate	2030 Projection	2035 Projection	2040 Projection
Population	10,700	11,371	11,758	12,055
Households	4,292	4,777	4,940	5,064
Person Per Household	2.38	2.38	2.38	2.39
Increase in Households	378	485	163	124
Total Households by 2040				772
Housing Units (To Equal VAI Pop. Proj.)	4,425	4,925	5,200	5,445
Total New Housing Units 2025-2040				1,020

Source: Population Projections from 2025 Wisconsin DOA Demographic Services Center, 2023 ACS Data, Vierbicher Estimates

Strategy

Housing Forecast

The ESRI Housing Executive Summary forecast for 2023-2028 indicates that 62% of the housing units in the area are owner-occupied, while 32% are rented, and 6% are vacant. In comparison, nationwide, 59% of homes are owned, 32% are rented, and 10% are vacant. In 2023, the ACS states there were 3,925 occupied housing units, and accounting for permits issued, the number of housing units in 2025 is estimated to be 4,425.

Reedsburg will need 1,020 housing units in the next 15 years to meet demand and to obtain at least a 5% vacancy rate. Current vacancy rate for owner occupied housing is 0% and rental vacancy rate is under 5%, and averages at 2.42%. This vacancy rate is not sustainable and will drive people to look elsewhere.

According to the American Community Survey, 2023, the median home value in the area is $218,300, lower than the national median of $308,943. Over the next six years, the local median home value is projected to increase by an average of 2.88% annually, reaching approximately $232,325. For more details, refer to the ESRI executive summary in the appendix.

Table 2-2 Population and Housing Unit Projections

City of Reedsburg	2025	2030	2035	2040
Population Projections	10,216	11,371	11,758	12,055
Household Projections	4,292	4,777	4,940	5,064
Housing Unit Projections (at current vacancy rate of 2.42%)	4,396	4,893	5,060	5,186
Housing Unit Projections (using 5% Vacancy Rate)	4,425	4,925	5,200	5,445

Source: Wisconsin Department of Administration (DOA) Demographic Services Center population projections for 2020-2050. Reedsburg's population is projected to grow over the next 20 years.

2.2 Housing Market Cost Analysis

Vierbicher analyzed the City's housing market to assess affordability using housing and income data from ESRI Business Analysis and the American Community Survey.

- The Average Median Income (AMI) for Reedsburg is $71,991 representing 100% of the AMI.

Income Levels and Housing Affordability:

- Income levels ranging from 60% to 180% of AMI were used for the analysis.
- The Housing Affordability Matrix represents an affordability breakdown for owner-occupied and renter-occupied units in the Reedsburg area. This Matrix divides income levels into three broad categories:
    - Below Average Median Income (Eligible for Subsides)
    - Median Income
    - Above Average Median Income Housing

Owner-Occupied Housing Affordability:

- Affordability is typically defined as housing costs equal to or less than 30% of gross household income. Typical maximum mortgage 2.5 times gross household income.
- An affordability gap exists in Reedsburg's market for owner-occupied homes across income levels from 60% to 150% of AMI.
- **Table 2-4** shows the affordability gap, indicating that individuals in these income brackets may require support for securing mortgages, down payments, or managing monthly payments.
- Households earning 180% of AMI or more face fewer affordability challenges.

Housing Affordability Matrix

Table 2-4 Housing Affordability Matrix

Reedsburg Housing Affordability Analysis	Below Median Income		Median Income	Above Median Income		
	WORKFORCE HOUSING RANGE					
	Owner-Occupied Housing Units					
Owner-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Reedsburg Area Median Income	$43,195	$57,593	$71,991	$86,389	$107,987	$129,584
Median Single-Family Home Value	$218,300	$218,300	$218,300	$218,300	$218,300	$218,300
Affordable Mortgage (2.5 x income)	$107,987	$143,982	$179,978	$215,973	$269,966	$323,960
Affordability Gap - Owner Occupied	**($110,314)**	**($74,318)**	**($38,323)**	**($2,327)**	**$51,666**	**$105,660**
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
	Renter Occupied Housing Units					
Reedsburg Area Median Income	$43,195	$57,593	$71,991	$86,389	$107,987	$129,584
Median Annual Rent (2BR Unit +Ins & Util)	$14,412	$14,412	$14,412	$14,412	$14,412	$14,412
Affordable Rent (30% of income)	$12,958	$17,278	$21,597	$25,917	$32,396	$38,875
Affordability Gap - Renter Occupied	**($1,454)**	**$2,866**	**$7,185**	**$11,505**	**$17,984**	**$24,463**

Sources: 2023 ACS, MLS Data 11/11/2024, and Vieribicher Analysis

Strategy

Potential Future Trends:

- Continued upward pressure on home prices may further increase the affordability gap for owner-occupied units.

Based on the Market Statistics data, below is a comparison of sales over a 6-year period.

2023 Market Statistics:

- 139 single-family homes were listed.
- 112 homes were sold.
- Median selling price based on MLS data: $277,250

2022 Comparison:

- 155 single-family homes were listed.
- 135 homes were sold.
- Median selling price: $249,900.

2017 Comparison:

- 146 single-family homes were listed.
- 130 homes were sold.
- Median selling price: $149,900.

2.3 Rental Market Analysis

Current Inventory and Rental Rates

There are currently eight units advertised on Zillow for rent, as of October 30, 2024. The rental rates of those available range from $800-2,565 per month, with the average being $1,167. The fair market rent, based off HUD data, in Sauk County for a Two-bedroom is $1,042 per month, and the estimated 2022 median rent in Reedsburg was $875. Rental rates are on the rise.

Renter-Occupied Housing Affordability:

- Rental affordability is defined as rent payments ≤ 30% of AMI.
- Reedsburg's market analysis shows rental housing is generally affordable across income levels, but at 60% of AMI, even small rent increases could make units unaffordable.
- The Housing Affordability Matrix outlines the renter-occupied affordability results, based on annual median rental rates.
- Rental prices are experiencing similar upward pressure as owner-occupied housing costs.
- Market rate rental is defined as the monthly amount of rent a property type is likely to receive in a particular area. It is important to note that market rate housing exists at all the defined income levels. However, the size, quality, and amenities of the units will vary across the income levels.

Future Considerations for Reedsburg:

- The City should monitor median rental rates and the number of units available in each income tier.

2.4 Permits

Permits

The City of Reedsburg issues zoning and building permits and based on data received from the City, the number of permits issued from 2020 thru the end of 2024, is contained in **Table 2-3**.

The mobile homes listed in the chart are replacements for existing units and do not count as new housing units. Additionally, the duplex figure represents the number of units, meaning that only 46 buildings were constructed in total.

In the past five years, the City has permitted 439 housing units, bringing the total to 4,365 units by the end of 2024. To meet future projections, the City will need an additional 560 units by the end of 2030 and a total of 1,080 units by 2040.

Prior to the Great Recession (economic downturn from 2007 to 2009), owner occupied housing was at 65% in the City of Reedsburg, and in 2024 that has shifted to 60% renter occupied. This is a direct reflection on affordability and the ability to own a home.

Table 2-3 Reedsburg Permit Data

City of Reedsburg Permits 2020 - 2024					
	Single Family	Duplex	Multi-Family	Mobile Homes	Total Units
2020	15	6	51	7	**79**
2021	30	0	0	6	**36**
2022	20	12	72	2	**106**
2023	12	24	56	0	**92**
2024	11	50	80	0	**141**
	88	**92**	**259**	**15**	**454**
				(replacements)	**439**
					Total Units

Source: Reedsburg Staff Permit Data 2020-2024

3 Implementation

A Tool For the Future

This Housing Market Study will be used as a tool for developers, local leaders, prospective home buyers, renters, and anyone wanting information on the Reedsburg housing market.

The implementation recommendations are organized by:

- Availability
- Affordability
- Ownership/Rental Status

Public Private Partnerships

Planning implementation activities should include public sector entities, private sector businesses and nonprofit organizations. The City should prioritize these implementation actions and establish a clear timeline starting with milestones for the first year then longer term out to 5- and 10-year benchmarks.

Data Gathered and Analysis

To arrive at the recommendations a comprehensive analysis was conducted based off the Maptionnaire Community-wide Survey, permit data, demographics and the affordability matrix. To ensure success, the Housing Market Study should be evaluated regularly, preferably on an annual basis.

3.1 Demand & Projections

Demographic Analysis

The Wisconsin Department of Administration's Demographic Service Center produced population and household projections in 2013 based off the 2010 census. This analysis projected that Reedsburg's population was to increase by 22% from 2020 to 2040.

The Demographic Service Center released its population projections based off the 2020 census in January 2025. These projections have the City growing 13% from 2020 to 2040. Their evaluation is based off fertility rates, mortality rates and net migration, but do not take in account current development.

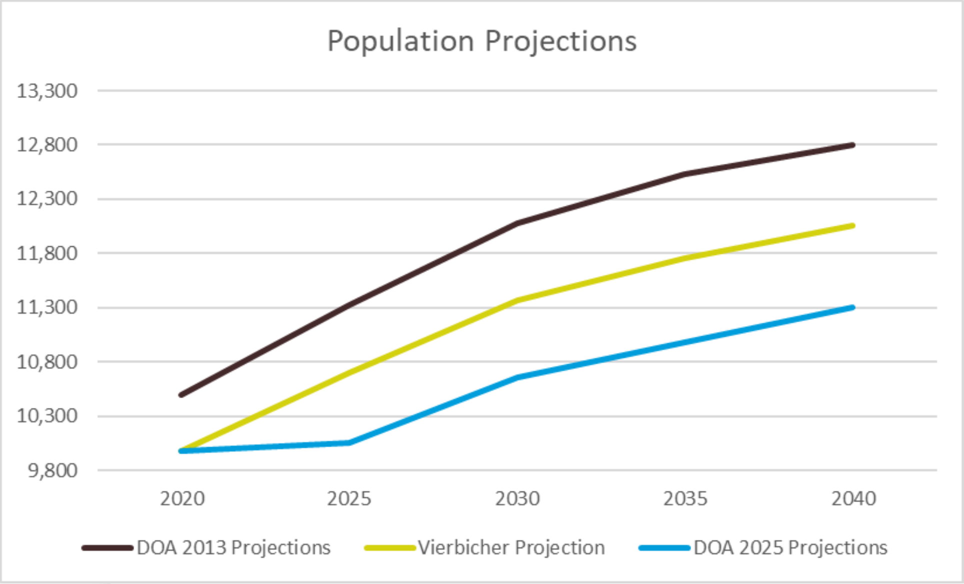
Vierbicher conducted an analysis of the population data in combination with development trends and settled on a population projection that falls in between the State's 2013 and 2025 projections. Therefore, Reedsburg's projected growth, over the next 15 years, should be 20%, with a build up in the next five years to meet demand and then to build the healthy vacancy rate.

Table 3-1 breaks down the three population projection results and the corresponding chart graphically depicts the projected growth.

Table 3-1 Population Projections

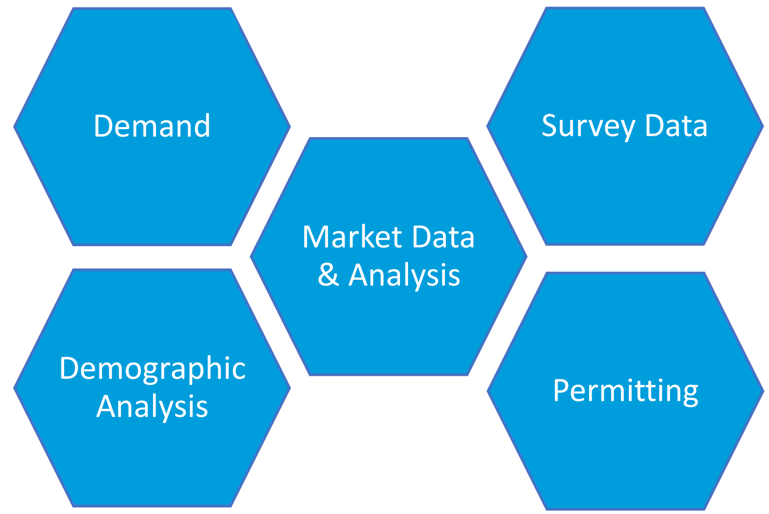
City of Reedsburg Projections	2020	2025	2030	2035	2040
DOA 2025 Projections	9,984	10,060	10,661	10,985	11,309
Vierbicher Projection	9,984	10,700	11,371	11,758	12,055
DOA 2013 Projections	10,500	11,330	12,080	12,530	12,800

Source: DOA DSC 2013 and 2025 and Vierbicher



Source: DOA DSC 2013 and 2025 and Vierbicher

Implementation



Current Demand and Supply

As of October 30, 2024, Zillow shows 46 Lots / Land for sale. This is broken down into 16 lots and 30 single-family homes for sale. In addition, according to Zillow, the average home value based on homes for sale is: $280,542. Historically the City has had 65% of the housing units as single-family and 35% multi-family residential. The permitting trend is 60% multi-family and 40% single-family.

Future Demand Projections

The current owner-occupied housing vacancy rate is 2.4% and a healthy housing market has between a 5 and 8 percent vacancy rate. A lower housing vacancy rate means not enough housing, and higher means too much housing. Reedsburg does not have enough housing units to meet the needs of the current and future population.

To ensure a healthy vacancy rate (5% to 8%) and utilizing the Vierbicher analysis of the DOA data and projecting out over the next 15 years, the City needs 1,020 housing unis by 2040. To meet future population projections, the City of Reedsburg will require an additional 772 households over the next 15 years to meet the demand. See **Table 3-2**.

Table 3-2 Population, Household and Housing Unit Projections

City of Reedsburg	2025 Estimate	2030 Projection	2035 Projection	2040 Projection
Population	10,700	11,371	11,758	12,055
Households	4,292	4,777	4,940	5,064
Person Per Household	2.38	2.38	2.38	2.39
Increase in Households	378	485	163	124
Total Households by 2040				772
Housing Units (To Equal VAI Pop. Proj.)	4,425	4,925	5,200	5,445
Total New Housing Units 2025-2040				1,020

Source: Vierbicher

Implementation

Future Demand Projections, continued

Table 3-3 outlines the projected housing demand in Reedsburg for the next 15 years. Key insights are:

1. **Total Housing Units Needed:**
    - The City will require 1,020 additional housing units to accommodate future population growth and to establish a healthy vacancy rate.
2. **Senior Housing:**
    - 235 senior-specific housing units are necessary, emphasizing tailored solutions for older residents.
3. **Split Between Housing Types:**
    - An almost equal demand for single-family residential and multi-family residential units indicates diverse housing needs.

Recommendations:

- **Senior Housing Development:** Include age-friendly features such as accessible modifications, community spaces, and proximity to healthcare services.
- **Balanced Housing Approach:** Invest in single-family homes and multi-family developments to cater to various population segments, including young families, singles and retirees.
- **Long-Term Planning:** Ensure zoning and infrastructure support the housing growth sustainably.

Table 3-3 Housing Unit Projections by 2040 by Type

Reedsburg		2025	Year 2040	Housing Units by Type Needed in 16 years
Total	**100%**	**4,425**	**5,445**	**1,020**
MFR	35%	1,549	1,906	357
SFR	38%	1,682	2,069	388
Senior	23%	1,018	1,252	235
Other	4%	177	218	41

Implementation

Housing by Type of Ownership

Table 3-4 provides data on the projected population distribution by age category in 2040, emphasizing its implications for housing needs. Key points include:

1. **First-Time Homebuyers (27%):**
   - Young adults (20-35) will make up 27% of the population. This group will need starter housing.
2. **Step-Up Housing Group Dominance (33%):**
   - The middle-aged demographic (35-55) will represent the largest group. This group will need step-up housing, typically larger houses.
3. **Senior Group (26%)**
   - The senior age group demographic (55-79) represents the second largest group. This group will need a range of housing options from executive level, large houses, to single level no-step houses, and assisted living.

The City needs to plan for these shifts by:

- Providing housing options for seniors, such as accessible and smaller homes.
- Supporting young buyers with affordable starter homes.
- Accommodating the demand for larger homes for the step-up housing group.

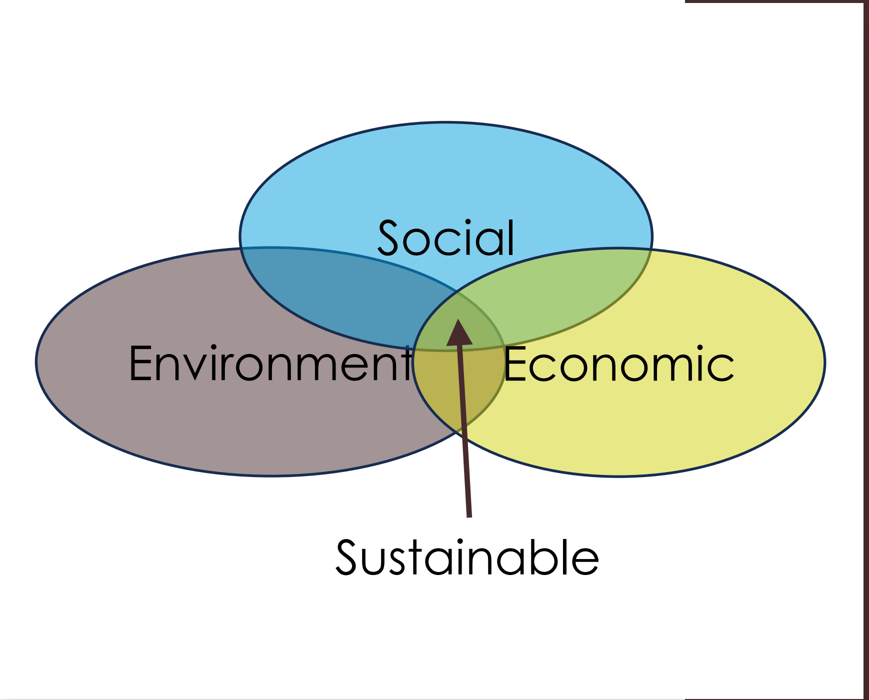
Table 3-4 Project Population Distribution by Age

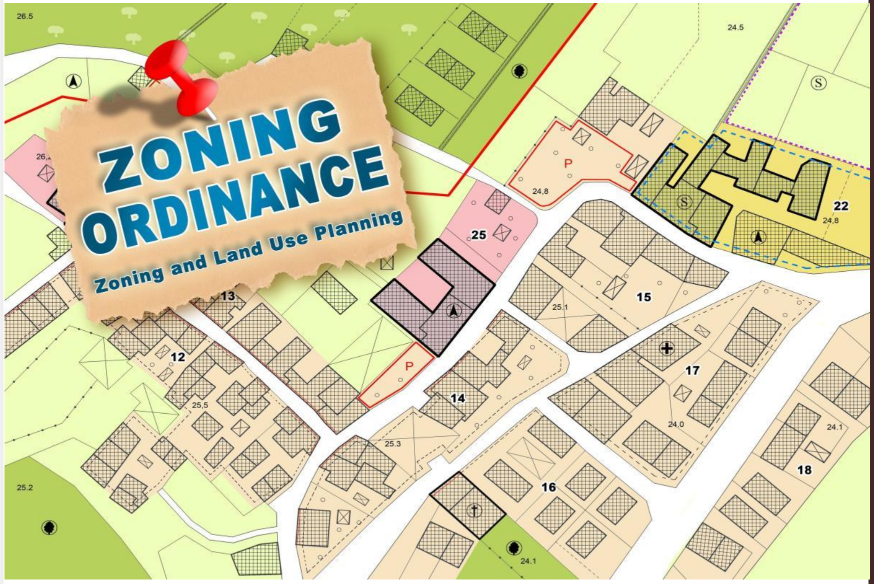
Age	Population	Total by Category	Households by Category	Percentage by Category
Under 5 years	805			
5 to 9 years	1100			
10 to 14 years	906			
15 to 19 years	791			
20 to 24 years	496			
25 to 29 years	726	3,845	1,373	27.15%
30 to 34 years	720			
35 to 39 years	1084			
40 to 44 years	526			
45 to 49 years	609	4,655	1,663	32.86%
50 to 54 years	740			
55 to 59 years	637			
60 to 64 years	794			
65 to 69 years	390	2,862	1,331	26.32%
70 to 74 years	643			
75 to 79 years	399			
80 to 84 years	316			
85 years and over	375	692	692	13.68%
Total	**12,055**	**12,055**	**5,059**	**100%**

Implementation

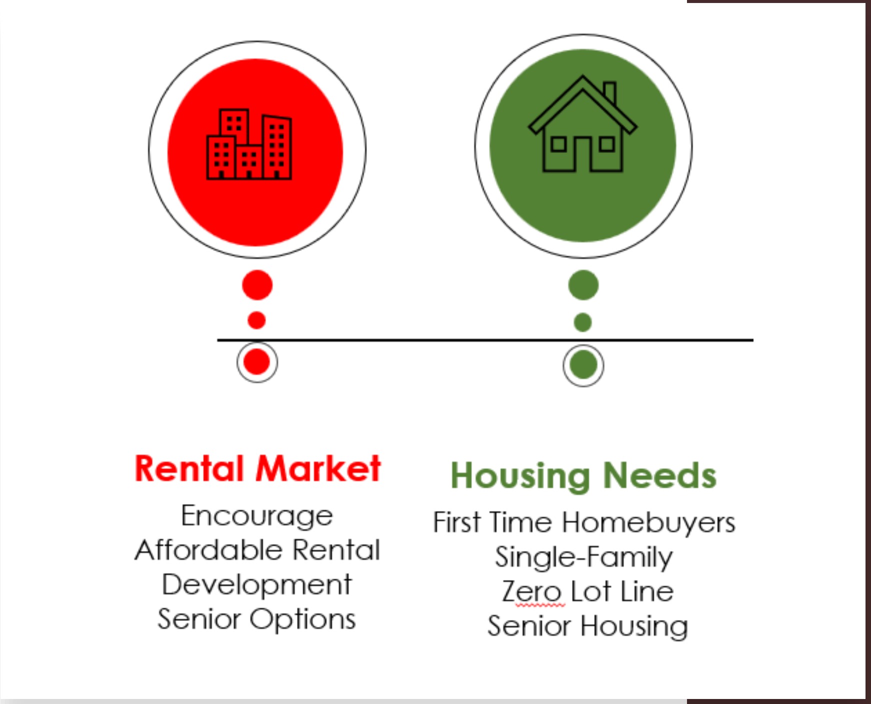
These innovative approaches can help Reedsburg not only meet its housing goals but also enhance the overall community experience. To creatively address this demand, the City could explore the following ideas:

1. **Modular Housing Initiatives**: Partner with companies that specialize in modular or prefabricated homes. These can be built quickly and cost-effectively, allowing for rapid increases in housing stock.
2. **Incentives for Adaptive Reuse**: Encourage the conversion of underused commercial spaces into residential units. This not only addresses housing needs but revitalizes areas and promotes sustainable development.
3. **Community-Driven Developments**: Host design charrettes involving residents to co-create housing plans. This can foster a sense of ownership and ensure the developments meet community needs.
4. **Tiny Home Communities**: Promote the establishment of tiny home villages to attract new residents, particularly young professionals and retirees looking for affordable housing options.
5. **Public-Private Partnerships**: Collaborate with local developers and nonprofits to finance and build mixed-income housing that caters to a diverse population.
6. **Sustainable Development:** Integrate eco-friendly building practices, like solar panels and green roofs, into new housing projects. This could appeal to environmentally conscious buyers and renters.
7. **Flexible Zoning Regulations:** Adjust zoning laws to allow for higher-density housing in suitable areas, making it easier to develop multi-family units and townhouses.





3.2 Recommendations



Housing Goal of the Comprehensive Plan

Provide a diverse housing supply that meets the City's future population requirements. This includes homes for new residents without prejudice as well as for longtime residents whose housing requirements might have been changed because of age, etc.

Availability

Focus on how to increase availability of housing units so owners and renters can locate in appropriate locations near community amenities.

Recommendations:

1. **In-Fill Development & Redevelopment**

Continue to encourage in-fill development. In-fill development is the process of redeveloping an underused, vacant or abandoned site.

Vacant Land:

- Create list of vacant land & Redevelopment Land
- Prioritize Development in Residential Zoning Districts

In-Fill Development:

- Prioritize In-Fill Development
- Incentive In-Fill Development
- Redevelop under-utilized properties

Implementation

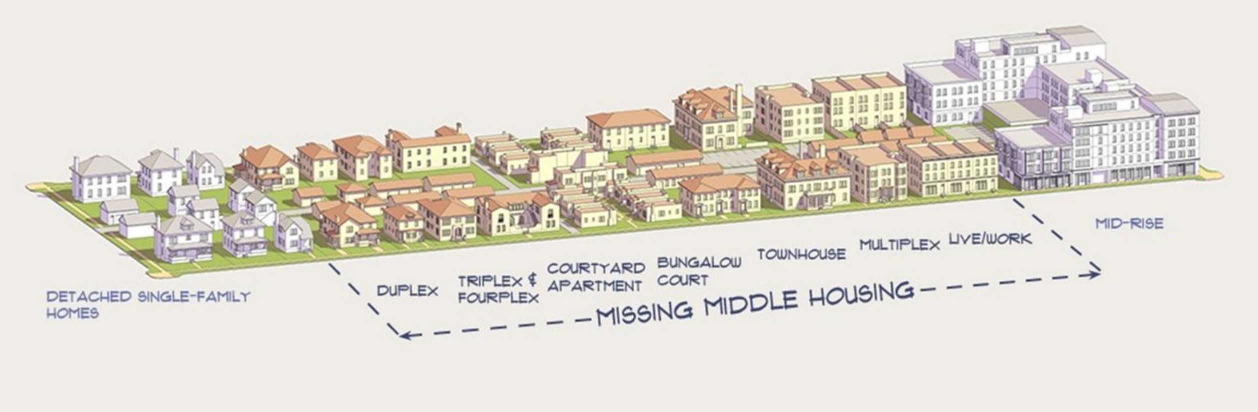
2. Annexations

Consider annexing land to open opportunities for residential development. Land suitability for annexation should be near:

- Municipal services
- Infrastructure
- Roadways

3. Land Purchases

- Secure land by obtaining First Right of Refusal or option to purchase
- Purchase land for residential development
- Sell land for development to set the community up for the future
- Create programs and incentives for the land
- "Buy-Back" provisions – The ability for the community to buy back the land if it is not developed in a set amount of time.



Implementation

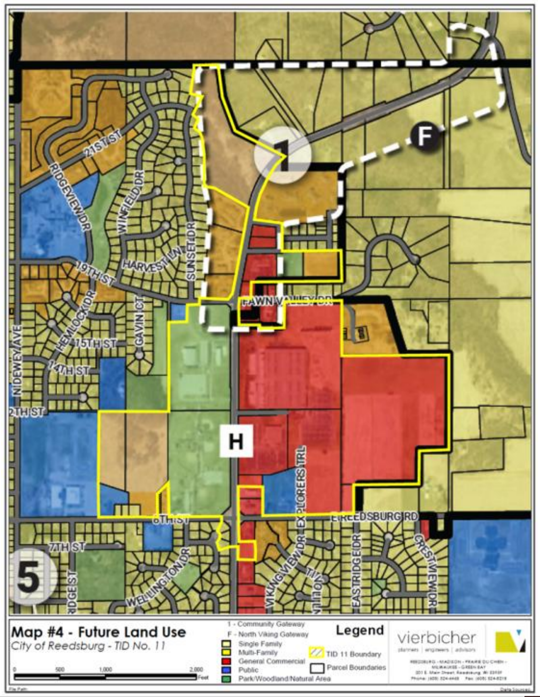
4. Focus on Affordable and Transitional Housing

Continue to encourage diversity of housing options but focus on affordability and transitional housing.

- Housing options:
    - Single-Family
    - Multi-Family
    - Mixed Use
- Transitional:
    - First-Time Homebuyers
    - Step-Up Housing
    - Executive

5. Utilize Tax Increment Financing

- Use the Affordable Housing Extension, if possible, on TID's about to close
- Create Mixed Use Tax Increment Districts



Implementation

6. Utilize Grants and other funding programs to incentivize development.

- **CDBG**
  - Disaster Recovery
  - Emergency Assistance
  - Planning
  - Small Cities Housing and Revolving Loan Program
- **WHEDA**
  - WHEDA First Mortgage and Down Payment Assistance Program
  - WHEDA Advantage Conventional HomeStyle Renovation
  - WHEDA Advantage Home Improvement Loan Program
  - WHEDA Federal and State Tax Credits
- **WEDC**
  - Connect Communities Program
  - Wisconsin Main Street Program

Implementation

Other funding programs to incentivize development	
Pathways to Removing Obstacles to Housing Program	• https://www.hud.gov/program_offices/comm_planning/pro_housing
Community Development Block Grant	• https://www.hud.gov/program_offices/comm_planning/cdbg
Section 108 Loan Guarantee Program	• https://www.hud.gov/program_offices/comm_planning/section108#:~:text=The%20Section%20108%20Loan%20Guarantee
HOME Investment Partnership Program	• https://www.hud.gov/program_offices/comm_planning/home
Emergency Solutions Grants Program	• https://www.hud.gov/program_offices/comm_planning/esg
Rural Housing Service	• https://www.rd.usda.gov/about-rd/agencies/rural-housing-service
Low-Income Housing Tax Credit	• https://www.huduser.gov/portal/datasets/lihtc.html
Indian Community Development Block Grant	• https://www.hud.gov/program_offices/public_indian_housing/ih/grants/icdbg

Implementation

Affordability

Given the focus on developing properties across all affordability ranges and ensuring housing affordability for a broad spectrum of incomes, here are some targeted recommendations. Each recommendation can address affordability while aligning with the needs of the workforce and the 28-30% income standard for housing costs.

Recommendations:

1. **Encourage Mixed-Income Development**
   To ensure housing options for households across various income levels, incentivize mixed-income developments. Mixed-income projects can offer a blend of market-rate, affordable, and workforce housing, meeting the diverse needs of the community.
   - Consider zoning incentives, such as:
   - Density bonuses, for developers who include a proportion of units affordable to households earning between 60% and 120% of the area median income, as defined by the Urban Land Institute's workforce housing standard.

Implementation

2. **Implement Workforce Housing Programs**
   Create workforce housing initiatives tailored to essential professionals, such as:

   - teachers, police officers, healthcare workers, and factory workers.
   - This could involve collaboration with the Wisconsin Realtors Association to build or rehabilitate housing targeted at community workers, thereby ensuring accessible housing that meets the 28-30% income threshold.
   - These programs can provide financing support, down-payment assistance, and rental subsidies.
   - Utilize Tax Increment Financing to reduce costs.
   - Transition seniors from their homes to Senior living spaces and then utilize the homes for workforce housing.

3. **Streamline the Permitting and Approval Process**
   Maintain the current simplified and accelerated permitting process into the future:

   - Reduces construction timelines and lower costs, enabling developers to pass savings to future homeowners or renters.
   - Establish a priority or "fast-track" approval path for workforce housing developments can make building within affordability guidelines more appealing to developers.

Implementation

4. Incentivize Smaller, Affordable Unit Sizes

Encourage the development of smaller housing units, such as:

- Offer tax incentives or reduced fees for developers who include smaller, affordable units can improve housing availability within the affordability range for lower-income households. Smaller units include studio apartments, accessory dwelling units (ADUs) and micro-units.

5. Support Public-Private Partnerships

Establish partnerships between local government, real estate developers, and nonprofits to co-fund affordable housing projects.

- These partnerships can reduce the financial burden on individual entities while fostering more affordable housing options.
- Government-backed financing and land contributions for projects targeting income ranges below the area median income can make workforce and affordable housing projects more viable.

Implementation

6. **Create an Affordable Housing Trust Fund**

   Establish a housing trust fund, utilizing Affordable Housing Extension funds when a Tax Increment District closes, that provides grants or low-interest loans to developers committed to building affordable housing.

   - Revenue sources, such as fees from luxury developments, taxes on short-term rentals, or dedicated funding from local government, can sustain the trust fund.
   - Targeting trust fund allocations to developments for households earning 60-120% of the area median income can help bridge the affordability gap for workforce housing.

7. **Implement Rental Assistance and First-Time Homebuyer Programs**

   Assist lower- and middle-income residents with rental subsidies, deposit assistance, or homeownership programs aimed at helping first-time buyers.

   - Programs that cap housing costs at 28-30% of gross income provide affordability to a wider range of residents, especially in high-demand areas.
   - These programs can be targeted based on income, prioritizing workforce housing needs and helping essential workers find affordable, stable housing.

3.3
Performance Measurements

Performance Measurements

To effectively assess the housing program, it is essential to establish a systematic process for tracking all programs, projects, and initiatives. The City of Reedsburg is projected to need 1,020 new housing units over the next 15 years to meet existing demand and to build a healthy vacancy rate. However, this number may adjust as demand fluctuates over time.

The City will need to establish a system to track the following performance measurements.

Goal: Create **190 single-family housing** units in the next 5 years (by 2030).

Measure: Number per year based on building permit data.

Goal: Create **175 multi-family housing** units in the next 5 years (by 2030).

Measure: Number per year based on building permit data.

Goal: Create **115 senior housing** units in the next 5 years (by 2030).

Measure: Number per year based on building permit data.

Goal: Create **20 “other” housing** units in the next 5 years (by 2030). (Manufactured Homes, etc.)

Measure: Number per year based on building permit data.

3.3 Performance Measurements

Performance Measurements Continued

These goals are for housing units created between 2030 and 2040, but the overall totals are from 2025 to 2040 (15 years).

Goal: Create **198 single-family housing** units, and an overall total of **388** by 2040.

Measure: Number per year based on building permit data.

Goal: Create **182 multi-family housing** units and an overall total of **357** by 2040.

Measure: Number per year based on building permit data.

Goal: Create **120 senior housing** units and an overall total of **235** by 2040.

Measure: Number per year based on building permit data.

Goal: Create **21 "other" housing** units and an overall total of **41** by 2040.

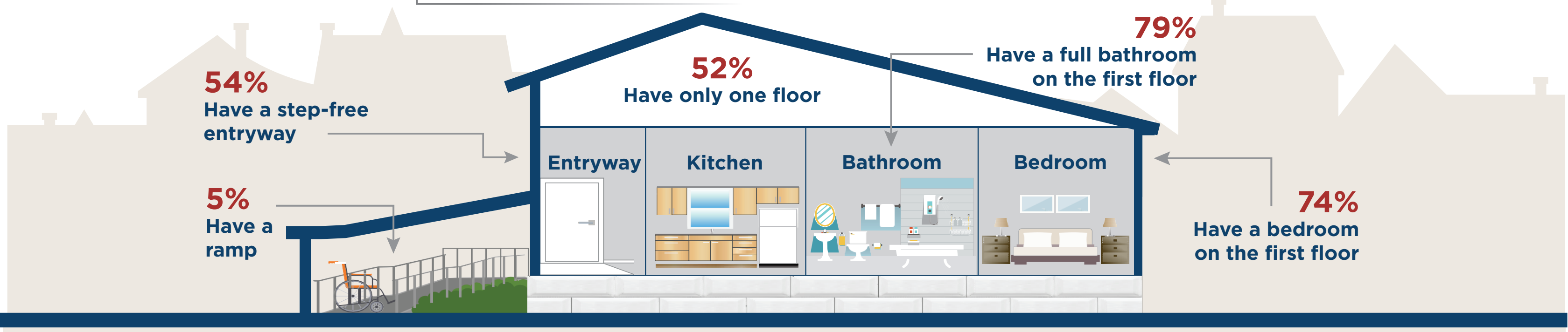
Measure: Number per year based on building permit data.

4.0 Appendix

AMERICAN HOUSING SURVEY

HOME ACCESSIBILITY

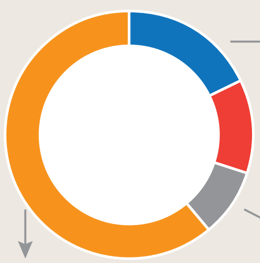
How accessible are our homes?[1]



Who needs accessible homes the most?

48 million households (39%) have at least one person age 65+, person(s) with a disability, or both.

Household composition by age group and disability status[2]



18% 65+, no disability[3, 4]

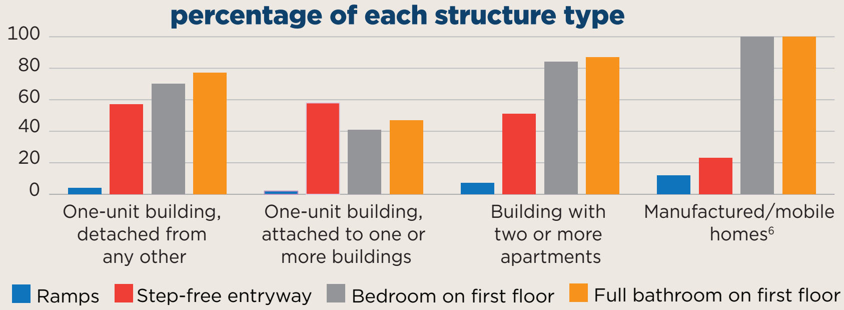
12% 65+ and person with a disability[4]

9% Under 65 and person with a disability[5]

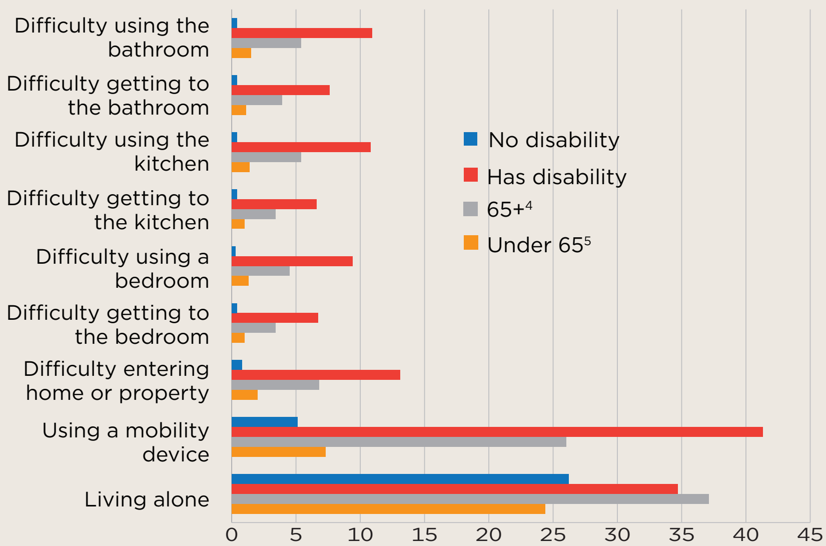
61% Under 65, no disability[3, 5]

About 1 in 8 households have a household member who uses a mobility device for a long-term condition.

Occupied housing units with accessibility features as a percentage of each structure type



Households with selected characteristics as a percentage of each age group and disability status[2]



[1] Includes occupied homes only.

[2] Disabilities include hearing, vision, mental, physical, self-care, and go-outside-home disabilities.

[3] Includes disability status not reported.

[4] 65+ represents households with at least one member 65 years old or over.

[5] Under 65 represents households with all members under 65 years old.

[6] One hundred percent of manufactured/mobile homes have bedrooms and bathrooms on the first floor because a small number of manufactured/mobile homes with more than one floor were edited to have only one floor.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2019 American Housing Survey.

United States® Census Bureau
U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Net Worth Profile

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	9,984	10,182	10,379	197	0.38%
Median Age	39.1	40.2	41.6	1.4	0.69%
Households	4,159	4,290	4,435	145	0.67%
Average Household Size	2.36	2.33	2.30	-0.03	-0.26%

2024 Households by Net Worth	Number	Percent
Total	4,290	100.0%
<$15,000	718	16.7%
$15,000-$34,999	292	6.8%
$35,000-$49,999	126	2.9%
$50,000-$74,999	237	5.5%
$75,000-$99,999	251	5.9%
$100,000-$149,999	411	9.6%
$150,000-$249,999	568	13.2%
$250,000-$499,999	845	19.7%
$500,000-$999,999	467	10.9%
$1,000,000-$1,499,999	168	3.9%
$1,500,000-$1,999,999	59	1.4%
$2,000,000+	148	3.4%
Median Net Worth	$163,803	
Average Net Worth	$615,184	
Wealth Index	62	

	Number of Households						
2024 Net Worth by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	147	622	727	760	708	641	685
<$15,000	83	194	135	114	91	62	39
$15,000-$34,999	30	45	78	47	36	32	24
$35,000-$49,999	8	23	27	24	16	15	13
$50,000-$74,999	6	57	43	40	28	30	33
$75,000-$99,999	6	54	47	36	38	29	41
$100,000-$149,999	3	75	68	65	62	71	67
$150,000-$249,999	10	68	102	112	89	70	117
$250,000-$499,999	0	78	139	151	153	134	190
$500,000-$999,999	1	22	60	108	96	107	73
$1000000+	0	6	28	63	99	91	88
Median Net Worth	$13,283	$70,541	$120,956	$188,298	$240,595	$262,103	$255,510
Average Net Worth	$40,340	$142,394	$298,208	$685,211	$784,895	$897,767	$986,729

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

November 26, 2024

Demographic and Income Profile

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2024	2029
Population	9,247	9,984	10,182	10,379
Households	3,823	4,159	4,290	4,435
Families	2,370	2,495	2,604	2,679
Average Household Size	2.40	2.36	2.33	2.30
Owner Occupied Housing Units	2,429	2,539	2,812	3,029
Renter Occupied Housing Units	1,394	1,620	1,478	1,406
Median Age	35.9	39.1	40.2	41.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.38%	0.13%	0.38%
Households	0.67%	0.45%	0.64%
Families	0.57%	0.33%	0.56%
Owner HHs	1.50%	0.69%	0.97%
Median Household Income	2.99%	2.58%	2.95%

		2024		2029
Households by Income	Number	Percent	Number	Percent
<$15,000	286	6.7%	237	5.3%
$15,000 - $24,999	448	10.4%	351	7.9%
$25,000 - $34,999	333	7.8%	267	6.0%
$35,000 - $49,999	680	15.9%	639	14.4%
$50,000 - $74,999	694	16.2%	794	17.9%
$75,000 - $99,999	641	14.9%	585	13.2%
$100,000 - $149,999	638	14.9%	756	17.0%
$150,000 - $199,999	365	8.5%	527	11.9%
$200,000+	205	4.8%	279	6.3%
Median Household Income	$62,089		$71,942	
Average Household Income	$85,037		$99,633	
Per Capita Income	$35,852		$42,597	

	Census 2010		Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	738	8.0%	592	5.9%	592	5.8%	589	5.7%
5 - 9	707	7.6%	674	6.8%	627	6.2%	572	5.5%
10 - 14	649	7.0%	719	7.2%	687	6.7%	626	6.0%
15 - 19	595	6.4%	612	6.1%	674	6.6%	627	6.0%
20 - 24	501	5.4%	538	5.4%	559	5.5%	594	5.7%
25 - 34	1,325	14.3%	1,269	12.7%	1,257	12.3%	1,237	11.9%
35 - 44	1,272	13.8%	1,344	13.5%	1,359	13.3%	1,400	13.5%
45 - 54	1,215	13.1%	1,208	12.1%	1,212	11.9%	1,324	12.8%
55 - 64	861	9.3%	1,182	11.8%	1,178	11.6%	1,138	11.0%
65 - 74	615	6.7%	899	9.0%	1,050	10.3%	1,117	10.8%
75 - 84	492	5.3%	620	6.2%	680	6.7%	831	8.0%
85+	277	3.0%	327	3.3%	307	3.0%	324	3.1%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,809	95.3%	8,815	88.3%	9,000	88.4%	9,114	87.8%
Black Alone	52	0.6%	132	1.3%	138	1.4%	141	1.4%
American Indian Alone	97	1.0%	100	1.0%	96	0.9%	89	0.9%
Asian Alone	40	0.4%	68	0.7%	71	0.7%	76	0.7%
Pacific Islander Alone	0	0.0%	1	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	146	1.6%	372	3.7%	375	3.7%	395	3.8%
Two or More Races	103	1.1%	496	5.0%	500	4.9%	562	5.4%
Hispanic Origin (Any Race)	394	4.3%	722	7.2%	725	7.1%	791	7.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

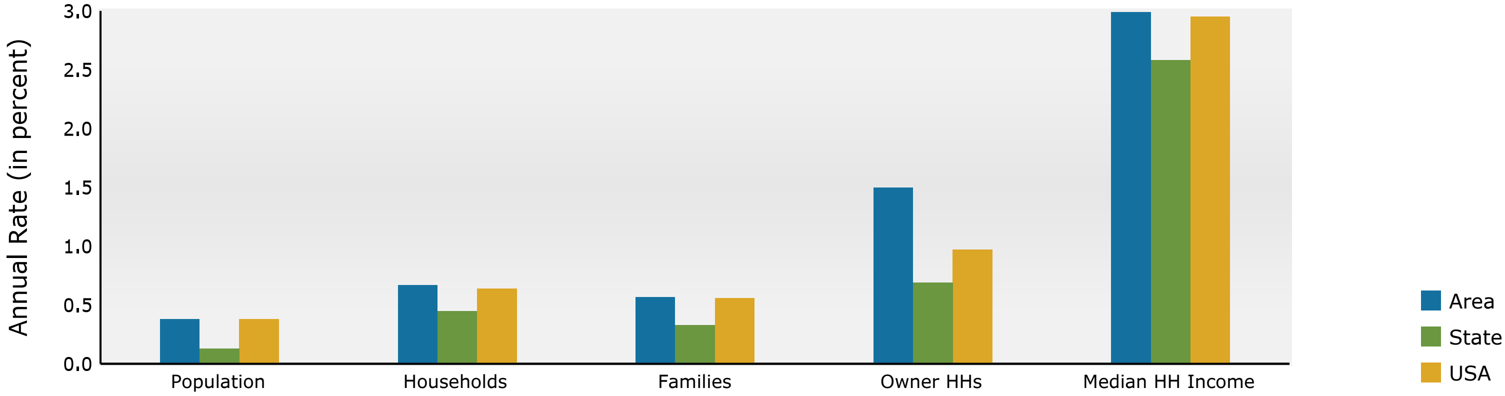
August 19, 2024

Demographic and Income Profile

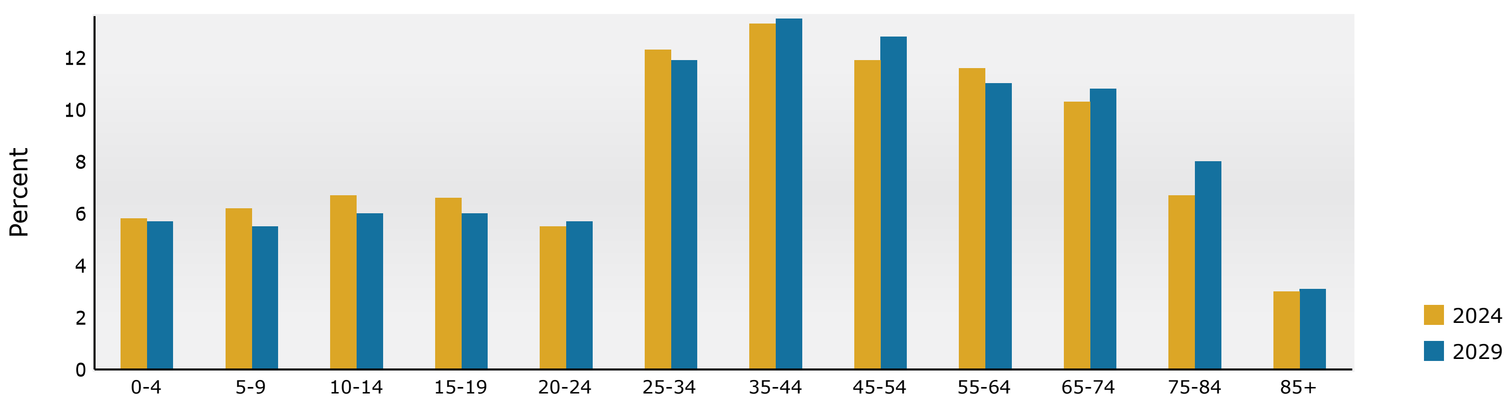
Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

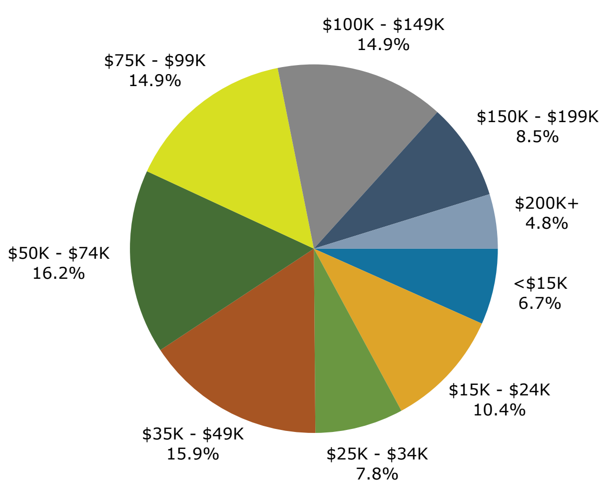
Trends 2024-2029



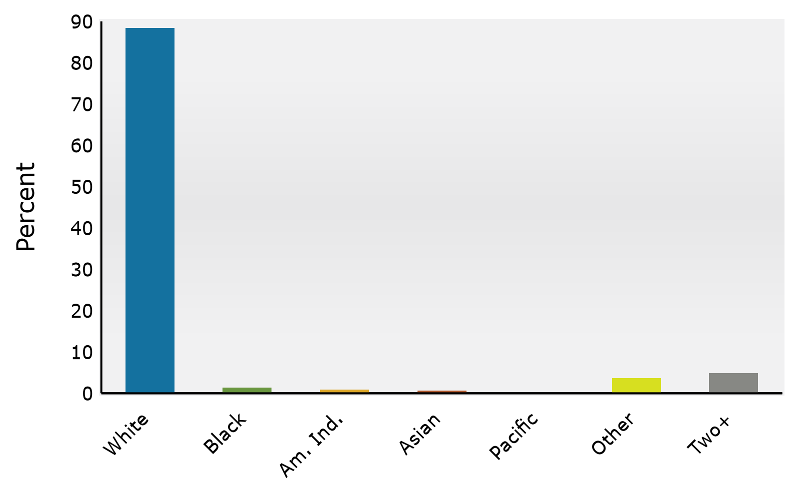
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:7.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 19, 2024

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	10,049		339	
Total Households	3,970		145	
Total Housing Units	4,077		140	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	2,651	100.0%	132	
Housing units with a mortgage/contract to purchase/similar debt	1,568	59.1%	114	
No Second Mortgage and No Home Equity Loan	1,250	47.2%	101	
Multiple Mortgages	288	10.9%	85	
Second mortgage and Home Equity Loan	7	0.3%	9	
Only Home Equity Loan	228	8.6%	81	
Only Second Mortgage	54	2.0%	34	
Home Equity Loan without Primary Mortgage	30	1.1%	27	
Housing units without a mortgage	1,083	40.9%	90	
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	$233,551		$30,479	
Housing units without a mortgage	$300,546		$114,632	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	2,651	100.0%	132	
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	167	6.3%	57	
10.0 to 14.9 percent	227	8.6%	42	
15.0 to 19.9 percent	445	16.8%	62	
20.0 to 24.9 percent	241	9.1%	66	
25.0 to 29.9 percent	180	6.8%	85	
30.0 to 34.9 percent	81	3.1%	34	
35.0 to 39.9 percent	60	2.3%	28	
40.0 to 49.9 percent	81	3.1%	38	
50.0 percent or more	87	3.3%	30	
Not computed	0	0.0%	0	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	528	19.9%	82	
10.0 to 14.9 percent	169	6.4%	28	
15.0 to 19.9 percent	147	5.5%	50	
20.0 to 24.9 percent	41	1.5%	17	
25.0 to 29.9 percent	89	3.4%	48	
30.0 to 34.9 percent	29	1.1%	18	
35.0 to 39.9 percent	20	0.8%	18	
40.0 to 49.9 percent	23	0.9%	13	
50.0 percent or more	31	1.2%	20	
Not computed	6	0.2%	10	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

August 19, 2024

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	1,319	100.0%	105	
With cash rent	1,263	95.8%	105	
Less than $100	0	0.0%	0	
$100 to $149	0	0.0%	0	
$150 to $199	0	0.0%	0	
$200 to $249	122	9.2%	47	
$250 to $299	11	0.8%	17	
$300 to $349	65	4.9%	86	
$350 to $399	29	2.2%	18	
$400 to $449	27	2.0%	36	
$450 to $499	56	4.2%	38	
$500 to $549	56	4.2%	36	
$550 to $599	17	1.3%	19	
$600 to $649	61	4.6%	29	
$650 to $699	92	7.0%	32	
$700 to $749	92	7.0%	34	
$750 to $799	156	11.8%	76	
$800 to $899	154	11.7%	38	
$900 to $999	148	11.2%	80	
$1,000 to $1,249	126	9.6%	54	
$1,250 to $1,499	20	1.5%	18	
$1,500 to $1,999	0	0.0%	0	
$2,000 to $2,499	0	0.0%	0	
$2,500 to $2,999	0	0.0%	0	
$3,000 to $3,499	0	0.0%	0	
$3,500 or more	30	2.3%	50	
No cash rent	56	4.2%	33	
Median Contract Rent	$751		$0	
Average Contract Rent	$837		$167	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	1,319	100.0%	105	
Pay extra for one or more utilities	1,148	87.0%	91	
No extra payment for any utilities	171	13.0%	83	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

August 19, 2024

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	1,319	100.0%	105	high
With cash rent:	1,263	95.8%	105	high
Less than $100	0	0.0%	0	
$100 to $149	0	0.0%	0	
$150 to $199	0	0.0%	0	
$200 to $249	18	1.4%	32	low
$250 to $299	60	4.5%	46	low
$300 to $349	45	3.4%	36	low
$350 to $399	0	0.0%	0	
$400 to $449	6	0.5%	10	low
$450 to $499	96	7.3%	74	low
$500 to $549	15	1.1%	16	low
$550 to $599	61	4.6%	30	medium
$600 to $649	40	3.0%	36	low
$650 to $699	27	2.0%	22	low
$700 to $749	63	4.8%	26	medium
$750 to $799	41	3.1%	29	low
$800 to $899	220	16.7%	48	medium
$900 to $999	169	12.8%	92	medium
$1,000 to $1,249	224	17.0%	52	medium
$1,250 to $1,499	137	10.4%	49	medium
$1,500 to $1,999	11	0.8%	18	low
$2,000 to $2,499	0	0.0%	0	
$2,500 to $2,999	0	0.0%	0	
$3,000 to $3,499	0	0.0%	0	
$3,500 or more	30	2.3%	50	low
No cash rent	56	4.2%	33	medium
Median Gross Rent	$873		$0	
Average Gross Rent	$975		$172	medium

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

August 19, 2024

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	4,077	100.0%	140	high
1, detached	2,602	63.8%	126	high
1, attached	166	4.1%	36	medium
2	346	8.5%	89	medium
3 or 4	102	2.5%	43	medium
5 to 9	144	3.5%	40	medium
10 to 19	223	5.5%	47	medium
20 to 49	159	3.9%	40	medium
50 or more	60	1.5%	43	low
Mobile home	275	6.7%	62	medium
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	4,077	100.0%	140	high
Built 2020 or later	12	0.3%	20	low
Built 2010 to 2019	302	7.4%	58	high
Built 2000 to 2009	827	20.3%	85	high
Built 1990 to 1999	754	18.5%	88	high
Built 1980 to 1989	382	9.4%	91	medium
Built 1970 to 1979	564	13.8%	97	high
Built 1960 to 1969	198	4.9%	51	medium
Built 1950 to 1959	285	7.0%	46	high
Built 1940 to 1949	87	2.1%	22	medium
Built 1939 or earlier	666	16.3%	86	high
Median Year Structure Built	1986		0	high
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	3,970	100.0%	145	high
Owner occupied				
Moved in 2021 or later	112	2.8%	37	medium
Moved in 2018 to 2020	431	10.9%	59	high
Moved in 2010 to 2017	665	16.8%	74	high
Moved in 2000 to 2009	554	13.9%	60	high
Moved in 1990 to 1999	456	11.5%	88	high
Moved in 1989 or earlier	434	10.9%	86	medium
Renter occupied				
Moved in 2021 or later	70	1.8%	29	medium
Moved in 2018 to 2020	492	12.4%	72	high
Moved in 2010 to 2017	612	15.4%	83	high
Moved in 2000 to 2009	128	3.2%	45	medium
Moved in 1990 to 1999	2	0.1%	4	low
Moved in 1989 or earlier	14	0.3%	27	low
Median Year Householder Moved Into Unit	2012		0	high

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

August 19, 2024

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	3,970	100.0%	145	
Utility gas	2,683	67.6%	140	
Bottled, tank, or LP gas	298	7.5%	41	
Electricity	769	19.4%	73	
Fuel oil, kerosene, etc.	86	2.2%	23	
Coal or coke	0	0.0%	0	
Wood	84	2.1%	35	
Solar energy	0	0.0%	0	
Other fuel	40	1.0%	28	
No fuel used	10	0.3%	17	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	3,970	100.0%	145	
Owner occupied				
No vehicle available	63	1.6%	35	
1 vehicle available	620	15.6%	94	
2 vehicles available	1,175	29.6%	100	
3 vehicles available	633	15.9%	92	
4 vehicles available	128	3.2%	31	
5 or more vehicles available	32	0.8%	16	
Renter occupied				
No vehicle available	231	5.8%	51	
1 vehicle available	720	18.1%	92	
2 vehicles available	273	6.9%	56	
3 vehicles available	83	2.1%	38	
4 vehicles available	12	0.3%	17	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	1.8		0.1	
VACANT HOUSING UNITS				
Total vacant housing units	111	100.0%	56	
For rent	34	30.6%	48	
Rented, not occupied	0	0.0%	0	
For sale only	1	0.9%	9	
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	50	45.0%	68	
For migrant workers	0	0.0%	0	
Other	26	23.4%	22	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low

ACS Housing Summary

Reedsburg City, WI
Reedsburg City, WI (5566800)
Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	2,651	100%	132	
Less than $10,000	41	1.5%	31	
$10,000 to $14,999	31	1.2%	21	
$15,000 to $19,999	20	0.8%	17	
$20,000 to $24,999	19	0.7%	15	
$25,000 to $29,999	37	1.4%	38	
$30,000 to $34,999	29	1.1%	43	
$35,000 to $39,999	24	0.9%	21	
$40,000 to $49,999	0	0.0%	0	
$50,000 to $59,999	12	0.5%	16	
$60,000 to $69,999	27	1.0%	14	
$70,000 to $79,999	65	2.5%	27	
$80,000 to $89,999	53	2.0%	23	
$90,000 to $99,999	28	1.1%	29	
$100,000 to $124,999	138	5.2%	37	
$125,000 to $149,999	191	7.2%	67	
$150,000 to $174,999	349	13.2%	53	
$175,000 to $199,999	286	10.8%	54	
$200,000 to $249,999	550	20.7%	61	
$250,000 to $299,999	189	7.1%	37	
$300,000 to $399,999	412	15.5%	119	
$400,000 to $499,999	33	1.2%	14	
$500,000 to $749,999	93	3.5%	60	
$750,000 to $999,999	5	0.2%	8	
$1,000,000 to $1,499,999	4	0.2%	5	
$1,500,000 to $1,999,999	2	0.1%	4	
$2,000,000 or more	12	0.5%	19	
Median Home Value	$197,815		$0	
Average Home Value	$260,920		$38,723	

Data Note: N/A means not available.

2018-2022 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2018-2022 ACS estimates, five-year period data collected monthly from January 1, 2018 through December 31, 2022. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

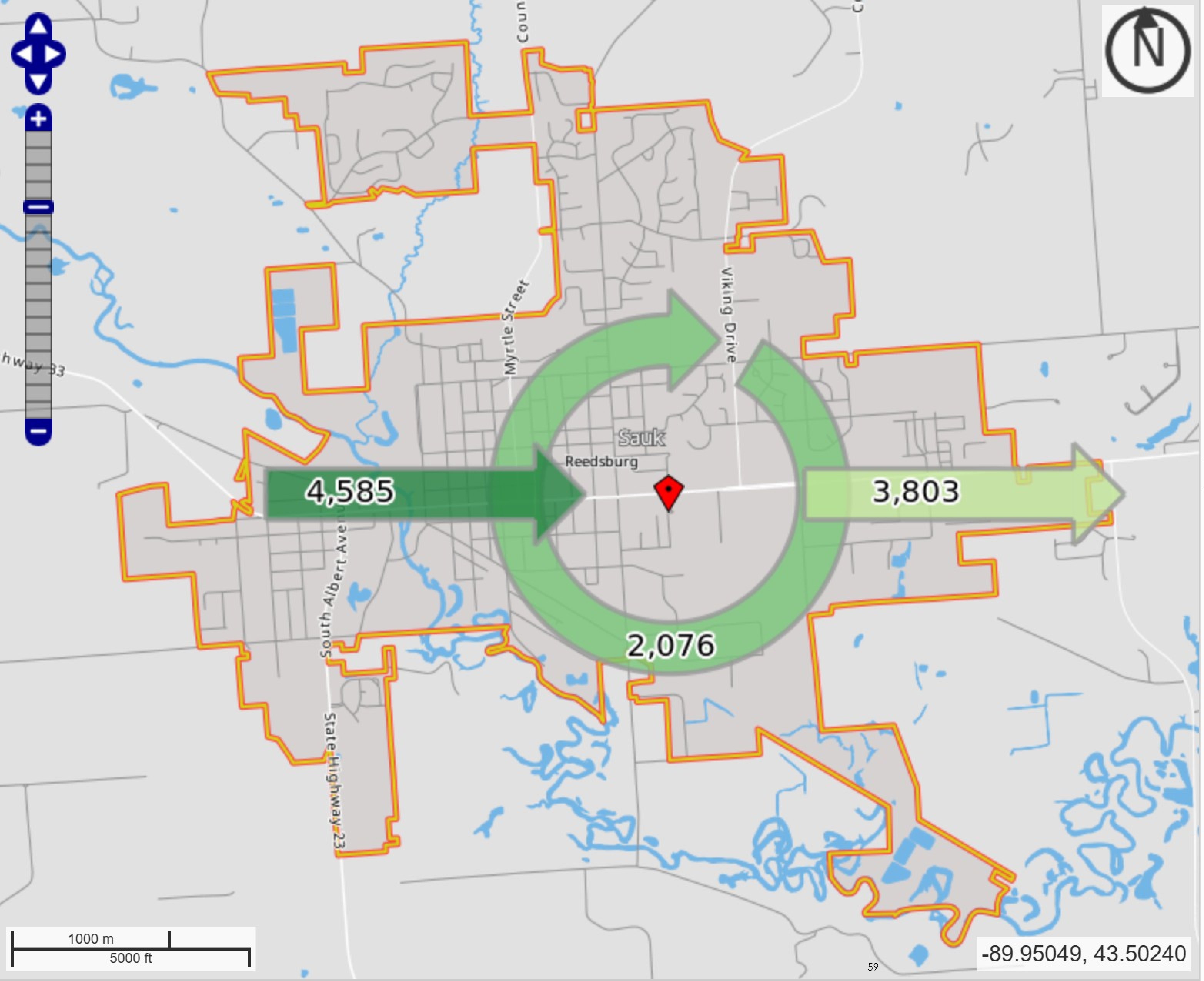
High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

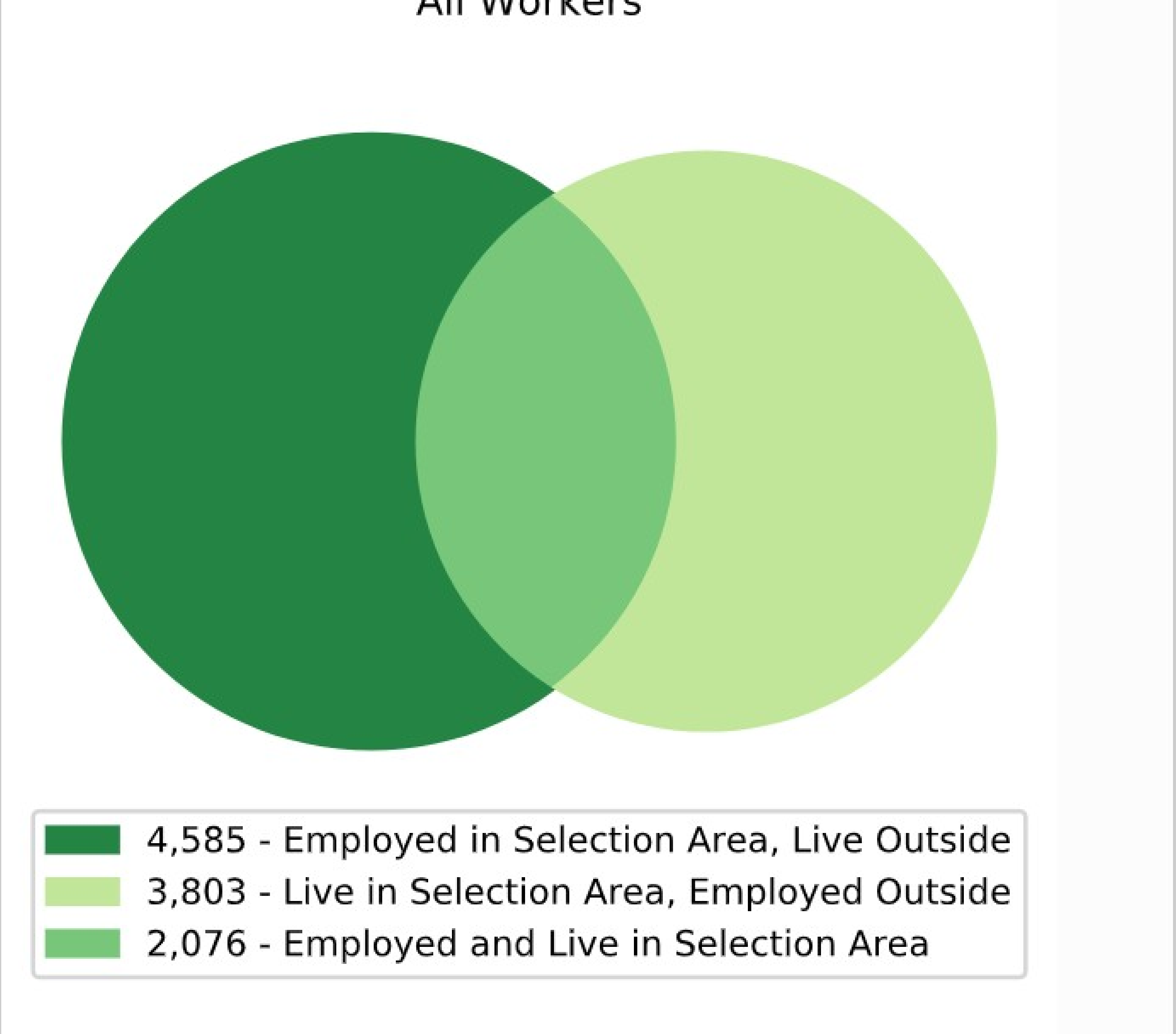
Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.

Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: high medium low





Inflow/Outflow Job Counts (All Jobs)

	2022	
	Count	Share
Employed in the Selection Area	6,661	100.0%
Employed in the Selection Area but Living Outside	4,585	68.8%
Employed and Living in the Selection Area	2,076	31.2%
Living in the Selection Area	5,879	100.0%
Living in the Selection Area but Employed Outside	3,803	64.7%
Living and Employed in the Selection Area	2,076	35.3%

Reset Highlighting

690 Attachment 1

City of Reedsburg

Zoning Controls
Schedule 1
Residential Districts
[Amended 2-24-2005; 11-10-2008; 1-11-2016 by Ord. No. 1822-16]

District	**R1**	**R2**	**R3**
Purpose	To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one- and two-family residences only.	To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate one- and two-family residences only.	To protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses. To maintain compact residential development around the existing urban-residential areas. To locate residences of 3 or more families.
Principal Permitted Uses	One-family dwelling Two-family dwelling	One-family dwelling Two-family dwelling	One-family dwelling Two-family dwelling Multiple-family dwellings in accordance with Article XXV

District	**R1**	**R2**	**R3**
Conditional Uses	Library Museum Park or playground § 690-20 (Public and semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments	Library Museum Mobile home park if in compliance with § 690-24 Park or playground § 690-20 (Public and semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments	Museum Park or playground § 690-20 (Public and Semipublic uses) and § 690-21 (Residential uses) Home business, § 690-9 for definition under "Accessory building or use" Bed-and-breakfast establishments
Accessory Uses	See § 690-9 definition	See § 690-9 definition	See § 690-9 definition
Minimum Lot Area	6,000 square feet Article XXIII for unsewered areas	9,600 square feet Article XXIII for unsewered areas	9,600 square feet, provided that multiple-family dwellings shall have 1,500 square feet per dwelling unit. Article XXIII for unsewered areas
Minimum Lot Frontage	40 feet	40 feet	40 feet
Minimum Lot Width	66 feet	80 feet	80 feet

<table>
<tr><th>District</th><th>R1</th><th>R2</th><th colspan="2">R3</th></tr>
<tr><td>Municipal Yard Dimensions
Principal Building
(See exceptions in § 690-46)
(See § 690-39 for substandard lots)
Accessory Building
(See § 690-39 for substandard lots)</td><td>Street: 20 feet
Corner lots: 20/12 feet
Side: 8 feet
Rear: 15 feet

Side: 5 feet
Rear: 5 feet</td><td>Street: 25 feet
Corner lots: 25/20 feet for lots within City limits.
Side: 8 feet
Rear: 25 feet
Side: 5 feet
Rear:</td><td colspan="2">Street: 25 feet
Side: 8 feet
Multiple-family dwelling the lesser of 1/2 height or 1/2 width of building.
Rear: 25 feet
Multiple-family dwelling the lesser of 1/2 height or 1/2 width of building.
Side: 5 feet
Rear: 5 feet</td></tr>
<tr><td>Minimum Building Dimensions
Principal Building</td><td>1st floor
24 feet wide x 30 feet wide per living unit</td><td>1st floor
24 feet wide x 30 feet wide per living unit</td><td colspan="2">1st floor
24 feet wide x 30 feet wide per living unit
3-family or more
24 feet wide x 30 feet long per structure</td></tr>
<tr><td>Maximum Lot Coverage (Floor Area Ration)</td><td></td><td></td><td>1- to 2-Family</td><td>3-Family or More</td></tr>
<tr><td>Principal Building
Accessory Building
Not to Exceed</td><td>38%
15%
48%</td><td>27%
10%
35%</td><td>27%
8%
35%</td><td>40%
10%
50%</td></tr>
</table>

District	**R1**	**R2**	**R3**
Maximum Building Height Principal Building	2 stories but not over 35 feet	2 stories but not over 35 feet	2 stories but not over 35 feet Multiple-family dwelling 3 stories but not over 35 feet
Accessory Building	15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building	15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building	15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building
Maximum Building Area Garages/Accessory Buildings	2 accessory structures and 1 attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less	2 accessory structures and one attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less	The maximum allowed area per unit shall be 800 square feet for attached garages or accessory buildings

APPLICATION FORM

WEBB FUND

Submit application to: City of Reedsburg
134 S. Locust St.
PO Box 490
Reedsburg, WI 53959
(608) 524-6404 FAX (608)524-8458 cityhall@ci.reedsburg.wi.us

Please allow a minimum of 60 days for processing of application.

Name of applicant: Jenny Tourdot

Organization: Reedsburg Community Lights Group

Federal ID Number: ____________ Phone No. 608-415-0420 Fax No. ____________

Tax status of applicant (corporation, charity, governmental body, etc.)
Non Profit

Street Address: 1212 E Main St Mailing Address: Same

City, State, Zip Reedsburg, WI 53959

DESCRIPTION OF THE PROJECT

Describe in detail the proposed project (attach additional sheets if necessary):
Add additional power units in Webb park for event and all to use.
Expand use of the park.

Location of Project (projects must be in the City limits)
Open area of the park end near Webb Middle School

How will the project recognize the contribution from the Webb Fund?
Whatever the city needs us to do.

How will the project benefit the city of Reedsburg?
Expanding a community event to attract surrounding areas to come visit.

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PROJECT BUDGET

Webb Fund Grant Amount Requested: $____________. **Please attach a copy of your proposed budget**. Include all resources needed for this project including labor and indicate who will be responsible.

Will applicant receive any additional funds (grants, donations, entrance fees, etc.)? If yes, please explain how, when or where additional funds will be received.

Name and address of person responsible for accounting for the funds?

Please provide a timetable for completion of this project including when you wish to receive funding: (see attached policies)

ASAP funding and project completed by November 1, 2025

I declare that I have read the above application and that it is a true, correct, and complete statement of the intended use of the requested funds.

Applicant's Name: Jenny Tourdot

Signature: Jenny a Tourdot Date: 8/4/2025

Email Address: communitylights22@gmail.com

Date received by City Clerk: ____________

Disposition:

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$24 914 disc. total

PROJECT BUDGET

Webb Fund Grant Amount Requested: $ 27 414 . **Please attach a copy of your proposed budget**. Include all resources needed for this project including labor and indicate who will be responsible.

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Signature: Jenny a Tourdot Date: 8/4/2025

Email Address: communitylights22@gmail.com

Date received by City Clerk: ______________________

Disposition:

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ORDINANCE NO. 1975-25
(Floodplain Zoning Ordinance Amendment)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

This amendment would bring conformance with FEMA's Community Rating System, which the City has been a member since 2013.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Sections are hereby amended by this Ordinance.

§ 650-17(A)(1) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation, extending at least 15 feet beyond the limits of the structure, compacted to meet the criteria of Section 1803.5.8 and Section 1804.4 of the International Building Code and Section 2.4 of ASCE 24, and protected from scour and erosion. No area may be removed from the floodfringe district unless it can be shown to meet § 650-5(E).

§ 650-17(A)(2) A Basement or crawlspace floor shall be placed at or above the Flood Protection Elevation.

§ 650-21 (B)(8)(a)
[1] Shall have the lowest floor, including basement, elevated to or above the Flood Protection Elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of § 650-30B.
[3] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are elevated to the Flood Protection Elevation.

§ 650-23 (B)(1)
No floor is allowed below the flood protection elevation for residential or commercial structures;

SECTION III: PROVISIONS ADDED.

The following City of Reedsburg Code Sections are hereby added by this Ordinance.

§ 650-21 (B)(8)(b)
[4] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are elevated to the Flood Protection Elevation.

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION V1: EFFECTIVE DATE.

This ordinance shall be in force from its introduction and publication as provided by statute.

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 650.

Dated this 25th day of August, 2025.

____
David G. Estes, Mayor

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Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	July 14, 2025
Public Hearing Noticed:	August 7 & 14, 2025
2nd Reading at Council/Public Hearing:	August 25, 2025
Published, Enactment Date:	September 4, 2025

Reedsburg Police Officers Association
WPPA/LEER

Tentative Agreement with the

City of Reedsburg

August 12, 2025

(~~current language proposed to delete~~; **proposed new language**)

ASSOCIATION POSITION STATEMENT: All provisions of and attachments to the 2024-2025 Agreement between the parties not modified during the course of these negotiations shall be included in the successor Agreement between the parties for the term of said Agreement. The Association reserves the right to add, delete, or amend proposals through the course of negotiations. Tentative agreements are contingent upon the parties reaching a voluntary settlement, subject to ratification by the Association and the City of Reedsburg.

Tentative Agreements pending ratification by both parties:

1. Article IX – Absent Paid Time Off
   Section 9.02 – Holidays – Extend holiday premium pay for extended hours worked on a holiday as follows:

   3. If the employee is on their day off and works the holiday, **or hours are extended prior to or after their regular scheduled shift on a holiday,** a. above shall be followed in addition to the employee receiving pay at two times (2) the employee's regular rate of pay for all hours worked on that holiday.

2. Article IX – Absent Paid Time Off
   Section 9.02 – Holidays –Allow employees to hold a holiday in lieu of receiving pay and use the holiday as a day off later as follows:

   In lieu of receiving the 8 hours straight time holiday pay, whether working the holiday or not, the employee may hold the holiday as 8 hours of time off to be used at a later date.

3. Article IX – Absent Paid Time Off
   Add 24 hours vacation for employees upon completion of field training or after 4 months, whichever comes first as follows:
   a. **Employees who have completed field training, or after 4 months worked (whichever occurs first) will be granted 24 hours vacation. Time spent in academy does not count towards the 4 months worked pursuant to this paragraph.**

4. Article X – Seniority
   City has authority to assign probationary officers to a shift assignment that best fits their needs as follows:
   Section 10.01 Recognition of Seniority
   ……………………………………………………….**The Chief of Police shall have the authority to assign probationary officers to a shift assignment that best fits their needs. This applies for each year in which the probationary officer's probationary period is active for the entire year or expires on or after September 1st of that year.**
   (all other language in 10.01 remains unchanged)

5. Article X – Seniority
   Change residency requirement to 45 minute response time as follows:
   10.05: Residency: Employees shall reside within ~~twenty (20) miles~~ **a 45 minute response time to** ~~of~~ the jurisdictional boundaries of the City of Reedsburg. Residency beyond ~~the twenty (20) miles~~ **45 minute response time** may be considered by the City on a case by case basis based on operational needs and efficiencies of the department. New hires shall establish such residency no later than the successful completion of their initial probationary period, subject to the terms of Article X, Section 10.02 C.

6. Article XI – Work Week
   Add a power shift option to the 12 hour shifts. Power shift will slide one night shift officer to the power shift, which would be a 12 hour shift with the intent of covering busier time frames and giving administration flexibility.

7. Article XIII – Wages
   Remove Step 1 of the current wage scale and make current Step 2 the start rate. The wage scale will be reduced to 4 steps.

8. Article XIII – Wages
   Remove the first four (4) steps in the Detective wage scale and step 5 will become the new and only Detective step.

9. Article XIII – Wages
   A fair and equitable wage increase for each year of the successor agreement as follows:

January 1, 2026	**0%** new steps 1 & 2,	**3%** steps 3 & 4
July 1, 2026	**0%** new steps 1 & 2,	**3%** steps 3 & 4
January 1, 2027	**2.5%** all steps	
July 1, 2027	**2.5%** all steps	
January 1, 2028	**2%** all steps	
July 1, 2028	**2%** all steps	

Prepared by Jeff Spencer
WPPA Business Agent

10. Article XIII – Wages
Section 13.02: Uniform Allowance
Add Drug Task Force onto special team list, increase clothing allowance to $800.00 per year, and add wording to pro-rate the allowance for hiring date as follows:

Effective January 1st of each year, each officer shall be allowed a maximum of ~~Six Hundred Dollars ($600.00)~~ **Eight-Hundred Dollars ($800.00)** provided, however, that the allowance and any unused allowance from a previous year shall not exceed ~~Six Hundred Dollars ($600.00)~~ **Eight-Hundred Dollars ($800.00)** total allowance. In addition to above, any officer assigned to a special team of ERT, Dive, CIN, **Drug Task Force** or K9 shall receive an additional one-hundred fifty dollars ($150.00) allowance. Any uniform made unserviceable in the line of duty will be replaced at the City's expense. **Newly hired Officers shall be issued initial issue uniforms and equipment and shall receive a pro-rated amount of uniform allowance based on the month of their hire date. For example, if an Officer is hired in November, they would receive two months worth of the uniform allowance and then on January 1st would receive the total amount for that year.** The City shall provide officers with bullet resistant vests. If the officer wants the option not to wear, then the office shall pay one-half (½) of the cost, otherwise the City shall pay the entire cost and the officer shall wear the vest as directed by the Chief of Police. The type and quality of the vest shall be as determined by the City giving due regard for the purpose the vest is to be worn and the election to cost share by the employee.

11. Article XIII – Wages
FTO pay for officers will be changed to receive time and one half pay for one hour of each shift they are assigned but must work at least four (4) hours of field training to receive pay as follows: Section 13.03 FTO Pay: Officers assigned to field training shall be compensated for one (1) hour at time and one-half pay for each shift they are assigned to train **but must work at least four (4) hours field training an officer to receive such pay.**

12. MOU's Written into Contract in Applicable Areas:
    1. SRO MOU
    2. K9 MOU
    3. 12 hour shift MOU

13. Rotating MOU to remain MOU but extended for duration of this contract

14. Article XVII – Duration of Agreement
A **three-year (2026-2028)** agreement.

Prepared by Jeff Spencer
WPPA Business Agent

Effective Date	1/1/2026	7/1/2026	1/1/2027	7/1/2027	1/1/2028	7/1/2028
Police Officers	**0% - 3%**	**0% - 3%**	**2.50%**	**2.50%**	**2%**	**2%**
Steps						
1	$34.18	$34.18	$35.03	$35.91	$36.63	$37.36
2	$38.51	$38.51	$39.47	$40.46	$41.27	$42.10
3	$40.45	$41.66	$42.70	$43.77	$44.65	$45.54
4	$41.24	$42.48	$43.54	$44.63	$45.52	$46.43
SRO	**$1.50**	**$1.50**	**$1.50**	**$1.50**	**$1.50**	**$1.50**
1	$35.68	$35.68	$36.53	$37.41	$38.13	$38.86
2	$40.01	$40.01	$40.97	$41.96	$42.77	$43.60
3	$41.95	$43.16	$44.20	$45.27	$46.15	$47.04
4	$42.74	$43.98	$45.04	$46.13	$47.02	$47.93
Detective	**3%**	**3%**	**2.50%**	**2.50%**	**2%**	**2%**
Steps						
1	$44.83	$46.17	$47.32	$48.50	$49.47	$50.46