

County Clerk's Office

Richland County, Wisconsin

Derek S. Kalish
County Clerk

Richland County Courthouse
181 W Seminary Street
Richland Center, Wisconsin 53581

Phone (608) 647-2197
derek.kalish@co.richland.wi.us

April 10, 2024

Please be advised that the Richland County Board of Supervisors will convene at 7:00 p.m., Tuesday, April 16, 2024, in the County Board Room on the third floor of the Richland County Courthouse, located at 181 W Seminary Street, Richland Center, Wisconsin.

Virtual access and documents for the meeting can be found by clicking on this link:

<https://administrator.co.richland.wi.us/minutes/county-board/>

Agenda

1. Call To Order
2. Roll Call
3. Invocation
4. Pledge Of Allegiance
5. County Clerk Verification Of Open Meeting Laws Compliance
6. Oath Of Office
7. Approve Agenda
8. Election Of County Board Chairperson
9. Election Of County Board Vice-Chairperson
10. Election Of Committee On Committees Members
11. Approve Minutes Of The March 12th, 19th, and 25th Meetings
12. Public Comment
13. Resolution Allowing For Request For Proposals For Replacement Of Existing Roof Of The Emergency Services Facility
14. Resolution Amending Resolution No. 24-3 Relating To The Purchase Of A Used Ambulance To Replace The Service's Oldest Ambulance
15. Resolution Approving Payment Of Change Orders For The Richland County Ambulance Service
16. Resolution Approving The Purchase Of Log Analytics & Anomaly Detection Service
17. Resolution To Allow Richland County Highway Department To Put In Roadways For The Radio Tower Project
18. Resolution Approving An Amendment To One 2024 Provider Contract For The Health And Human Services Department
19. Resolution Approving A Provider Contract For 2024 For The Health And Human Services Department
20. Ordinance Relating To A Parcel Belonging To David & Francine Ewing In The Town Of Dayton
21. Ordinance Relating To A Parcel Belonging To Jim & Dawn Berghorn In The Town Of Akan
22. Report On Petitions For Zoning Amendments Received Since The Last County Board Session
23. Report On Rezoning Petitions Recommended For Denial By The Zoning And Land Information Committee
24. Reports
 - a. Administrator's Report
25. Correspondence
26. Future Agenda Items
27. Adjourn

MARCH SPECIAL MEETING

March 12, 2024

Chair Brewer called the meeting to order at 5 PM. Roll call found all members present except Supervisor(s) Miller, Luck, Gottschall, and Fleming.

Chair Brewer led the Pledge of Allegiance.

Motion by Williamson, second by Frank for approval of the agenda. Motion carried and agenda declared approved.

Public Comment: None

Attorney Andy Phillips from Attolles Law, S.C. reviewed the proposed revisions to the Rules of the Board. Attorney Phillips reviewed section 2.05 (A) relating to the use of a committee on committees to populate committee member assignments. Use of the word “elect” or “appoint” was reviewed in Section 2.01 (A)(4). Discussion continued regarding the process in which individuals are selected for committees. To elect the committee on committees, Attorney Phillips suggested adding language that the election should occur by ballot with the five members receiving the most votes on the ballot being elected. Administrator Pesch clarified that each County Board member could receive a ballot that contained their name with the list of the other County Board Supervisors and votes for others could be tallied from that ballot. Attorney Phillips reviewed section 4.03 (A) relating to remote attendance at meetings. Supervisor Carrow noted the desire for cameras to be left on for those attending remotely. Glasbrenner questioned whether or not the remote attendance policy applied to all meetings or just those of the County Board and Administrator Pesch clarified that it applied to County Board meetings only. Supervisors Voyce and Couey expressed the need for flexibility in remote attendance. Attorney Phillips noted there was consensus to allow up to six instances of remote attendance at the regularly scheduled County Board meetings in a year, no such limitation on committee meetings, and Board Chair approval is needed to exceed six remote attendance occurrences in a year. Discussion continued regarding remote attendance at closed session meetings. Attorney Phillips noted a possible solution in allowing remote attendance at closed session meetings would be that those attending remotely shall be excused from closed session part of a meeting unless provided opportunity to remain by the Board Chair or Committee Chair. Supervisor Gentes inquired about the Public Comment section and the need for a sign-in sheet. Attorney Phillips stated he could add “must provide their name and address prior to beginning comment”. Attorney Phillips noted reviewed the proposed changes discussed in meeting:

2.05 (A):

Addition: “Such election shall occur by ballot with the five members receiving the most votes on the ballot being elected”.

4.03 (A)

Addition: “A Board Member authorized under these Board Rules to attend a meeting by remote communication (telephonic or video conference technology) shall be considered present for a meeting with full rights to participate and vote. A Board Member may attend no more than six regularly scheduled County Board meetings in any calendar year without the approval of the Board Chair in his or her sole discretion. There is no limitation on the number of committee meetings that a Board Member may attend by remote communication”. Addition: “if attending by video” and “unless granted permission to remain in the meeting by the Board Chair or Committee Chair”.

Supervisor Rynes inquired about the use of a calendar year and Attorney Phillips noted the language could be amended to change the timeframe from April 1st – March 31st.

2.01 (A)(4): Edit: appointed changed to elected

Attorney Phillips noted that Sections 3.01 (C) and (D) may need to be amended if you the proposed Committee Structure being reviewed later in meeting is adopted.

Motion by Cosgrove second by Seep to adopt the Board Rules as presented, with amendments discussed, and with any changes required after committee structure is adopted. Discussion continued. Supervisor Voyce questioned the hurry in making these changes now. Supervisor Carrow cited 4.06 (B) relating to debate and questioned whether or not the wording should be softened. Supervisor Rynes noted that the Board Rules should function as a tool for the Board Chair. Motion carried and Board Rules adopted as noted above.

Attorney Phillips reviewed the proposed revised Richland County Board Committee Structure. Attorney Phillips noted that the revised committee structure is clearer in authority, function, and reporting. Supervisor Voyce noted she was not in favor of Pine Valley being a subcommittee and Supervisor Seep noted that there is a tradition in County Board control in the Pine Valley enterprise and is opposed to drastic management and oversight changes. Supervisor McKee noted that he agreed with Supervisor Seep and that it should remain as a stand-alone committee. Supervisor Rynes noted he doesn't understand the concerns as the new structure contains more oversight. Supervisor Gentes noted that the facilities would not have been built in the green manner without active County Board involvement. Supervisor Frank questioned if any members of the public would like to comment. Therese Deckert noted she has a hard time in understanding another layer of oversight and questioned whether or not it would delay keeping things moving forward. Administrator Pesch provided clarification on the movement of items from committee to County Board and noted that Pine Valley does not currently function as a statutory Board of Trustees but does function as a committee. Attorney Phillips noted that the current governance of Pine Valley under the Board of Trustees model is antiquated and given it is now operating as a committee, it should have the corresponding label of committee to be consistent with statutory requirements. Supervisor Voyce stated she felt the current HHS committee already has several things on their agenda and Supervisor Glasbrenner responded by stating that HHS committee meetings are getting shorter and more time is available to learn about other departments as less micromanaging is occurring. Supervisor Manning stated he had not heard a single reason why the Board shouldn't move forward and questioned what there was to lose. Supervisor Seep suggested the possibility of a Public Hearing before the structure is changed. Supervisor Turk noted that the discussion in this meeting is about committee structure and not fundamentally altering Pine Valley's structure. Chair Brewer stated he saw nothing wrong with the revised committee structure. Supervisor Turk stated he felt the proposed revisions to committee structure as presented are the next steps and a hard provision could be built in to review in a year to see how things are working. Supervisor Gentes stated her desire for a legislative liaison committee and Chair Brewer noted that the proposed Executive and Finance Standing Committee could complete said duties. Supervisor McGuire questioned if something happened that caused scrutiny. Supervisor Turk noted that steps were taken two years ago to better align county operations with the County Administrator form of government and streamlined operations. Supervisor Glasbrenner inquired about the meeting schedules and Administrator Pesch provided a brief overview of a proposed meeting schedule. Supervisor Seep questioned the placement of the Veterans Service Commission and Attorney Phillips replied by stating would be under the Other Boards and Committees category although it is a little different than other committees in that category. Motion by Manning second by Couey to adopt the Richland County Board Committee Structure with minor amendments discussed at meeting with an effective date of April 16, 2024. Discussion continued. Motion by Voyce second by Gentes to make Pine Valley a separate standing committee. Roll Call vote taken for motion to make Pine Valley a separate standing Committee: Ayes: Carrow, Seep, McKee, Gentes, Severson, Couey, and Voyce; Nays: Brewer, Rynes, Manning, Glasbrenner, Turk, Cosgrove, Frank, Williamson, McGuire. With 7 Ayes and 9 Nays, the motion to make Pine Valley their own standing committee fails and does not carry. Roll Call vote taken to adopt Richland County Board Committee structure with minor amendments discussed at meeting with an effective date of April 16, 2024: Ayes: Carrow, Brewer, Rynes, Manning, Glasbrenner, Turk, Cosgrove, Frank, Williamson, Couey, McGuire; Nays: Seep, Gentes, Severson, Voyce. With 11 Ayes, 4 Nays, and 1 abstention (McKee) the motion

to adopt Richland County Board Committee structure with minor amendments discussed at meeting with an effective date of April 16, 2024 carried.

Motion by Manning, second by Rynes to adjourn. Motion carried and the meeting adjourned at 6:44 PM.

STATE OF WISCONSIN)

)SS

COUNTY OF RICHLAND)

I, Derek S. Kalish, County Clerk in and for the County of Richland, do hereby certify that the foregoing is a true copy of the proceedings of the County Board of Supervisors of Richland County for the Special Meeting held on the 12th day of March, 2024.

D. J. Kal

Derek S. Kalish
Richland County Clerk

FEBRUARY MEETING

MARCH 19, 2024

Vice-Chair Turk called the meeting to order at 7 PM. Roll call found all members present except Supervisor(s) Miller, Couey, and McGuire. Brewer joined the meeting at 7:03 PM.

Monsignor Roger J. Scheckel of St. Mary's Catholic Church gave the Invocation.

County Clerk Kalish led the Pledge of Allegiance.

Motion by Cosgrove second by Frank to approve the agenda. Motion carried and agenda declared approved.

Vice-Chair Turk asked if any member desired the minutes of the February 26, 2024 meeting be read or amended. Hearing no motion to read or amend the minutes of the February 26, 2024 meeting, Vice-Chair Turk declared the minutes approved as published.

Public Comment: None

Administrator Pesch recommended the following appointments to the Commission on Aging & Disability Board: Ellen Alvin to replace Jodi Hines, Terry Berg to replace Virginia Wiedenfeld, LeeAnne Borkowski to replace Sandra Kramer, and Kevin Koester to replace Carolyn Denman. Motion by Rynes second by Fleming to approve appointments as presented. Motion carried and the appointments declared approved as presented.

Administrator Pesch gave updates on recent staffing and recruiting activities, progress of the facilities assessment study, and the broadband project.

Correspondence: Vice-Chair Turk reported that a thank you card was received from the family of Bernie Couey. Vice-Chair Turk thanked all Richland County employees for their hard work and dedication to the county.

Ordinance No. 24-2 Amendment No. 592 to Richland County Comprehensive Zoning Ordinance No. 5 relating to a parcel belonging to Janet Fuller in the Town of Willow was read by County Clerk Kalish. Motion by Gentes second by Fleming that Ordinance No. 24-2 be adopted. Motion carried and the ordinance declared adopted.

ORDINANCE NO. 24 - 2

Amendment No. 592 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Janet Fuller In The Town Of Willow.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.

- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 5.0-acre parcel belonging to Janet Fuller in the Town of Willow is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Agricultural-Residential (A-R) District:

Being part of The NW 1/4 of The SW 1/4 of Section 23, T11 N, R2E, Town of Willow, Richland County, Wisconsin, to wit:

Commencing at the W 1/4 corner of said Section 23, Township 11N Range 2E, the POINT OF BEGINNING;
 thence S 88° 51' 12" E, 250.70';
 thence S 00° 13' 18" E, 765.23';
 thence S 50° 37' 16" E, 157.47';
 thence 163.37' along the arc of a curve with a radius of 4500.00' and a chord bearing of S51° 39' 40" W, 136.36;
 thence N 00° 13' 18" W, 971.49 to the POINT OF BEGINNING;

Containing 217,950 square feet or 5.00 acres, more or less.

3. This Ordinance shall be effective on March 19, 2024.

DATED: MARCH 19, 2024
 PASSED: MARCH 19, 2024
 PUBLISHED: MARCH 28, 2024

ORDINANCE OFFERED BY THE LAND &
 ZONING STANDING COMMITTEE
 (4 MARCH 2024)

| | | FOR | AGAINST |
|--------------------------------------|----------------|-----|---------|
| MARTY BREWER, CHAIR | STEVE CARROW | X | |
| RICHLAND COUNTY BOARD OF SUPERVISORS | LINDA GENTES | X | |
| | JULIE FLEMING | X | |
| | DAVID TURK | X | |
| | DANIEL MCGUIRE | X | |
| | MELISSA LUCK | | |
| DEREK KALISH | | | |
| RICHLAND COUNTY CLERK | | | |

Ordinance No. 24-3 Amendment No. 593 to Richland County Comprehensive Zoning Ordinance No. 5 relating to a parcel belonging to Jane De La Matter in the Town of Dayton was read by County Clerk Kalish. Motion by Manning second by Rynes that Ordinance No. 24-3 be adopted. Motion carried and the ordinance declared adopted.

ORDINANCE NO. 24 - 3

Amendment No. 593 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Jane De La Matter In The Town Of Dayton.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 17.0-acre parcel belonging to Jane De La Matter in the Town of Dayton is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Agricultural-Residential (A-R) District:

Being part of The SW 1/4 of The SW 1/4 of Section 28, and in the NW 1/4 of The NW 1/4 and NE 1/4 of The NW 1/4 of Section 33, NT10N, R1E, Town of Dayton, Richland County, Wisconsin, to wit:

Commencing at the SW 1/4 corner of said Section 28, Township 10N Range 1E,
thence N 87° 35' 14" E, 66.73' along the S section line,
thence N 53° 22' 45" E, 329.08' to the centerline of County Hwy Q,
thence N 53° 22' 45" E, 264.46' to the POINT OF BEGINNING;
thence S 36° 37' 15" E, 85.00';
thence S 57° 59' 09" E, 1,756.38';
thence S 32° 38' 06" E, 704.31';
thence N 59° 02' 06" W 950.98';
thence N 58° 42' 03" W 316.26';
thence N 66° 33' 54" W 250.59';
thence N 77° 24' 02" W 245.59';
thence N 42° 34' 16" W, 852.56' to the POINT OF BEGINNING;

Containing 740,528 square feet or 17.00 acres, more or less.

3. This Ordinance shall be effective on March 19, 2024.

DATED: MARCH 19, 2024
PASSED: MARCH 19, 2024
PUBLISHED: MARCH 28, 2024

ORDINANCE OFFERED BY THE LAND &
ZONING STANDING COMMITTEE
(4 MARCH 2024)

| | FOR | AGAINST |
|--------------------------------------|-----|---------|
| MARTY BREWER, CHAIR | X | |
| RICHLAND COUNTY BOARD OF SUPERVISORS | X | |
| | X | |
| | X | |
| | X | |
| | X | |
| DEREK KALISH | | |
| RICHLAND COUNTY CLERK | | |

Ordinance No. 24-4 Amendment No. 594 to Richland County Comprehensive Zoning Ordinance No. 5 relating to a parcel belonging to Dennis & Lynn Hardy in the Town of Eagle was read by County Clerk Kalish. Motion by Gentes second by Fleming that Ordinance No. 24-4 be adopted. Motion carried and the ordinance declared adopted.

ORDINANCE NO. 24 - 4

Amendment No. 594 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Dennis and Lynn Hardy In The Town Of Eagle.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 2.31-acre parcel belonging to Dennis and Lynn Hardy in the Town of Eagle is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Residential-2 (R-2) District:

Being part of The NE 1/4 of The SW 1/4 of Section 16, T9 N, R1W, Town of Eagle, Richland County, Wisconsin,
to wit:

Commencing at the SW 1/4 corner of said Section 16;
thence N 89° 08' 38" E, 2,630.88'
thence N 00° 05' 24" E, 1,983.69' to the POINT OF BEGINNING
thence S 88° 37' 13" W, 539.90';
thence N 66° 39' 39" E, 195.97';
thence N 40° 56' 49" E, 265.19';
thence N 50° 19' 22" E, 242.55';
thence continuing to S 00° 05' 24" W, 419.80'; to the POINT OF BEGINNING

Containing 100,569 square feet or 2.31 acres, more or less.

3. This Ordinance shall be effective on March 19, 2024.

DATED: MARCH 19, 2024
PASSED: MARCH 19, 2024
PUBLISHED: MARCH 28, 2024

ORDINANCE OFFERED BY THE LAND &
ZONING STANDING COMMITTEE
(2 JANUARY 2024)

| | FOR | AGAINST |
|--------------------------------------|----------------|---------|
| MARTY BREWER, CHAIR | | |
| RICHLAND COUNTY BOARD OF SUPERVISORS | | |
| | STEVE CARROW | X |
| | LINDA GENTES | X |
| | JULIE FLEMING | X |
| | DAVID TURK | X |
| | DANIEL MCGUIRE | X |
| | MELISSA LUCK | X |
| DEREK KALISH | | |
| RICHLAND COUNTY CLERK | | |

Ordinance No. 24-5 Amendment No. 595 to Richland County Comprehensive Zoning Ordinance No. 5 relating to a parcel belonging to Dennis & Lynn Hardy in the Town of Eagle was read by County Clerk Kalish. Motion by Fleming second by Williamson that Ordinance No. 24-5 be adopted. Motion carried and the ordinance declared adopted.

ORDINANCE NO. 24 - 5

Amendment No. 595 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Dennis and Lynn Hardy In The Town Of Eagle.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:
- (a) Adequate public facilities to serve the development are present or will be provided.
 - (b) Provision of these facilities will not be an unreasonable burden to local government.
 - (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
 - (d) Non-farm development will be directed to non-agricultural soils or less productive soils.

- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 6.95-acre parcel belonging to Dennis and Lynn Hardy in the Town of Eagle is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Agricultural Residential (A-R) District:

Being part of The SE 1/4 of The NW 1/4 of Section 16, T9 N, R1W, Town of Eagle, Richland County, Wisconsin, to wit:

Commencing at the NW 1/4 corner of said Section 16;
thence N 89° 04' 14" E, 1,311.37';
thence S 00° 14' 23" W 1,319.63; to the POINT OF BEGINNING
thence S 88° 47' 36" E, 738.11';
thence S 00° 54' 08" W, 223.00';
thence S 02° 10' 44" W, 70.10';
thence S 88° 42' 02" W, 334.18';
thence S 89° 11' 15" W, 332.92';
thence S 00° 14' 23" W, 285.12';
thence S 46° 49' 56" E, 54.64';
thence S 06° 27' 38" W, 65.67';
thence S 08° 27' 36" E, 103.04';
thence S 15° 33' 30" E, 128.34';
thence S 21° 07' 06" E, 78.18';
thence S 03° 10' 18" E, 41.38';
thence S 49° 54' 33" W, 93.48';
thence S 61° 15' 49" W, 124.70';
thence N 00° 14' 23" E, 1,137.50'
thence N 50° 19' 22" E, 242.55'; to the POINT OF BEGINNING

Containing 302,546 square feet or 6.95 acres, more or less.

Together with and subject to a 66' wide Access Easement, hereby created and retained by the owners, running from the centerline of CTH E to the easterly line of Lot 1, 33' on each side of the following described centerline:

Commencing at the NE corner of the NE 1/4 of the NW 1/4 of Section 16, Town of Eagle;
thence S 00° 15' 57" W along the centerline of CTH E, 2,063.85' to the POINT OF BEGINNING of the 66' Access Easement centerline;

thence N 86’ 48’ 38” W, 575.34’;
thence N 79’ 40’ 02” W, 355.59’;
thence S 79’ 14’ 55” W, 291.33’; to the easterly line of Lot ` and the end of the Access Easement centerline.

3. This Ordinance shall be effective on March 19, 2024.

DATED: MARCH 19, 2024
PASSED: MARCH 19, 2024
PUBLISHED: MARCH 28, 2024

ORDINANCE OFFERED BY THE LAND &
ZONING STANDING COMMITTEE
(2 JANUARY 2024)

| | FOR | AGAINST |
|--------------------------------------|----------------|---------|
| MARTY BREWER, CHAIR | | |
| RICHLAND COUNTY BOARD OF SUPERVISORS | | |
| | STEVE CARROW | X |
| | LINDA GENTES | X |
| | JULIE FLEMING | X |
| | DAVID TURK | X |
| | DANIEL MCGUIRE | X |
| | MELISSA LUCK | X |
| DEREK KALISH | | |
| RICHLAND COUNTY CLERK | | |

It was reported that no petitions for rezoning have been received since the last County Board meeting and no petitions for rezoning had been recommended for denial since the last County Board meeting.

Resolution No. 24-17 making a deficiency appropriation in various accounts was read by County Clerk Kalish. Motion by Manning second by Fleming that Resolution No. 24-17 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 - 17

A Resolution Making A Deficiency Appropriation In Various Accounts.

WHEREAS the appropriations in certain accounts for the year 2023 are insufficient and certain transfers should be made as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that it is necessary to make a deficiency appropriation in the following deficient accounts:

| <u>ACCOUNT TITLE</u> | <u>AMOUNT</u> |
|-------------------------------|---------------|
| Comm. Development Block Grant | 5,863.66 |
| UW-Richland Outlay | 19,045.46 |
| Richland Co Nutrition | 13,857.90 |
| Campus Food Service | 53,322.00 |
| Richland Co Fair | 622.82 |
| Dog Licenses | 87.05 |

BE IT FURTHER RESOLVED that the sum of \$92,798.89 is hereby appropriated from the General Fund to the above-listed accounts in the 2023 County budget to cover the deficiencies listed in these accounts, and

BE IT FURTHER RESOLVED that any balances remaining in the above-listed Fund 10 accounts after this transfer and after the 2023 audit has been completed shall be returned to the General Fund, and

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION OFFERED BY THE FINANCE &
PERSONNEL STANDING COMMITTEE
(5 MARCH 2024)

RESOLUTION ADOPTED

AYES_____ NOES_____

FOR AGAINST

DEREK S. KALISH
COUNTY CLERK

MARTY BREWER
STEVE CARROW
MARC COUEY
GARY MANNING
TIMOTHY GOTTSCHALL
DAVID TURK
STEVE WILLIAMSON
MELISSA LUCK
JULIE FLEMING

X

X
X
X
X
X
X

Resolution No. 24-18 approving the 2024 fee schedule for Richland County Health and Human Services was read by County Clerk Kalish. Motion by Rynes second by Glasbrenner that Resolution No. 24-18 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 - 18

A Resolution Approving The 2024 Fee Schedule For Richland County Health And Human Services.

WHEREAS, it is necessary to charge for certain services provided by Richland County Health and Human Services, and

WHEREAS, it is required that the Richland County Health and Human Services Fee Schedule be reviewed and approved annually, and

WHEREAS, the Health and Human Services and Veterans Standing Committee has reviewed the 2024 Richland County Health and Human Resources Fee Schedule and is now presenting this Resolution to the County Board for its consideration.

NOW THEREFORE BE IT RESOLVED, by the Richland County Board of Supervisors that the 2024 Richland County Health and Human Services Fee Schedule be approved, and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION OFFERED BY THE COUNTY BOARD
MEMBERS OF THE HEALTH AND HUMAN SERVICES
& VETERANS STANDING COMMITTEE
(12 OCTOBER 2023)

AYES_____ NOES_____

RESOLUTION ADOPTED

FOR AGAINST

DEREK S. KALISH
COUNTY CLERK

DATED: MARCH 19, 2024

| | |
|--------------------|---|
| INGRID GLASBRENNER | X |
| DONALD SEEP | X |
| KEN RYNES | X |
| TIMOTHY GOTTSCHALL | X |
| KERRY SEVERSON | X |

Resolution No. 24-19 approving the purchase of Meraki access points was read by County Clerk Kalish. Motion by Fleming second by Cosgrove that Resolution No. 24-19 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 - 19

A Resolution Approving The Purchase Of Meraki Access Points.

WHEREAS Barbara Scott the Director of Management Information Systems has advised the that Richland County requires wireless access points to conduct daily business. These access points allow network connectivity in the courthouse, and other buildings throughout the county. These access points must be maintained to protect our network integrity and to continue operations. This is an anticipated cost and has been budgeted for appropriately, and

WHEREAS the Public Works Standing Committee is now presenting this Resolution to the County Board for its consideration.

NOW THEREFORE BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the purchase of Meraki Access Points and licensure for a total cost of \$21,738.14, and

BE IT FURTHER RESOLVED that funds to carry out this Resolution shall come from the 2024 MIS Tech Fund Budget, and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES _____ NOES _____

RESOLUTION OFFERED BY THE
PUBLIC WORKS STANDING COMMITTEE
(14 MARCH 2024)

| RESOLUTION ADOPTED | FOR | AGAINST |
|-----------------------|------------------|---------|
| DEREK S. KALISH | STEVE WILLIAMSON | X |
| COUNTY CLERK | STEVE CARROW | X |
| | RICHARD MCKEE | X |
| DATED: MARCH 19, 2024 | GARY MANNING | X |
| | CHAD COSGROVE | X |
| | MARC COUEY | X |
| | JULIE FLEMING | X |
| | DANIEL MCGUIRE | X |

Resolution No. 24-20 authorizing the Land Conservation Department to apply for a joint allocation grant from the Wisconsin Department of Agriculture, Trade and Consumer Protection and the Wisconsin Department of Natural Resources was read by County Clerk Kalish. Motion by Gentes second by Severson that Resolution No. 24-20 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 - 20

A Resolution Authorizing The Land Conservation Department To Apply For A Joint Allocation Grant From The Wisconsin Department Of Agriculture, Trade And Consumer Protection And The Wisconsin Department Of Natural Resources.

WHEREAS the Land Conservation Department is eligible to apply for a 2025 Joint Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) and the Wisconsin Department of Natural Resources (DNR) grant in an amount not to exceed \$276,719.00, and

WHEREAS Rule 14 of the Rules of the Board requires County Board Approval for any department of County government to apply for and accept a grant, and

WHEREAS, the Land and Zoning Standing Committee has carefully considered this proposal and is now presenting this Resolution to the County Board for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the Land Conservation Department to apply for and accept a 2025 Joint Allocation grant from the Wisconsin DATCP and Wisconsin DNR in an amount not to exceed \$276,719.00 and,

BE IT FURTHER RESOLVED that the grant and the required match is itemized as follows:

1. Not to exceed \$181,719.00 for staffing, with no County match for the first position; a minimum 30% County match for the second position; and a minimum 50% county match for the remaining 2 positions;
2. Not to exceed \$75,000.00 in cost-share for construction practices, with no required County match;
3. Not to exceed \$20,000.00 for nutrient management plan cost-sharing with no required County match, and,

BE IT FURTHER RESOLVED that the Chair of the Land and Zoning Standing Committee is hereby authorized to sign on behalf of the County any documents necessary to carry out this Resolution, and

BE IT FURTHER RESOLVED that, this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION OFFERED BY THE LAND
AND ZONING STANDING COMMITTEE
(4 MARCH 2024)

AYES_____ NOES_____

RESOLUTION ADOPTED

FOR AGAINST

DEREK S. KALISH
COUNTY CLERK

STEVE CARROW

X

LINDA GENTES

X

JULIE FLEMING

X

DATED: MARCH 19, 2024

DAVID TURK

X

DANIEL MCGUIRE

X

MELISSA LUCK

Resolution No. 24-21 relating to obtaining a state grant for the maintenance and grooming of state snowmobile trails annually was read by County Clerk Kalish. Motion by Rynes second by Severson that Resolution No. 24-21 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 - 21

A Resolution Relating To Obtaining A State Grant For The Maintenance And Grooming Of State Snowmobile Trails Annually.

WHEREAS State funds are available to counties in Wisconsin for the maintenance and grooming of state snowmobile trail under the County Snowmobile Trail Aids Program which is administered by the State Department of Natural Resources (DNR)and

WHEREAS the Richland County Public Works Committee, working with the Richland County Snowmobile Alliance, Inc., has proposed that Richland County to apply for a maintenance grant annually for the purpose of maintaining and grooming of all identified snowmobile trails in the county.

WHEREAS Rule 14 of the Rules of the Board provides that the County Board approval is required before any department of County government can apply for and accept a grant and the Richland County Public Works Committee, has carefully considered this matter and is now recommending that the County Board adopt this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the Richland County Public Works Committee to apply for and accept grants from the DNR's County Snowmobile Trail Aids Program for the purpose of maintenance and grooming of state snowmobile trails in Richland County on an annual basis.

BE IT FURTHER RESOLVED that the County Highway Commissioner, Joshua Elder, is authorized to sign on behalf of the County such documents as are necessary to carry out this Resolution, and

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES_____ NOES_____

RESOLUTION OFFERED BY THE
PUBLIC WORKS STANDING COMMITTEE
(14 MARCH 2024)

RESOLUTION ADOPTED

FOR

AGAINST

DEREK S. KALISH
COUNTY CLERK

STEVE WILLIAMSON
STEVE CARROW
RICHARD MCKEE
GARY MANNING
CHAD COSGROVE
MARC COUEY
JULIE FLEMING
DANIEL MCGUIRE

X
X
X
X
X
X
X
X

DATED: MARCH 19, 2024

Resolution No. 24-22 approving the upgrade of fire control panels from Johnson Controls was read by County Clerk Kalish. Motion by Carrow second by Glasbrenner that Resolution No. 24-22 be adopted. Motion carried and resolution declared adopted.

RESOLUTION NO. 24 – 22

A Resolution Approving The Upgrade Of Fire Control Panels From Johnson Controls.

WHEREAS Barbara Scott the Director of Management Information Systems has advised that the fire panel controls in the courthouse are end of life and notice has been given by Johnson Controls that they can no longer support the current panels if something breaks or malfunctions. The system must be replaced as we house inmates and are required to have a fire monitoring system.

WHEREAS the Finance and Personnel Committee is now presenting this Resolution to the County Board for its consideration.

NOW THEREFORE BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted to upgrade control panels from Johnson Controls in the amount of \$ 22,950.96, and

BE IT FURTHER RESOLVED that funds to carry out this Resolution shall come from Fund 93 ARPA Funds, and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION OFFERED BY THE FINANCE &
PERSONNEL STANDING COMMITTEE
(19 MARCH 2024)

RESOLUTION ADOPTED

AYES _____ NOES _____

FOR AGAINST

DEREK S. KALISH
COUNTY CLERK

MARTY BREWER
STEVE CARROW
MARC COUEY
GARY MANNING
TIMOTHY GOTTSCHALL
DAVID TURK
STEVE WILLIAMSON
MELISSA LUCK
JULIE FLEMING

X

X

X

X
X
X
X

DATE: MARCH 19, 2024

Approved at Public Works Standing Committee 14 March 2024

Motion by Manning, second by Fleming to adjourn. Motion carried and the meeting adjourned at 7:26 PM.

STATE OF WISCONSIN)
)SS
COUNTY OF RICHLAND)

I, Derek S. Kalish, County Clerk in and for the County of Richland, do hereby certify that the foregoing is a true copy of the proceedings of the County Board of Supervisors of Richland County for the meeting held on the 19th day of March, 2024.



Derek S. Kalish
Richland County Clerk

MARCH SPECIAL MEETING

March 25, 2024

Chair Brewer called the meeting to order at 5 PM. Roll call found all members present except Supervisor(s) Miller, Rynes, Luck, Gottschall, Glasbrenner, Cosgrove, Frank, Couey, and McGuire.

Clerk Kalish led the Pledge of Allegiance.

Motion by Manning second by Fleming for approval of the agenda. Motion carried and agenda declared approved.

Motion by Manning second by Voyce to enter into Closed Session pursuant to Wis. Stat, Sec 19.85(1)(F) and 19.85(1)(G) for purposes of reviewing the report of the findings of the Pine Valley investigation. Motion carried.

CLOSED SESSION

Meeting adjourned at 5:55 PM due to loss of quorum.

STATE OF WISCONSIN)

)SS

COUNTY OF RICHLAND)

I, Derek S. Kalish, County Clerk in and for the County of Richland, do hereby certify that the foregoing is a true copy of the proceedings of the County Board of Supervisors of Richland County for the Special Meeting held on the 25th day of March, 2024.



Derek S. Kalish
Richland County Clerk

RESOLUTION NO. 24 - 23

A Resolution Allowing For Request For Proposals For Replacement Of Existing Roof Of The Emergency Services Facility.

WHEREAS the building located at 1027 N Jefferson St has been purchased to house the County's emergency services programs; and

WHEREAS, the appraisal of the building from January 2020 indicated the roof was approximately 20 years old; and

WHEREAS, the Joint Ambulance Committee had indicated in the Business Plan to replace the western and northern sections of roof in 2026; and

WHEREAS, the Joint Ambulance Committee had intended to do minor repairs and found the replacement costs to be more economically feasible at this time; and

WHEREAS the Joint Ambulance Committee and Public Works Committee have carefully considered this matter and are now presenting this Resolution to the County Board for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for a request for proposals to be sought for a public works project consisting of replacing the existing roof for the western and northern roof sections of the emergency services facility; and

BE IT FURTHER RESOLVED that the funds to pay for these services shall come from Ambulance Funds (Funds 51 and 16); and

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES _____ NOES _____

RESOLUTION _____

DEREK S. KALISH
COUNTY CLERK

RESOLUTION OFFERED BY COUNTY BOARD
MEMBERS OF THE JOINT AMBLANCE COMMITTEE
(21 FEBRUARY 2024)

| | FOR | AGAINST |
|----------------|-----|---------|
| KERRY SEVERSON | X | |
| JULIE FLEMING | X | |

DATED: APRIL 16, 2024

Approved by Public Works Standing Committee on 14 March 2024

Approved by Finance & Personnel Standing Committee on 02 April 2024

RESOLUTION NO. 24 - 24

A Resolution Amending Resolution No. 24-3 Relating To The Purchase Of A Used Ambulance To Replace The Service's Oldest Ambulance.

WHEREAS, the Joint Ambulance Committee wished for the inclusion of preventative maintenance repairs upon authorized purchase of the used ambulance in order to protect against commonly identified issues with that model engine;

WHEREAS, the ambulance was approved to be purchased at a cost not to exceed \$40,000, and was ultimately purchased at \$29,000,

WHEREAS, these repair costs were included in discussions with each respective committee relating to this purchase and intended to be included in the original resolution but were incidentally omitted, the Joint Ambulance Committee is requesting authorization from the County Board to permit payment for these repairs, ensuring the longevity of this ambulance.

NOW THEREFORE BE IT RESOLVED that Resolution No. 24-3 is hereby amended by adding the following BE IT FURTHER RESOLVED paragraph of the Resolution:

BE IT FURTHER RESOLVED that upon purchase, authority is hereby granted to make preventative maintenance repairs to said used ambulance not to exceed \$15,000 to be paid from the Ambulance Outlay Account Fund 16, and,

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES _____ NOES _____

RESOLUTION _____

DEREK S. KALISH
COUNTY CLERK

RESOLUTION OFFERED BY COUNTY BOARD
MEMBERS OF THE JOINT AMBLANCE COMMITTEE
(15 NOVEMBER 2023)

| | FOR | AGAINST |
|----------------|-----|---------|
| KERRY SEVERSON | X | |
| JULIE FLEMING | X | |

DATED: APRIL 16, 2024

Approved by Finance & Personnel Standing Committee on 02 April 2024

RESOLUTION NO. 24 – 25

A Resolution Approving Payment Of Change Orders For The Richland County Ambulance Service.

WHEREAS the Ambulance Service has received an invoice that exceeds \$10,000 which needs to be paid and this invoice has been presented to the Finance and Personnel Committee and approved by that Committee, and

WHEREAS Rule 14 of the Rules of the Board requires County Board approval for nearly all expenses in excess of \$10,000, and

WHEREAS the Finance and Personnel Committee is now presenting this Resolution to the County Board for its consideration.

NOW THEREFORE BE IT RESOLVED by the Richland County Board of Supervisors that the following invoice for the Ambulance Service is hereby approved: Joe Daniels Construction of Madison for \$12,814.70 for change orders associated with the Emergency Services Building project, and

BE IT FURTHER RESOLVED that payment of this invoice shall be made from the Contract Services line in the Ambulance account (Fund 51), and

BE IT FURTHER RESOLVED that the County Clerk is hereby directed to issue County checks in accordance with this Resolution, and

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION _____

RESOLUTION OFFERED BY THE FINANCE &
PERSONNEL STANDING COMMITTEE

(02 APRIL 2024)

| AYES _____ NOES _____ | | FOR | AGAINST |
|-----------------------|--------------------|-----|---------|
| DEREK S. KALISH | MARTY BREWER | X | |
| COUNTY CLERK | STEVE CARROW | X | |
| | MARC COUEY | X | |
| DATE: APRIL 16, 2024 | GARY MANNING | X | |
| | TIMOTHY GOTTSCHALL | | |
| | DAVID TURK | X | |
| | STEVE WILLIAMSON | X | |
| | MELISSA LUCK | | |
| | JULIE FLEMING | | |

RESOLUTION NO. 24 - 26

Resolution Approving The Purchase Of Log Analytics & Anomaly Detection Service.

WHEREAS Barbara Scott the Director of Management Information Systems has advised the Public Works Committee that Richland County needs to be cyber security compliant. To achieve this the county will need to log and store our analytical data. Richland County will also need anomaly detection services. Several companies have been reviewed and it has been determined that Deep Seas is offering a very cost-effective solution that will be realistically manageable by MIS Staff, and

NOW THEREFORE BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the purchase of Log Analytics & Anomaly Detection Service in the amount of \$15,940.80 annually, and

BE IT FURTHER RESOLVED that funds to carry out this Resolution shall come from the 2024 MIS Budget, and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES_____ NOES_____

RESOLUTION _____

DEREK S. KALISH
COUNTY CLERK

DATED: APRIL 16, 2024

RESOLUTION OFFERED BY THE
PUBLIC WORKS STANDING COMMITTEE
(11 APRIL 2024)

FOR AGAINST

STEVE WILLIAMSON
STEVE CARROW
RICHARD MCKEE
GARY MANNING
CHAD COSGROVE
MARC COUEY
JULIE FLEMING
DANIEL MCGUIRE

RESOLUTION NO. 24 - 27

Resolution To Allow Richland County Highway Department To Put In Roadways For The Radio Tower Project.

WHEREAS Richland County Board Rule 14 states Public Works projects and all matters dealing with the “construction, repair, remodeling or improvement” of any County building or real estate is governed by section 59.52(29), Wisconsin Statutes and regardless of the estimated cost of the project, the County Board may, by a 3/4th vote, allow the work to be done by the County itself;

WHEREAS building the new roadways for the tower project is considered a public project, and

WHEREAS Richland County Highway Department has the ability and equipment to properly build the roads and the Public Safety & Judicial Committee has considered this matter and is now presenting this Resolution to the County Board for its consideration.

NOW THEREFORE BE IT RESOLVED by the Richland County Board of Supervisors here by authorized the Richland County Highway Department to complete the Radio Tower Road projects at the Viola and Westport sites at a cost of \$228,529.61, and

BE IT FURTHER RESOLVED that funds to carry out this Resolution shall come from the borrowed funds for the Radio Tower Project, and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES _____ NOES _____

RESOLUTION OFFERED BY THE
PUBLIC SAFETY STANDING COMMITTEE
(5 APRIL 2024)

RESOLUTION _____

FOR AGAINST

DEREK S. KALISH
COUNTY CLERK

MELISSA LUCK
KEN RYNES
DAVID TURK
BARBARA VOYCE
BOB FRANK
KERRY SEVERSON
RICHARD MCKEE

X

X
X
X
X

DATED: APRIL 16, 2024

RESOLUTION NO. 24 - 28

Resolution Approving An Amendment To One 2024 Provider Contract For The Health And Human Services Department.

WHEREAS Rule 14 of the Rules of the Board provides that any contract entered into by the Department of Health and Human Services involving the expenditure more than \$50,000 either at one time or within the course of one year must be approved by the County Board, and

WHEREAS the Health and Human Services and Veterans Standing Committee has carefully considered this matter and is now presenting this resolution to the County Board for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the following amendment to the following contract:

With **Moe’s Transitional Living Center, Inc.**, with the original contract being for \$49,500 amended to \$79,500 due to a placement lasting longer than anticipated.

BE IT FURTHER RESOLVED that the Health and Human Services Board is hereby authorized to amend any of the above contracts by not more than 15%, and

BE IT FURTHER RESOLVED that the Director of the Health and Human Services Department, Ms. Tricia Clements, is hereby authorized to sign the above contracts on behalf of Richland County in accordance with this Resolution, and

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

AYES_____NOES_____

RESOLUTION _____

DEREK S. KALISH
COUNTY CLERK

DATED: APRIL 16, 2024

RESOLUTION OFFERED BY THE COUNTY BOARD
MEMBERS OF THE HEALTH AND HUMAN SERVICES
& VETERANS STANDING COMMITTEE
(11 APRIL 2024)

| RESOLUTION _____ | FOR | AGAINST |
|-----------------------|-----|---------|
| DEREK S. KALISH | X | |
| COUNTY CLERK | X | |
| | X | |
| DATED: APRIL 16, 2024 | | |
| | X | |

RESOLUTION NO. 24 - 29

Resolution Approving A Provider Contract For 2024 For The Health And Human Services Department.

WHEREAS Rule 14 of the Rules of the Board provides that any contract entered into by the Department of Health and Human Services involving the expenditure more than \$50,000 either at one time or within the course of one year must be approved by the County Board, and

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that approval is hereby granted for the Health and Human Services Board to enter into the following 2024 contract:

With **Whispering Pines Custom Builders LLC.** of Richland Center for \$50,000 to provide home modification services for families enrolled in Children’s Long Term Support in the Behavioral Health Services Unit; and

BE IT FURTHER RESOLVED that the Health and Human Services Board is hereby authorized to amend any of the above contracts by not more than 15%, and

BE IT FURTHER RESOLVED that the Director of the Health and Human Services Department, Ms. Tricia Clements, is hereby authorized to sign the above contracts on behalf of Richland County in accordance with this Resolution, and

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its passage and publication.

VOTE ON FOREGOING RESOLUTION

RESOLUTION OFFERED BY THE COUNTY BOARD
MEMBERS OF THE HEALTH AND HUMAN SERVICES
& VETERANS STANDING COMMITTEE
(11 APRIL 2024)

AYES_____ NOES_____

| | | |
|-----------------------|--------------------|---------|
| RESOLUTION _____ | FOR | AGAINST |
| DEREK S. KALISH | | |
| COUNTY CLERK | | |
| DATED: APRIL 16, 2024 | | |
| | INGRID GLASBRENNER | X |
| | DONALD SEEP | X |
| | KEN RYNES | X |
| | TIMOTHY GOTTSCHALL | |
| | KERRY SEVERSON | X |

ORDINANCE NO. 24 - 06

Amendment No. 596 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To David And Francine Ewing In The Town Of Dayton.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 3.584-acre parcel belonging to David and Francine Ewing in the Town of Dayton is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Residential-1 (R-1) District:

Being part of The NE 1/4 of The NE 1/4 and the SE 1/4 of the NE 1/4 of Section 26, T10 N, R1W, Town of Dayton, Richland County, Wisconsin, to wit:

Commencing at the East corner of said Section 26;
thence N 00° 20' 17" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1,166.27';
thence S 89° 39' 48" W 449.42'; to the POINT OF BEGINING
thence N 69° 36' 36" W, 505.64' TO THE CENTERLINE OF CHICKEN RIDGE ROAD;
thence N 04° 49' 25" W, ALONG SAID CENERLINE 341.30';
thence S 69° 36' 36" E, 505.64';
thence S 04° 49' 25" E, 341.30'; TO THE POINT OF BEGINING

Containing 156,133 square feet or 3.584 acres, more or less.

3. This Ordinance shall be effective on April 16, 2024.

| | | | |
|--|----------------|---|---------|
| DATED: APRIL 16, 2024 PASSED: APRIL 16, 2024 PUBLISHED: APRIL 25, 2024 | | ORDINANCE OFFERED BY THE LAND & ZONING STANDING COMMITTEE (01 APRIL 2024) | |
| | | FOR | AGAINST |
| MARTY BREWER, CHAIR RICHLAND COUNTY BOARD OF SUPERVISORS | STEVE CARROW | X | |
| | LINDA GENTES | X | |
| | JULIE FLEMING | X | |
| | DAVID TURK | | |
| | DANIEL MCGUIRE | X | |
| | MELISSA LUCK | X | |
| DEREK KALISH RICHLAND COUNTY CLERK | | | |

ORDINANCE NO. 24 - 07

Amendment No. 597 To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Jim And Dawn Berghorn In The Town Of Akan.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 1.7-acre parcel belonging to Jim and Dawn Berghorn in the Town of Akan is hereby rezoned from Illegal Non-Conforming (NC) to the Residential-1 (R-1) District:

Being part of The SE 1/4 of The SE 1/4 of Section 9, T10 N, R2W, Town of Akan, Richland County, Wisconsin, to wit:

Commencing at the Southeast corner of said Section 9;
thence N 08° 36' 52" W, ALONG THE EAST SECTION LINE, 213.27' to the POINT OF BEGINING;
thence S 81° 20' 58" W 130.55';
thence N 00° 01' 04" W, 466.71';
thence N 00° 01' 04" W, 33.40' TO THE CENTERLINE OF COUNTY HIGHWAY UU;
thence S 81° 17' 24" E, ALONG SAID CENERLINE 49.28';
thence S 87° 31' 57" E, ALONG SAID CENERLINE 13.99';
thence S 08° 36' 52" E, 33.0';
thence S 08° 36' 52" E, 444.04'; TO THE POINT OF BEGINING

Containing 74,052 square feet or 1.7 acres, more or less.

3. This Ordinance shall be effective on April 16, 2024.

DATED: APRIL 16, 2024
PASSED: APRIL 16, 2024
PUBLISHED: APRIL 25, 2024

ORDINANCE OFFERED BY THE LAND &
ZONING STANDING COMMITTEE
(01 APRIL 2024)

| | | FOR | AGAINST |
|---|----------------|-----|---------|
| MARTY BREWER, CHAIR RICHLAND COUNTY BOARD OF SUPERVISORS | STEVE CARROW | X | |
| | LINDA GENTES | X | |
| | JULIE FLEMING | X | |
| | DAVID TURK | | |
| | DANIEL MCGUIRE | X | |
| | MELISSA LUCK | X | |
| DEREK KALISH RICHLAND COUNTY CLERK | | | |



RICHLAND COUNTY HOUSING AND WORKFORCE STUDY

APRIL 2024



SOUTHWESTERN WISCONSIN
REGIONAL PLANNING
COMMISSION

STAFF

Troy Maggied

Executive Director

Misty Molzof

Assistant Director

Austin Coppernoll

GIS Planner

Jaclyn Essandoh

GIS Coordinator

Dan Hauck

Assistant Planner

Kate Koziol

Economic Development Specialist

Bryce Mann

Administrative Assistant

Jacob Nelson

Research Analyst

Cory Ritterbusch

Associate Planner

Alyssa Schaeffer

Assistant Planner

Ellen Tyler

Community Resiliency Planner



SOUTHWESTERN WISCONSIN
REGIONAL PLANNING
COMMISSION

P.O. Box 262, Platteville WI 53818

p: 608.342.1636 • f: 608.342.1220

e: info@swwrpc.org • w: www.swwrpc.org

FUNDING & SUPPORT PROVIDED BY:



Table of Contents

| | |
|--|----|
| Executive Summary | 2 |
| Why Should Communities Invest | 2 |
| Key Findings | 2 |
| Summary of Recommendations | 3 |
| Introduction | 4 |
| Planning Process | 4 |
| Outreach | 5 |
| Housing Discrimination | 5 |
| Demographics | 7 |
| Workforce | 14 |
| Housing Demand | 18 |
| Demand Forecast | 18 |
| Housing Development Case Studies | 19 |
| Land Suitability | 21 |
| Existing Housing Conditions | 22 |
| Affordability | 34 |
| Recommendations | 48 |
| Affordable Option | 48 |
| Equitable Wealth Building | 49 |
| Development for Economic Benefit | 49 |

Executive Summary

Why Should Communities Invest?

It can be challenging to incentivize developers to build homes in small communities. The return on investment is often better for developers in suburban or urban settings. Municipalities need to take initiative and invest in themselves, showing developers that the municipality is committed to housing development. Municipal investment will bridge the gap between the cost of development and an affordable sale price or rent, allowing developers to profitably construct new housing. In return, the new housing, additional workers, and additional school-aged youth will increase community wealth through increased tax revenue, increased school enrollment, and a better return on investment for infrastructure. An initial investment by the municipality can support the school district, local businesses, and the future success of the community.

Key Findings

Supply Shortage

- In 2020, the Richland County homeowner vacancy rate was slightly low (1.3%) and the renter vacancy rate was normal (7%). This indicates that demand is generally being met for both owner-occupied and rental units.
- The Richland County zoning ordinance does not allow ADUs by right. This limits housing options for households.
- Some residents expressed concern about finding suitable replacement housing in the same community. Suitable options include affordable housing, transition housing, or just available housing.
- In quarter two of 2023, U.S. homeowners had 71.1% equity on their homes. In Richland County, 37.8% of households have paid off or nearly paid off their mortgage. This could make homeowners less willing to sell their homes and prevent movement within the market.
- In 2020, 14.9% of households in Richland County were seniors living alone. With the senior population projected to increase, this percentage could rise. This presents an opportunity for more diversity in housing type to free up larger, single-family homes for growing households.
- Some stakeholders expect increased construction in the next ten years, although rising interest rates and a lack of higher paying jobs are expected to slow demand and cause housing prices to gradually decrease.

Affordability Challenges

- There is not enough affordable housing. The demand for affordable housing comes from seniors, and low-to-moderate income families. More units are needed for senior apartments. There is concern that a lack of affordable housing will lead to increased homelessness.
- Median income is not keeping pace with median home value. Home values are rising quickly due to increasing home size, higher interest rates, lack of movement in the housing market, rising construction prices, and labor shortages.
- In Richland County 19.6% of homeowners and 32.2% of renters are cost burdened. The county needs additional affordable housing options for these residents.
- Families with two incomes, people with higher incomes, middle and upper-level management professionals can afford new single-family housing, if available. Some people with existing homes can afford new homes.

Maintenance Requirements

- Approximately 63.8% of homes were built before 1978, indicating that they may need lead paint remediation.
- Housing affordable to first-time homebuyers is generally older, and therefore tends to have significant maintenance issues. Approximately 25% - 35% of realtors' clients are first time homebuyers.

Workforce Needs

- When unemployment is low, there is a strong demand for workforce housing, which is currently the case in Wisconsin and nationally.
- Between 2013 and 2023, Richland County experienced growth in local government and medical and surgical hospitals for a combined creation of 68 jobs.
- Richland County is net negative when it comes to commuters, an indicator that regional employment trends impact the county's population and economy.

Summary of Recommendations

1. Increase affordable housing options for new and existing residents. Examples include:
 - a. Continue to support a zoning ordinance with only two or three residential districts.
 - b. Develop local funding for down payment assistance grants, low-interest maintenance loans, etc.
2. Support equitable wealth-building opportunities for residents. Examples include:
 - a. Allow ADUs by right.
 - b. Streamline permitting and promote installation of residential solar.
3. Incentivize development that will sustain economic benefit for the community. Examples include:
 - a. Expand administrative review, as opposed to legislative or commission review.
 - b. Continue the work of organizations like the River Valley Housing Coalition. Use these interdisciplinary committees to implement and monitor progress toward the recommendations.
 - c. Identify land in ETZs for new housing while continuing to support farmland and natural area preservation outside of the ETZs.

Introduction

It is no secret that the United States is facing a housing crisis. The nation is in need of millions of units to provide safe and affordable housing for all, and southwest Wisconsin is no exception. High interest rates, increasing rents, and low supply make it difficult for the average resident to find affordable housing, let alone low-income residents. To make matters worse, small homes and alternative housing types are difficult to find despite shrinking household sizes. This general lack of supply and options contributes to limited movement within the housing market. This housing study serves to address a number of housing challenges including limited supply, unaffordable options, and lack of diverse of housing types.

Planning Process

In July 2023, Prosperity Southwest Wisconsin (PSW) contracted the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to update the 2018 regional housing studies. The purpose of the studies remains the same – to guide near-term policies for communities, counties, and the region in order to address existing and future housing issues in southwest Wisconsin. This 2024 study updates the demographic, workforce, and housing data from the 2018 study and goes further to analyze each municipal zoning ordinance, provide development case studies, and recommend tangible implementation tools to encourage the development of affordable housing for residents across income brackets (Table 2). The proposed policies and recommendations are those that can be implemented to address issues within the next ten years.

| Table 1: Planning Timeline | | | | | |
|---|------|------|------|-------|-----|
| | 2024 | | | | |
| Tasks: | Jan. | Feb. | Mar. | April | May |
| Data Collection | | | | | |
| Housing Demand and Affordability Analysis | | | | | |
| Zoning Ordinance Analysis | | | | | |
| Draft Plan Writing | | | | | |
| Plan reviews | | | | | |
| Plan adoption | | | | | |

| Table 2: Activity Comparison for 2018 and 2024 Housing Plans | | |
|--|-----------|-------------|
| Plan Activity | 2018 Plan | 2024 Update |
| Demographic and economic data | ✓ | ✓ |
| Housing and affordability demand | ✓ | ✓ |
| Constructability analysis | ✓ | ✓ |
| Interviews | ✓ | |
| Survey of zoning ordinance | | ✓ |
| Appraiser data on age of housing (when available) | | ✓ |
| Case studies | | ✓ |

Data sources are listed throughout the plan. For data from the Census Bureau, the decennial census was prioritized over the American Community Survey (ACS). The ACS estimates have much larger margins of error for small communities making the decennial census more reliable for the PSW region.

Outreach

PSW and SWWRPC conducted interviews with housing agencies, lenders, realtors, employers, and developers during the 2018 housing studies (Table 3). These groups had understanding of the local housing markets. Of the eleven residential developers interviewed, five were national, three were regional, and three were local. The developers were approached based on their history of working in the region or having expressed interest in working in the region, and were selected with input and approval from PSW. Based on feedback from PSW, interviews were not conducted in 2024. Many of the findings from the interviews in 2018 remain relevant and were only exacerbated by the COVID-19 pandemic.

| Table 3: Interviews Conducted with Housing Agencies, Lenders, Realtors, and Employers in 2018 | | | | | | |
|---|----------|-------|-------|------|-----------|----------|
| | Crawford | Grant | Green | Iowa | Lafayette | Richland |
| Regional Housing Agencies | 4 | 3 | 4 | 1 | 1 | 2 |
| Lenders | 5 | 12 | 10 | 6 | 3 | 9 |
| Realtors | 3 | 9 | 3 | 9 | 3 | 6 |
| Employers | 7 | 31 | 9 | 3 | 3 | 12 |

SWWRPC also collaborated with the PSW housing committee which served as a steering committee for the housing studies, providing insight and feedback on the data and recommendations included. The committee consisted of ten members with roles in local government, regional planning, economic development, housing authorities, and community action agencies.

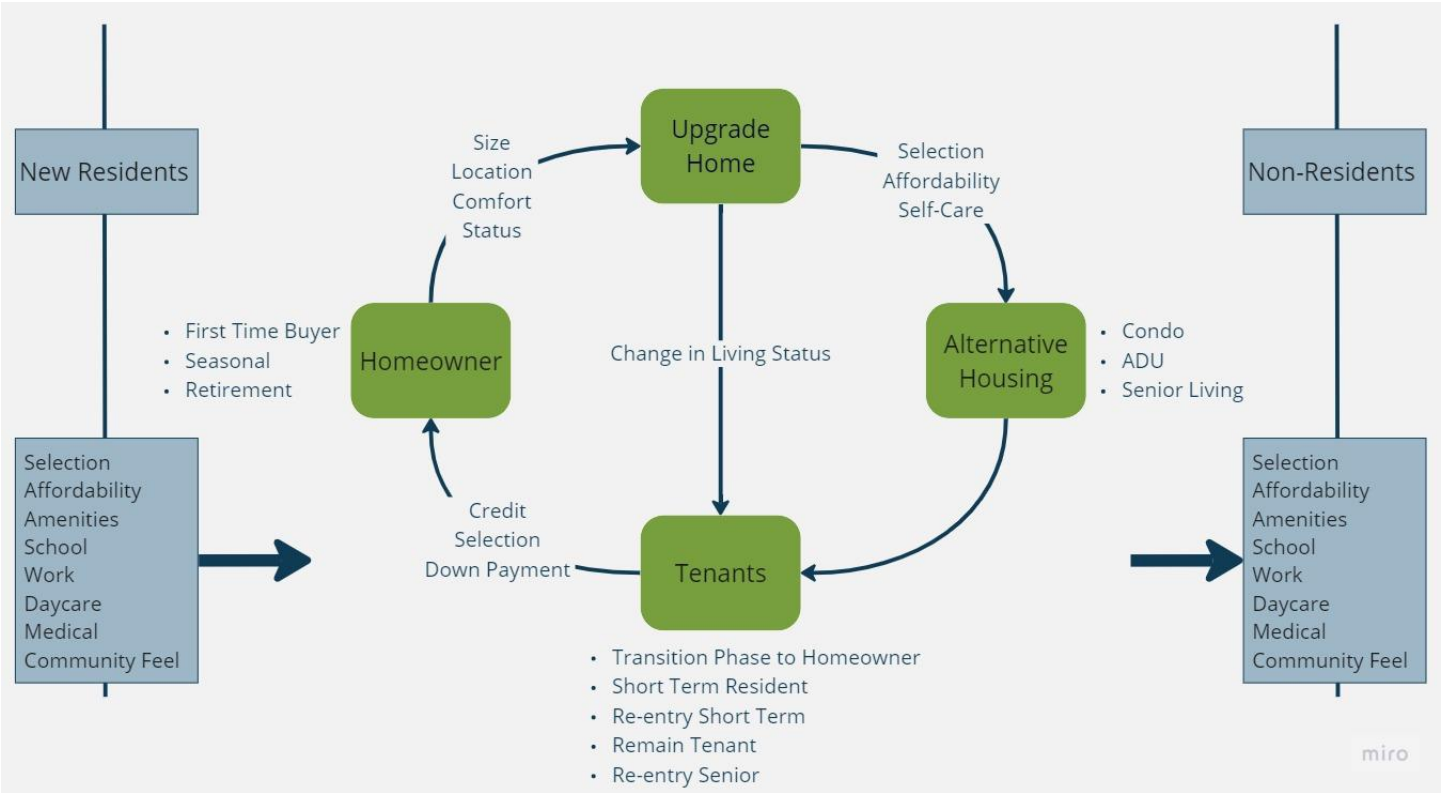
Historic Housing Discrimination

Historically, the initial intent of zoning was to provide orderly development and improve the health, safety, and welfare of the public. Zoning serves to allow sunlight and airflow between municipal buildings, provides sightlines at street corners, prevents the spread of fire, and keeps industrial uses separate from residential districts. As zoning evolved, it was used more and more as a tool to exclude certain populations from neighborhoods based on race, ethnicity, income, and other factors. For instance, multi-family districts were often used as barriers to shelter single-family housing from more intense commercial or industrial uses. Zoning ordinances were also used to prohibit minority households from living in majority white neighborhoods. While this outright racial segregation in zoning was prohibited in 1917, discrimination also occurred in other institutional processes outside of zoning.ⁱ

Today, negative perceptions of multi-family residents have not gone away, and zoning continues to discriminate in covert ways – through socioeconomic class. Zoning ordinances contribute to larger home sizes and limit the availability and affordability of homes. For example, many communities have five or more residential zones. This limits where each type of housing can be located and often favors larger single-family housing over smaller homes or multi-family housing. It also increases the administrative burden of new home construction without any measurable public benefit. Limited allowable uses and large setbacks or minimum lot sizes also prevent the production of housing that is affordable to middle- and low-income households. Instead, communities should flip the script by acknowledging that a household's selected housing type is based on a number of lifestyle characteristics, not just income. Figure 1 illustrates that while some households may follow a traditional path from renter to first-time buyer to repeat buyer, life changes such as retirement, children moving out, or divorce could cause other households to transition back to multi-family housing or to other housing alternatives. Communities should strive to provide housing options to support the various lifestyles of residents.

Overall, communities in southwest Wisconsin can and should take steps to reduce exclusionary zoning practices in order to increase the supply of affordable housing. Doing so could spur migration to the region and bolster the regional economy.

Figure 1: Housing Choice Flow Chart



Source: Klemme, n.d. ⁱⁱ

Demographics

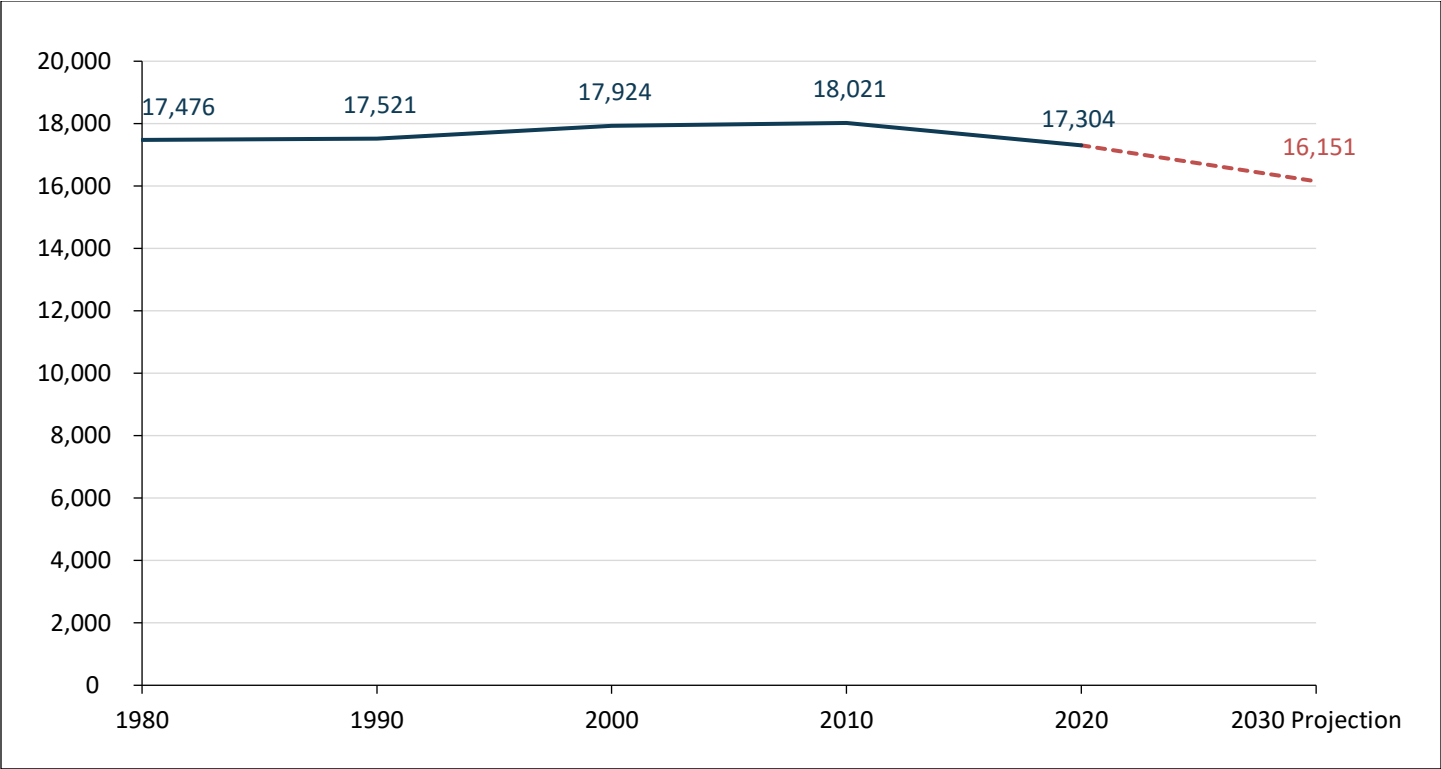
Richland County is located in southwest Wisconsin, an hour northwest of Madison (Figure 2). Richland Center serves as the county seat. U.S. Highway 14 connects most of Richland County to Madison. Richland County is known for its extensive recreational opportunities in the heart of the Driftless Region.

Figure 2: Location of Richland County in Wisconsin



The population in the county increased from 1980 to 2010 but has seen a decline since that time (Figure 3). In 2020, the county’s population was 17,304. The population is projected to decrease to 16,151 by 2030.

Figure 3: Past, present, and projected population



Source: 1980-2020 Decennial Censuses, SWWRPC projections

| Table 4: Total Population Percent Change | | | | |
|--|------|------|-------|-------|
| 1990 | 2000 | 2010 | 2020 | 2030 |
| 0.3% | 2.3% | 0.5% | -4.0% | -6.7% |

Age Cohorts

Richland County has seen some fluctuation in its age cohorts over time. The youth cohort, under age 20, has decreased from 28.4% of the population in 2000 to 25% in 2020. This cohort is expected to continue decreasing to 22.1% by 2030. The working age cohort, age 20 to 64, has seen some decrease as well, from 54.4% of the population in 2000 to 51.6% in 2020. Projections for 2030 show a continued decrease to 49.2%. Finally, the senior population, age 65 and over, made up 17.2% of the population in 2000 and increased to 23.4% in 2020. Seniors are expected to make up 28.7% of the population in Richland County in 2030. Figures 4 through 6 show the age cohorts from 2000 to 2020 while Figures 7 through 9 show the projections for the three cohort breakdowns.

Figure 6: 2020 Population

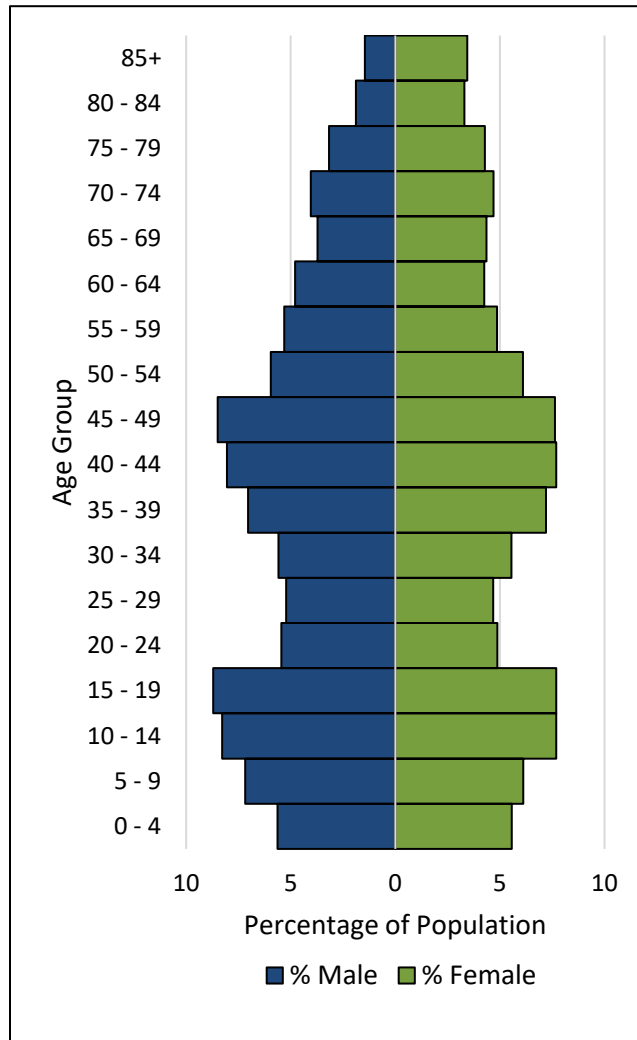


Figure 5: 2000 Population

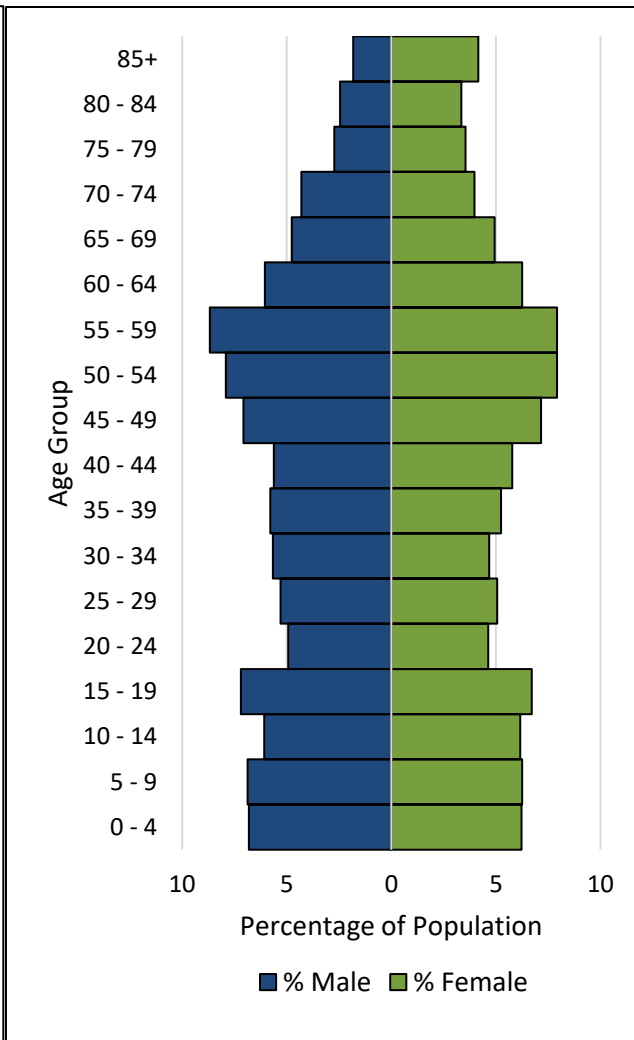
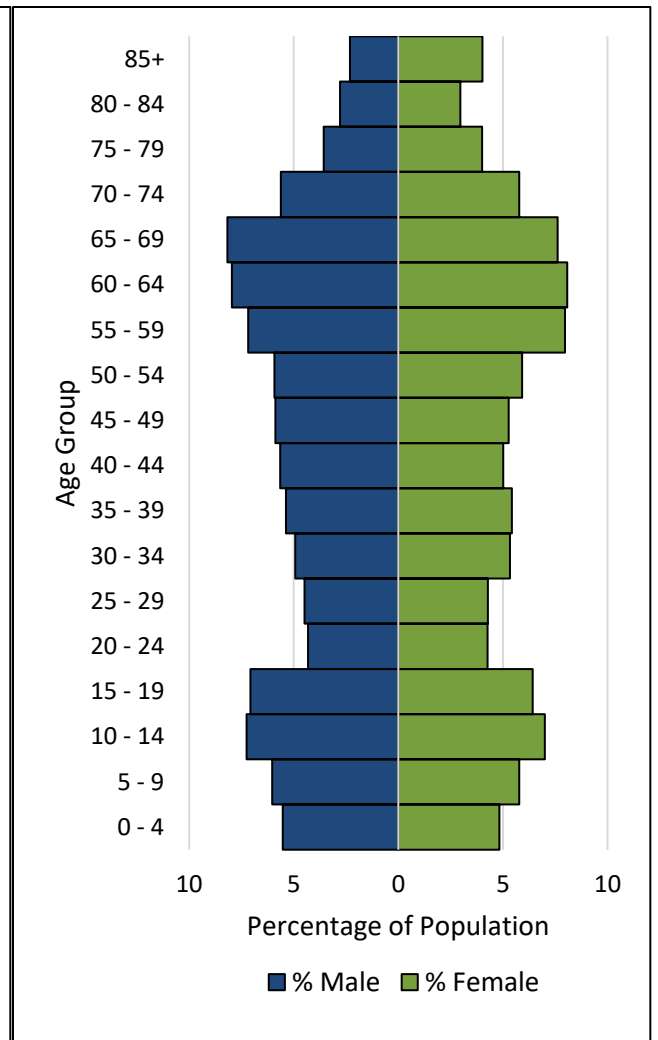
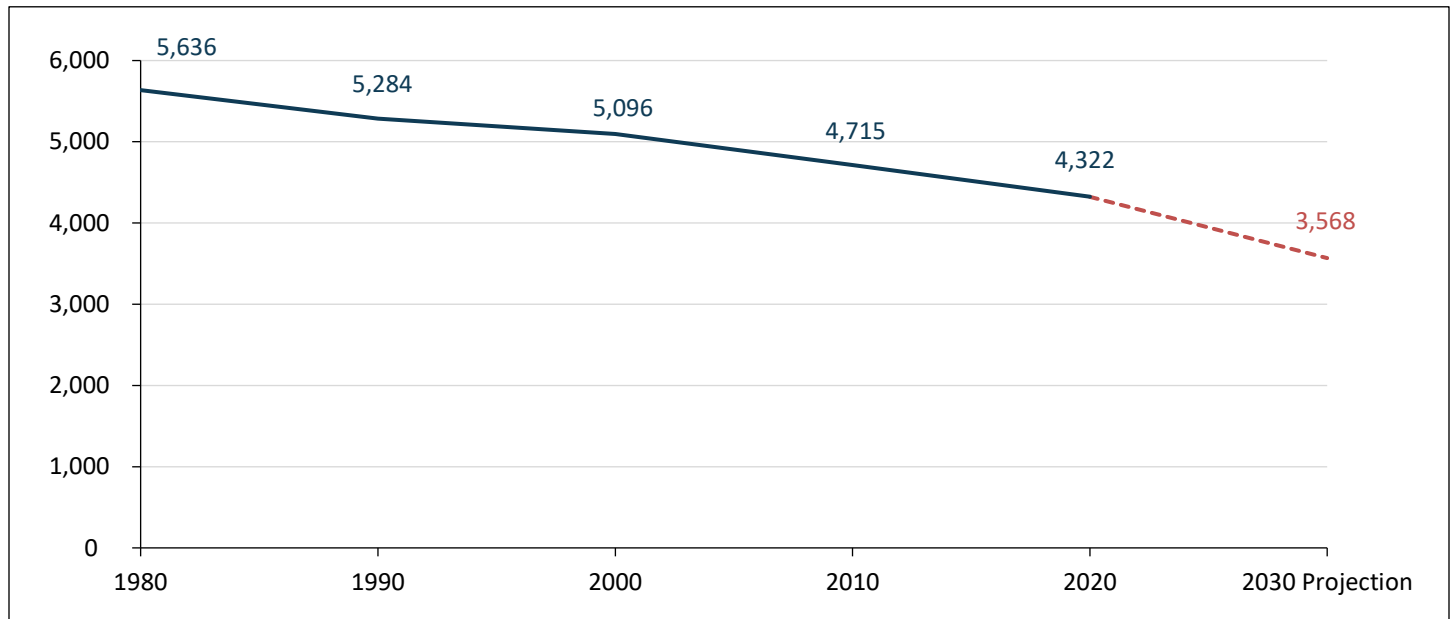


Figure 4: 2010 Population



Source: 2000-2020 Decennial Censuses (Figures 4-6)

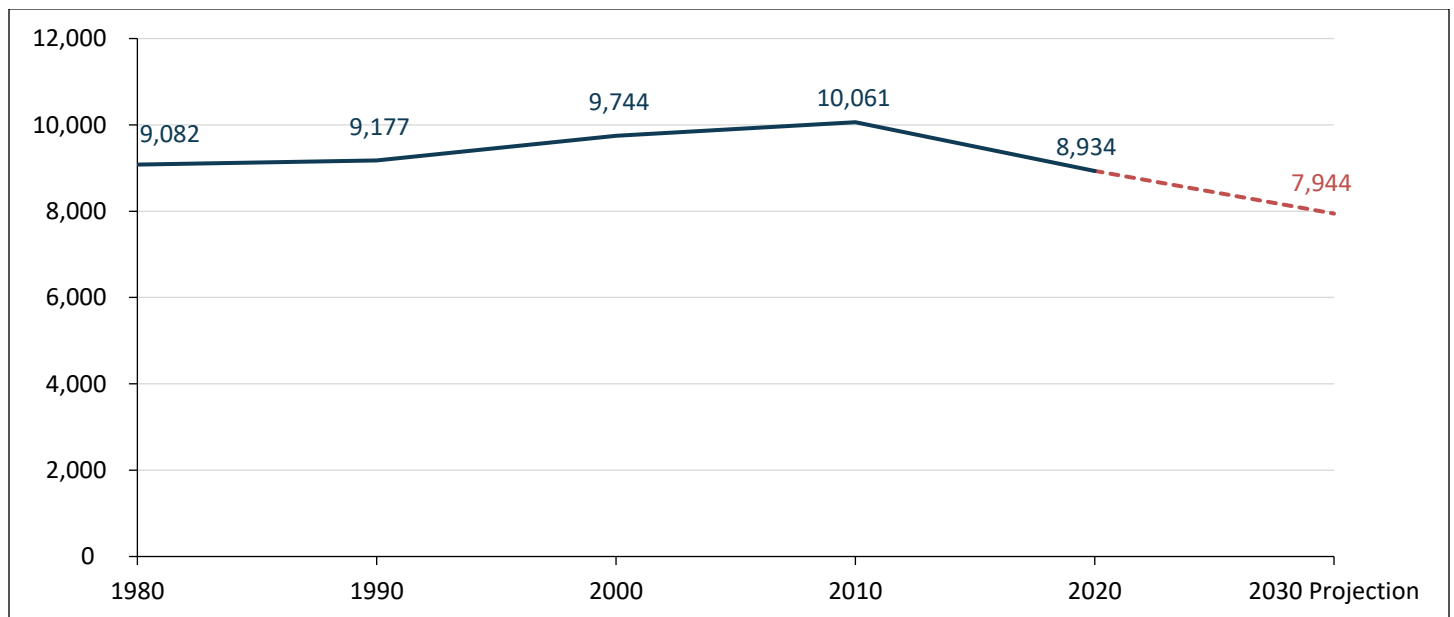
Figure 7: Youth population, under age 20



Source: 1980-2020 Decennial Censuses, SWWRPC projections

| Table 5: Youth Population Percent Change | | | | |
|--|-------|-------|-------|--------|
| 1990 | 2000 | 2010 | 2020 | 2030 |
| -6.2% | -3.6% | -7.5% | -8.3% | -17.4% |

Figure 8: Workforce population, age 20-64

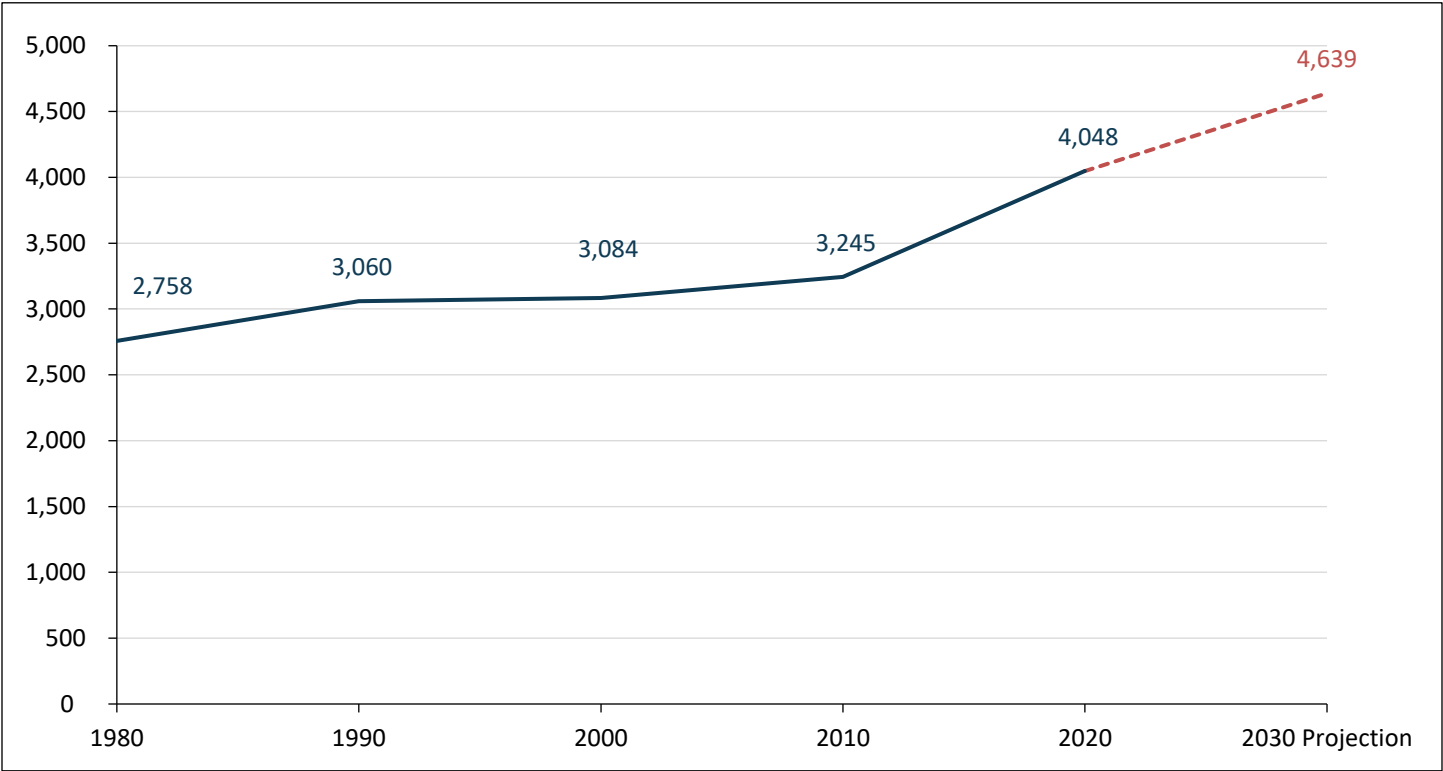


Source: 1980-2020 Decennial Censuses, SWWRPC projections

| Table 6: Workforce Population Percent Change | | | | |
|--|------|------|--------|--------|
| 1990 | 2000 | 2010 | 2020 | 2030 |
| 1.0% | 6.2% | 3.3% | -11.2% | -11.1% |



Figure 9: Senior population, age 65 and over

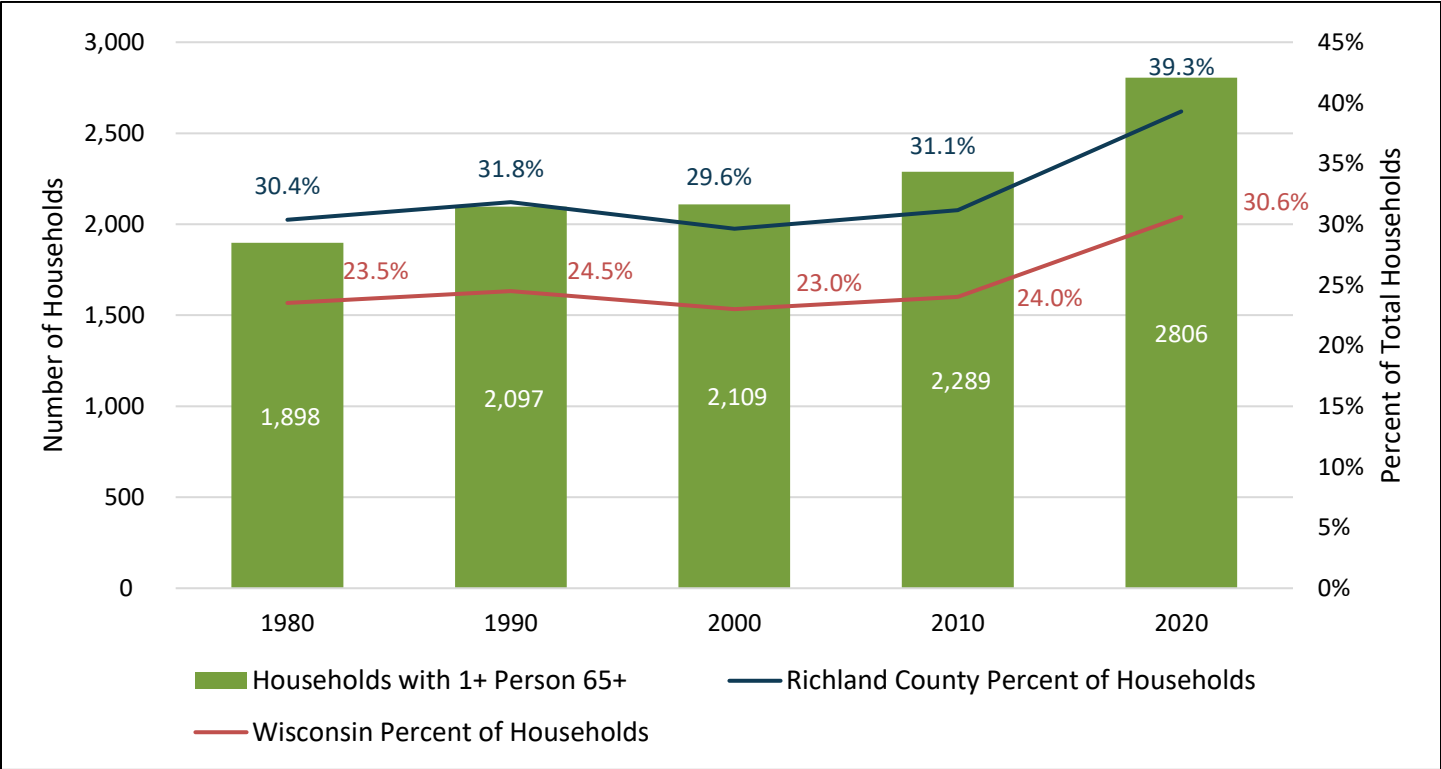


Source: 1980-2020 Decennial Censuses, SWWRPC projections

| Table 7: Senior Population Percent Change | | | | |
|---|------|------|-------|-------|
| 1990 | 2000 | 2010 | 2020 | 2030 |
| 10.9% | 0.8% | 5.2% | 24.7% | 14.6% |

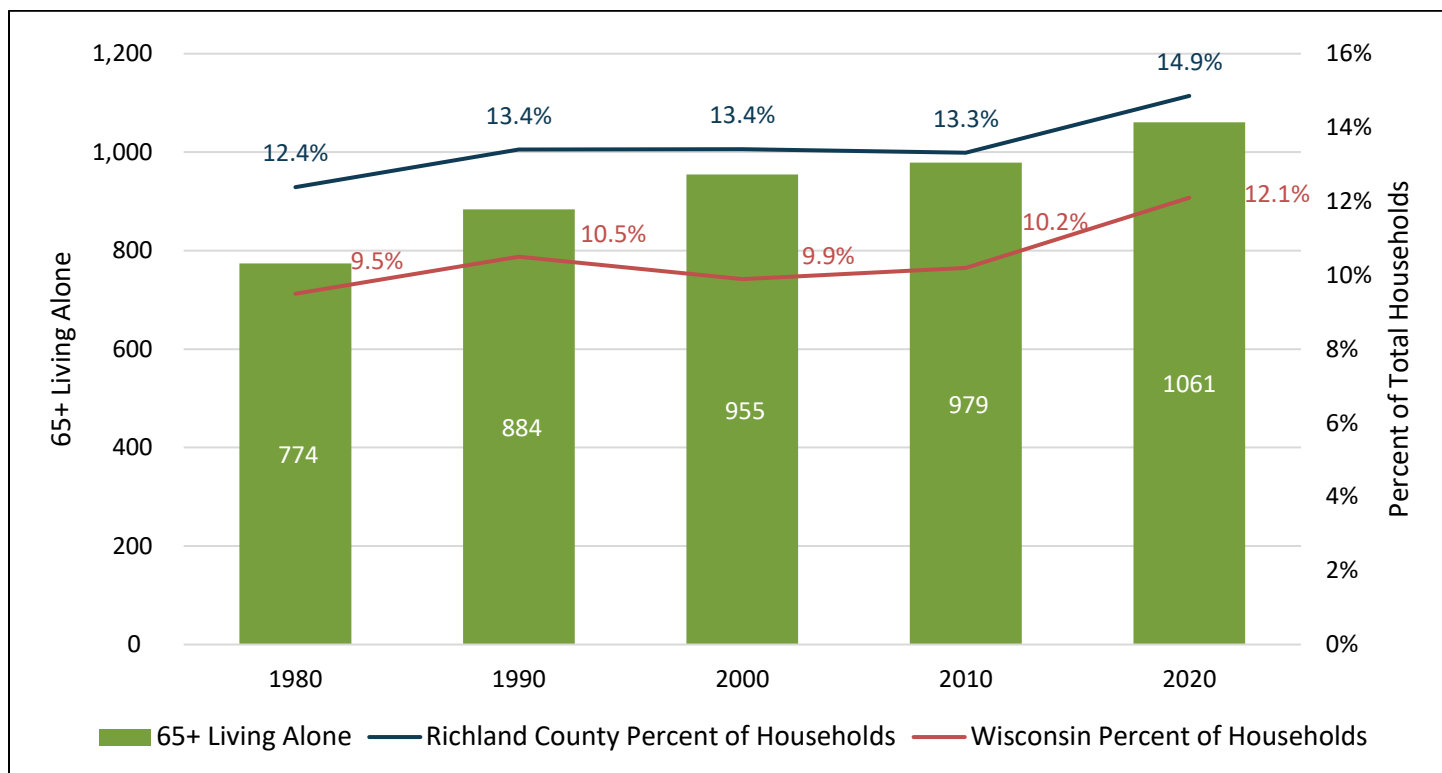
Senior residents play a big role in movement within the housing market. In 2020, 39.3% of Richland County households contained an individual over 65 compared to 30.6% for the state of Wisconsin (Figure 10). Additionally, 14.9% of households in Richland County contained an individual over 65 who lived alone (Figure 11). The state percentage was nearly three percentage points lower at 12.1%. Seniors living alone present opportunities for downsizing or additional need for age-friendly or intergenerational housing. Providing additional housing opportunities for seniors could increase movement in the housing market and free up larger homes for families.

Figure 10: Households with one or more people over 65



Source: 1980-2020 Decennial Censuses

Figure 11: People 65 and over living alone



Source: 1980-2020 Decennial Censuses

Race

The population in Richland County has become slightly more diverse since 1980 when only 0.5% of the population identified as non-white (Table 8). In 2020, 6.6% of the population identified as nonwhite with the majority of those residents identifying with two or more races.

| Table 8: Population by Race | | | | | |
|--|--------|--------|--------|--------|--------|
| | 1980 | 1990 | 2000 | 2010 | 2020 |
| White alone | 17,383 | 17,411 | 17,636 | 17,540 | 16,157 |
| Black or African American alone | 23 | 12 | 27 | 82 | 96 |
| American Indian or Alaska Native alone | 18 | 34 | 46 | 46 | 54 |
| Asian alone | 25 | 38 | 38 | 95 | 96 |
| Native Hawaiian/other Pacific Islander alone | 2 | - | 5 | 4 | - |
| Some other race alone | 25 | 26 | 51 | 119 | 216 |
| Two or more races | - | - | 121 | 135 | 685 |

Source: 1980-2020 Decennial Censuses



Workforce

Table 9 identifies the top five employment sectors in the Richland County zip code. All five of the sectors have relative employment concentrations above the state of Wisconsin indicating that the sectors have a competitive advantage in Richland County compared to the state as a whole. Overall, the Richland County zip code has seen some employment decline with 181 jobs lost from 2013 to 2023. Two of the five top employment sectors saw positive job growth in the same ten-year period with local government and medical and surgical hospitals growing for a combined creation of 68 jobs.

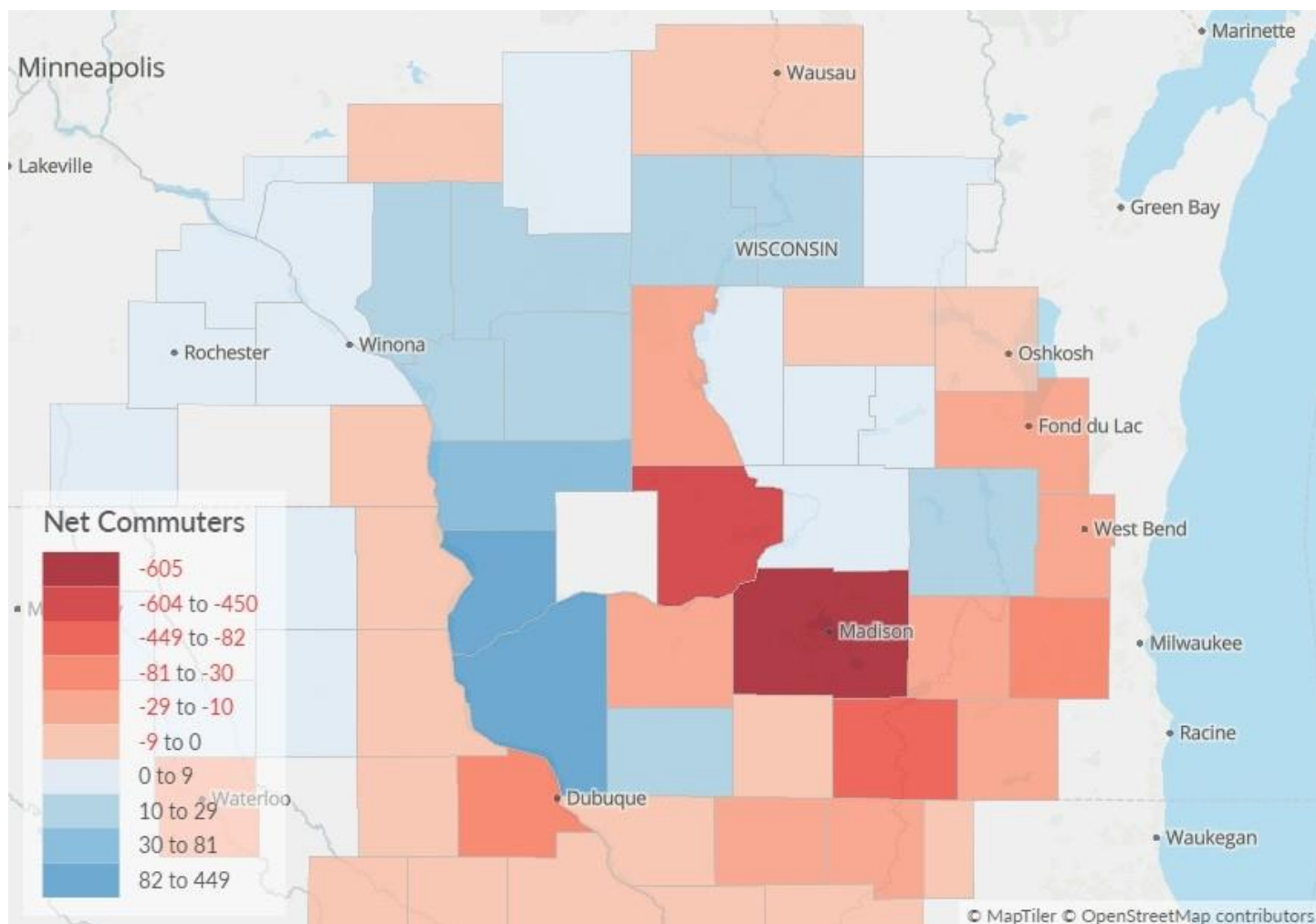
| Table 9. Top Employment Sectors (Richland County zip code) | | | | |
|--|-----------|-----------------------------------|---|--|
| Employment Sector (4-digit NAICS code) | 2023 Jobs | % Change in Jobs 2013- 2023 | % of total employment in Richland County | % of total employment in Wisconsin |
| Dairy Product Manufacturing | 563 | -11% | 8.5% | 0.9% |
| Local Government | 560 | 4% | 8.5% | 3.8% |
| General Medical and Surgical Hospitals | 394 | 14% | 5.9% | 3.3% |
| Other Transportation Equipment Manufacturing | 357 | -17% | 5.4% | 0.1% |
| Education and Hospitals | 333 | -3% | 5.0% | 1.9% |

Source: Lightcast™, 2023

An analysis of county residents and workers in 2023 shows that 4,109 commuters lived in the county but worked outside of the county, and 3,123 commuters worked in the county but lived outside of the county, making the area a net-negative commuter county (

Figure 12). This indicates that employment opportunities in the region have an impact on population growth in Richland County. Many of the outbound commuters traveled to Sauk, Grant, and Vernon counties. The largest number of inbound commuters came from Sauk, Dane, and Grant counties. In addition, in 2022, 7.3% (581) of county workers worked remotely. In comparison, 8.5% of Wisconsin workers were remote. Remote work opportunities could lead to in-migration to communities in Richland County that have lower cost of living.

Figure 12: Richland County net commuters



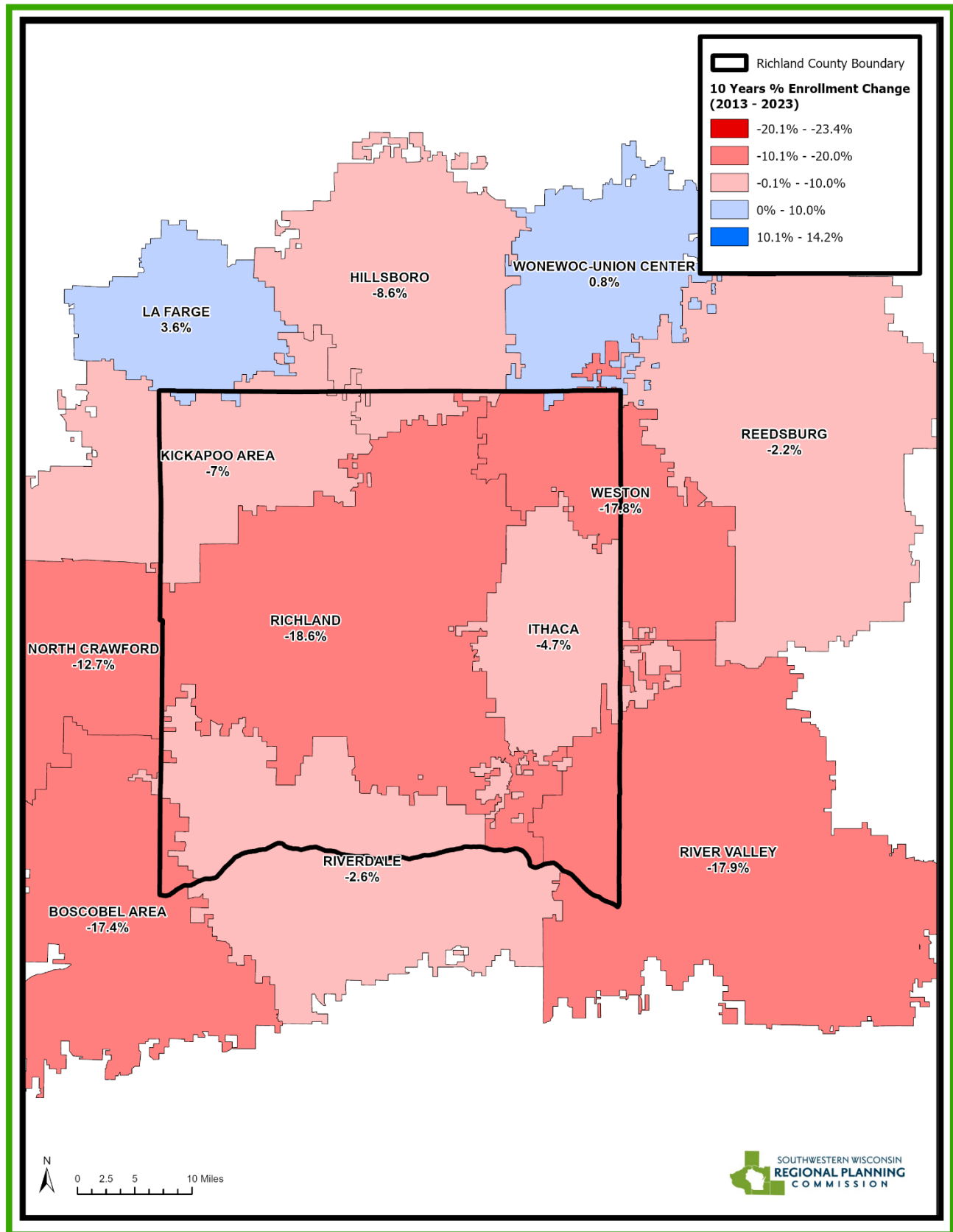
Source: Lightcast™, 2022

School Enrollment

School performance can be a major factor for families choosing to relocate. Poor school performance may deter families from moving to the area while excellent school performance could incentivize a move. From 2013 to 2023, the Richland County School Districts experienced a range of decline, from Riverdale's -2.6% to Richland's -18.6% (Figure 13). From 2003 to 2023, the range was even more extreme from -1.1% in Ithica to -29.4% in Weston (Figure 14).

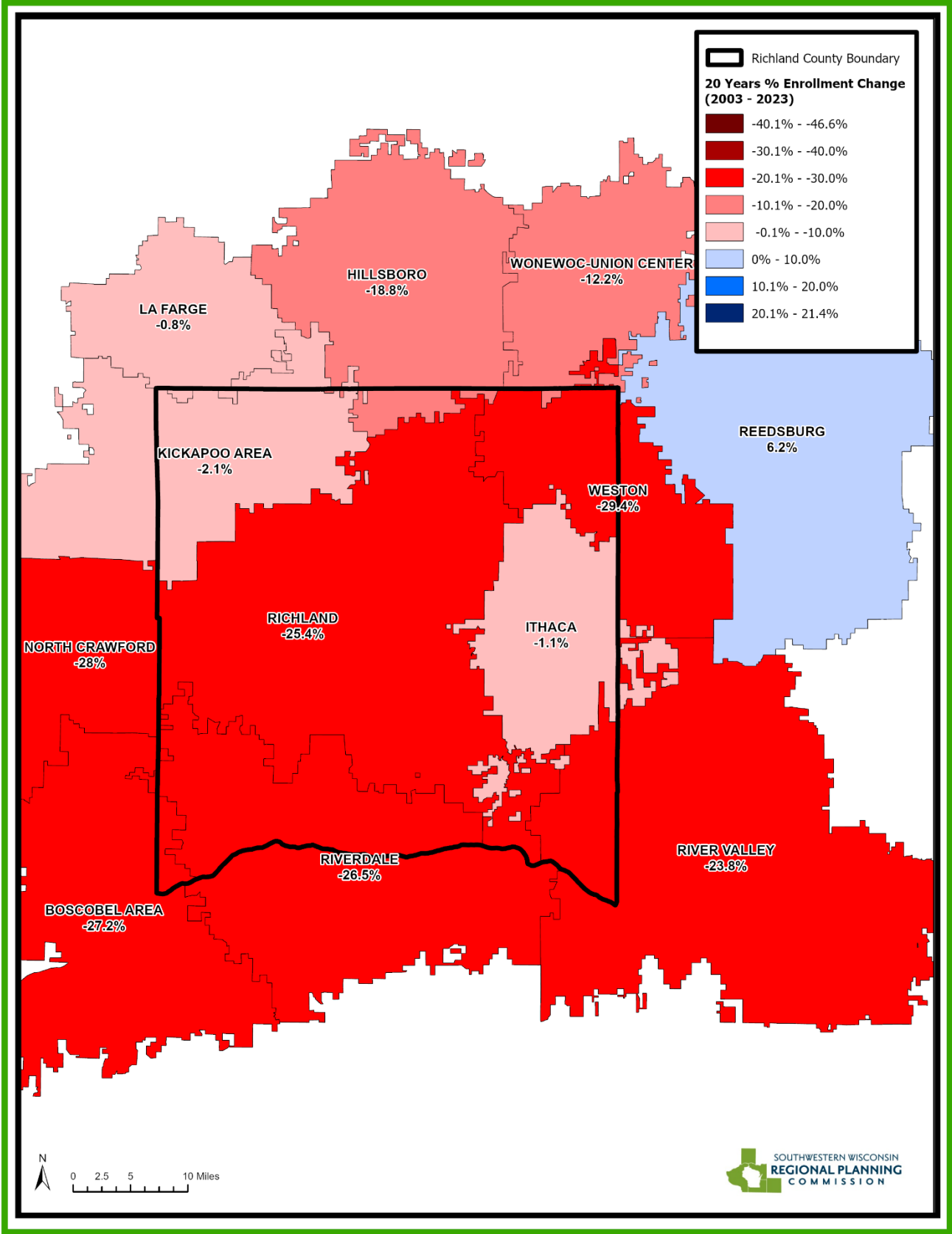
School districts must maintain not only a high rating from DPI, but generally positive enrollment trends to succeed. Schools that meet or exceed expectations from DPI will still struggle to be successful should their enrollment number experience significant decline. The DPI report card can and should be used for workforce attraction efforts, but school districts should also be strong partners, advocating for housing development to maintain enrollment numbers.

Figure 13: Richland County school enrollment, 10-year percent change



Source: Wisconsin DPI, 2023

Figure 14: Richland County school enrollment, 20-year percent change



Source: Wisconsin DPI, 2023

Housing Demand

Demand Forecast

The demand forecast in Table 10 estimates future housing demand in 2030 by adding desired vacancy rates, replacement housing, and household projections. A household is an occupied housing unit – either apartment or home. The household projections use the same methodology as the DOA, but apply updated numbers from the 2020 Census.ⁱⁱⁱ A healthy housing market will have a 5% vacancy rate to enable new residents to move into the community. The analysis also adds 0.5% to account for some housing replacement over time for a variety of reasons, such as the age of the structure or unexpected events such as fires. The “No Action” forecast for Richland County suggests that the county has an excess of 1,358 units for 2030. However, the household projections that are the foundation for the forecast are based on historical population and household trends. The model assumes no change in birth rate, mortality rate, or migration trends. From 2010 to 2020, the state of Wisconsin saw a population increase of 1.04%. During the same time period, Dane County saw an increase of 1.15%. The two additional forecasts in Table 10 assume that Richland County is able to maintain percent population growth identical to that of the state and Dane County. Equation 2 shows the household projections for the additional forecasts.

| Table 10: Future Housing Demand Forecast | | | |
|---|-----------|---------------------------|---------------------------|
| | No Action | 1.04% Population Increase | 1.15% Population Increase |
| 2030 projected number of households | 6,821 | 7,510 | 7,544 |
| (+) desired vacancy rate of 5% | 341 | 376 | 377 |
| (+) replacement housing of 0.5% | 34 | 38 | 38 |
| (=) required number of housing units | 7,196 | 7,923 | 7,959 |
| (-) available number of units (2020 Census) | 8,475 | 8,475 | 8,475 |
| (-) units built 2021 & 2022 | 79 | 79 | 79 |
| (=) total housing units to be built before 2030 | -1,358* | -631 | -595 |

Source: SWWRPC Projections, 2020 Decennial Census, 2021-2022 DOA Housing Starts

**This model assumes no change in birth rate, mortality rate, or migration trends. Richland County has potential to attract and support new residents beyond the “No Action” model. The other two models assume that Richland County is able to keep pace with:*

- State level percent population increase (1.04%)
- Dane County percent population increase (1.15%)

Equation 2 Projected Households (1.04% & 1.15% Increase) = $\frac{(\text{Population in Households}) * 1.0104 \text{ or } 1.0115}{\text{Projected Persons Per Household}}$

Housing Development Case Studies

A major first step in attracting new residents is a community's willingness to invest in itself through housing incentives or land development. Several communities in southwest Wisconsin invested in developing "shovel ready" housing lots resulting in development of new homes and new residents.

Village of Benton

Starting in 2000, the Village of Benton began investing in the Roling Oaks subdivision. The latest investments included 24 lots in phase 1 of the project. The village invested \$916,697 for the total cost of the development, an average of \$38,196 per lot. In February of 2023, 22 of the 24 lots were sold with 17 homes complete and on the tax roll. The fair market value of the developed homes ranged from \$200,000 to \$362,000 for an average of \$282,088. Each lot added an average of \$5,015 in total tax revenue with \$1,218 per lot going to the village. The final two lots sold in 2023 for a total village revenue of \$204,000 (\$8,500 per lot) or 22.3% of the original investment. It will take the village approximately 24.5 years to recoup the final \$712,697 needed for a full return on investment (ROI). However, factoring in the total community tax revenue, including village and school district tax revenue, the community can recoup the initial investment in 9.5 years. Adding youth to the school district could further decrease the number of years until the village sees a community-wide ROI. For instance, in 2021 six new students lived in Roling Oaks subdivision and attended Benton School District. Due to the state school funding formula, this brought state revenue to the community and reduced the ROI in community wealth to 5.5 years.



Village of Ridgeway

In 2019, the Village of Ridgeway invested in the Cardinal Way subdivision. The total village investment for phase 1 was \$1,203,510 for 22 lots for an average of \$54,705 per lot. In February of 2023, 20 of the 22 lots were sold, and 13 homes were constructed and on the tax roll. The fair market value on the new homes ranged from \$303,000 to \$413,000 for an average of \$348,215. Each lot added an average of \$7,656 in total tax revenue with \$2,800 per lot going to the village. Upon selling the final two lots, the village revenue from the project will be \$730,174 (\$30,000-\$35,000 per lot) or 60% of the original investment. It will take the village approximately 7.6 years to recoup the final \$473,336 needed for full ROI. This does not factor in tax revenue or potential new students going to the school district.



City of Shullsburg

Finally, the City of Shullsburg invested in the new Parkview Subdivision. As of December 2023, the city and its generous donors invested \$1,184,970 for the development of 25 lots; approximately \$47,400 per lot. Of the lots, 19 were designated single-family with six set aside for duplex development. By the end of 2023, 17 lots were sold and 19 units were completed (11 single-family, four duplexes). The existing homes are paying an average of \$5,151 per year in taxes with roughly \$1,545 per lot going to the city. While the Parkview Subdivision was made possible by generous donations, which allowed the city to sell the lots for \$1, the city's tax increment district (TID) and community support for housing also assisted in the growth.

Land Suitability

Table 11 identifies the amount of land suitable for future housing development within Richland County municipalities’ boundaries, within the extra-territorial zoning (ETZ) boundaries, within existing TIDs, and within the half mile TID buffer boundaries. Richland County contains a total of three TIDs with two in progress with SWWRPC. The land suitability analysis identified land that is suitable to future development by identifying the total acreage of all parcels that have low slope, are outside of environmental regulation (floodplains, wetlands, etc.), outside of sensitive lands (conservation lands, archaeological sites, endangered species habitats), and within proximity to existing road infrastructure. Infill lots were included in the analysis by identifying parcels with no improvement value, indicating that no structure was present on the parcel. The analysis shows that there is a large amount of land suitable within municipalities, but significantly less land within existing TIDs or TID buffer areas. The ETZs contain ample opportunities for development. Municipalities can work with SWWRPC to explore and further refine the lots that are available for future housing development.

| Table 11: Land Suitable for Future Housing Development | | | |
|--|-----------|-----------|------------------|
| Municipal Acres | ETZ Acres | TIF Acres | TIF Buffer Acres |
| 656.4 | 2,613.9 | 8.9 | 94.9 |

Existing Housing Conditions

Comprehensive Plan Housing Goals

The most recent Richland County comprehensive plan, adopted in 2007, outlines one housing goal with several objectives to guide future housing development in the county. This housing study provides further detail on how to implement projects that achieve these goals.

Goal:

Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.

Objectives:

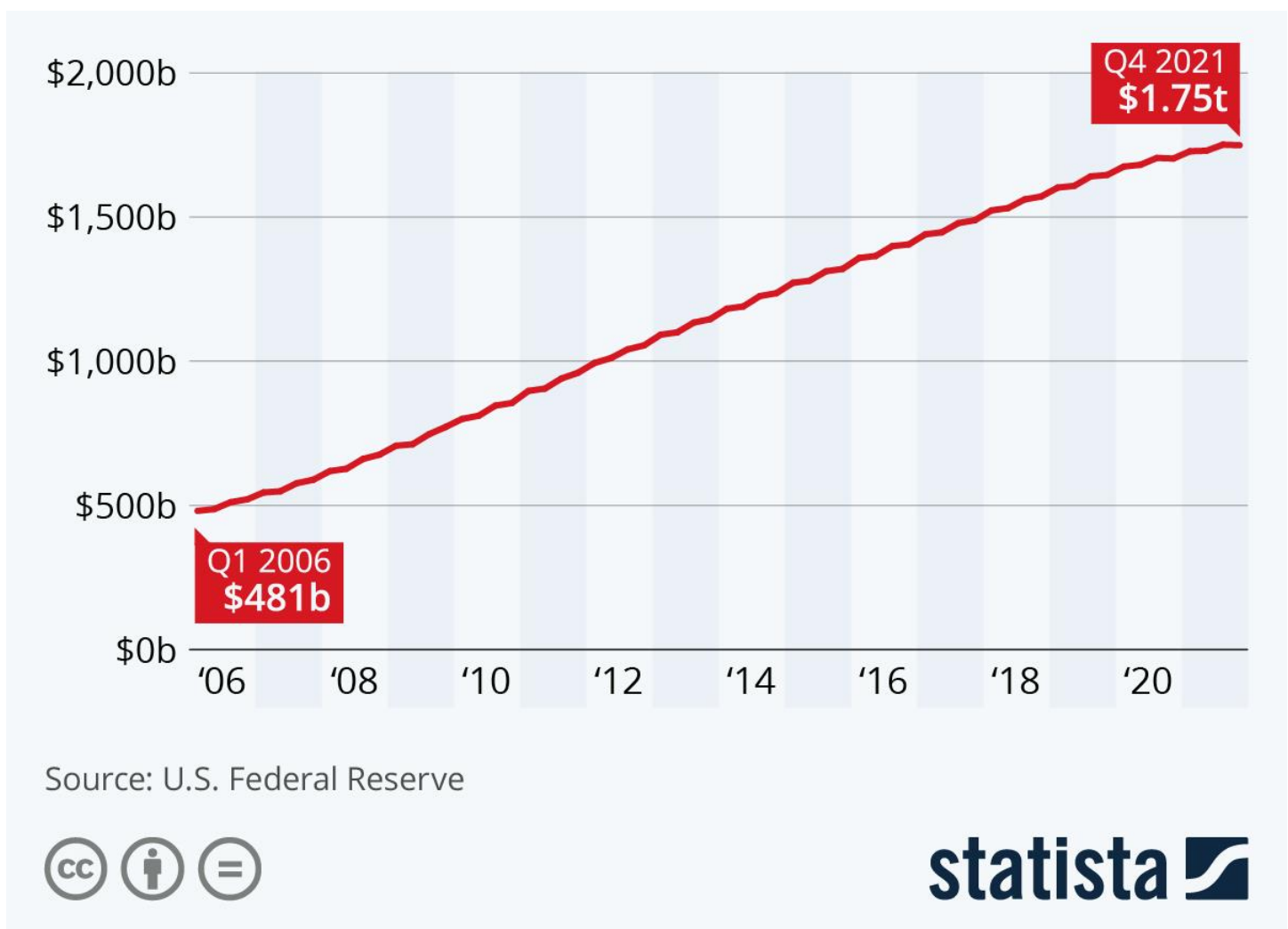
1. Promote the preservation and rehabilitation of the existing housing stock in the community.
2. Continue to support the Neighborhood Housing Services (NHS) of Richland County and where and when appropriate, utilizing county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.
3. Encourage infill development within and around existing residential areas and in areas that can be served with public utilities, community facilities, and appropriate roadways.
4. Discourage residential development from areas where soils, slope, or other topographical limitations prove unsuitable.

Barriers to Home Buying

Buying a home can be a difficult process, especially for first time and low-income homebuyers. The following barriers were identified during interviews conducted for the 2018 housing studies.

- Student debt is a significant barrier to first time homeownership. Figure 15 shows the value of student loans in the United States. The overall value in 2021 was 3.5 times the value 15 years prior, in 2006.
- First time home buyers often lack a down payment and closing cost funds, as well as a reserve for lower priced homes requiring maintenance.
- Low income or first-time home buyers have a hard time securing a loan, in part due to the repair requirements and conditions of the houses in their price range.
- Childcare either incurs significant cost or takes one parent out of the workforce reducing the household income that can be spent on housing.

Figure 15: Value of outstanding student loans in the United States

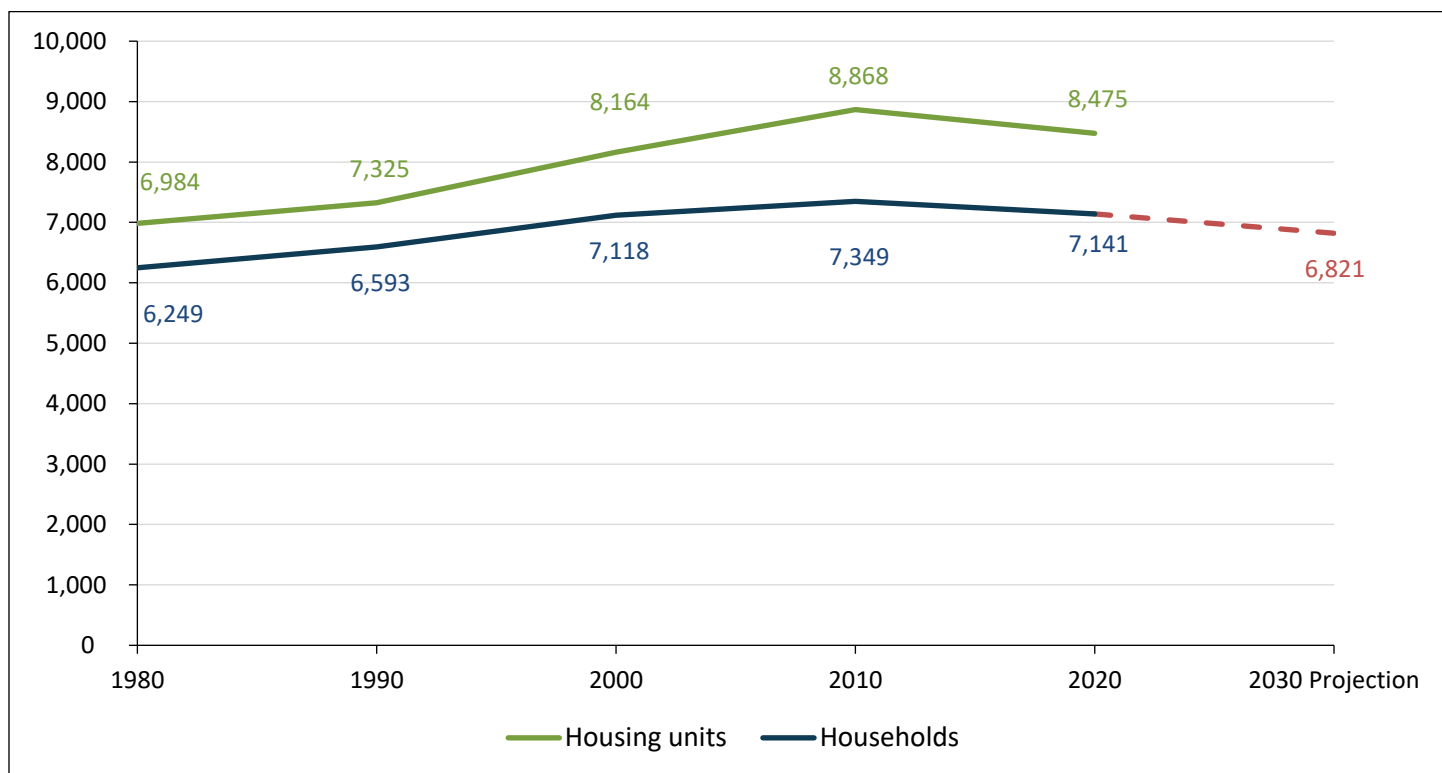


Source: Richter, F., 2022^{iv}

Housing Units

The number of households and housing units in the county has followed the overall population trend with increases from 1980 to 2010 but general downward trends since then (Figure 16). The number of households in the county is projected to continue decreasing until at least 2030.

Figure 16: Total housing units and households

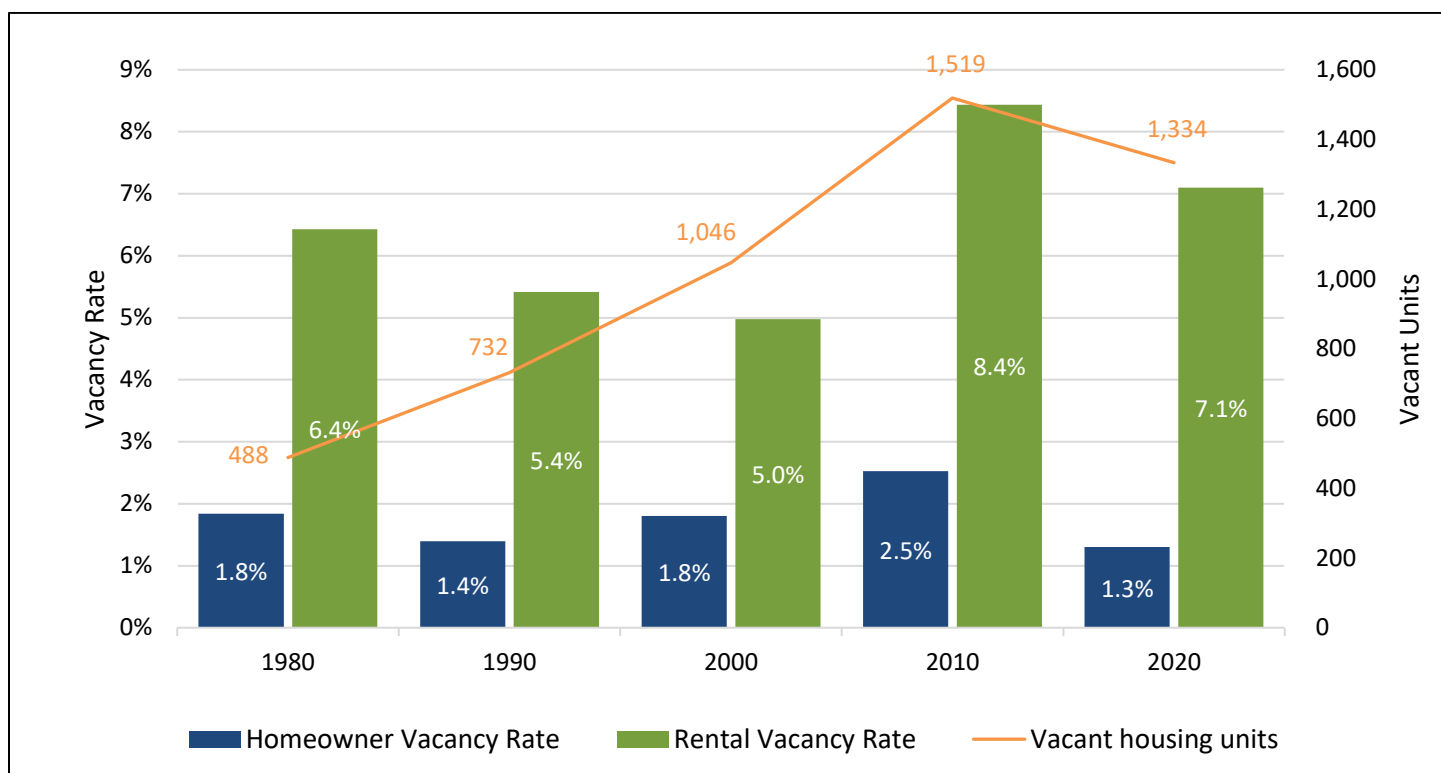


Source: 1980-2020 Decennial Censuses, SWWRPC projections

Vacancy

The vacancy rate in Richland County follows the national trend with rental vacancy rates higher than owner vacancy rates (Figure 17). Homeowners tend to remain in their dwellings longer than renters. As a result of less turnover, fewer owner-occupied units need to be available at one time to meet demand. This is reflected in the national vacancy rates. A healthy rental vacancy rate is around seven or eight percent.^v The county's 2020 rate of 7.1% is considered normal. From 1980 to 2000, rental vacancy rates were low compared to the national average. The homeowner vacancy rate in the county was near the healthy two percent rate each recorded year with a high of 2.5% in 2010 and a low of 1.3% in 2020. The vacancy rates in Richland County indicate that demand is generally being met for both owner-occupied and rental units.

Figure 17: Residential vacancy



Source: 1980-2020 Decennial Censuses

Of the 1,334 vacant units, the largest number are seasonal or recreational homes that the Census categorizes as vacant (Table 12). The 338 homes labeled as “other vacant” could be labeled that way for a number of reasons including the following:^{vi}

- Owner does not want to sell or rent
- Unit is being used for storage
- Owner is elderly and living in a nursing home or with family
- Unit is being repaired or renovated
- Unit is being foreclosed (foreclosures may appear in any of the vacant or occupied categories)

| Table 12: Vacancy Status | |
|---|-------------------------|
| Vacancy Status | Number of Housing Units |
| For rent | 142 |
| Rented, not occupied | 35 |
| For sale only | 70 |
| Sold, not occupied | 41 |
| For seasonal, recreation, or occasional use | 708 |
| Other vacant | 338 |

Source: 2020 Decennial Census

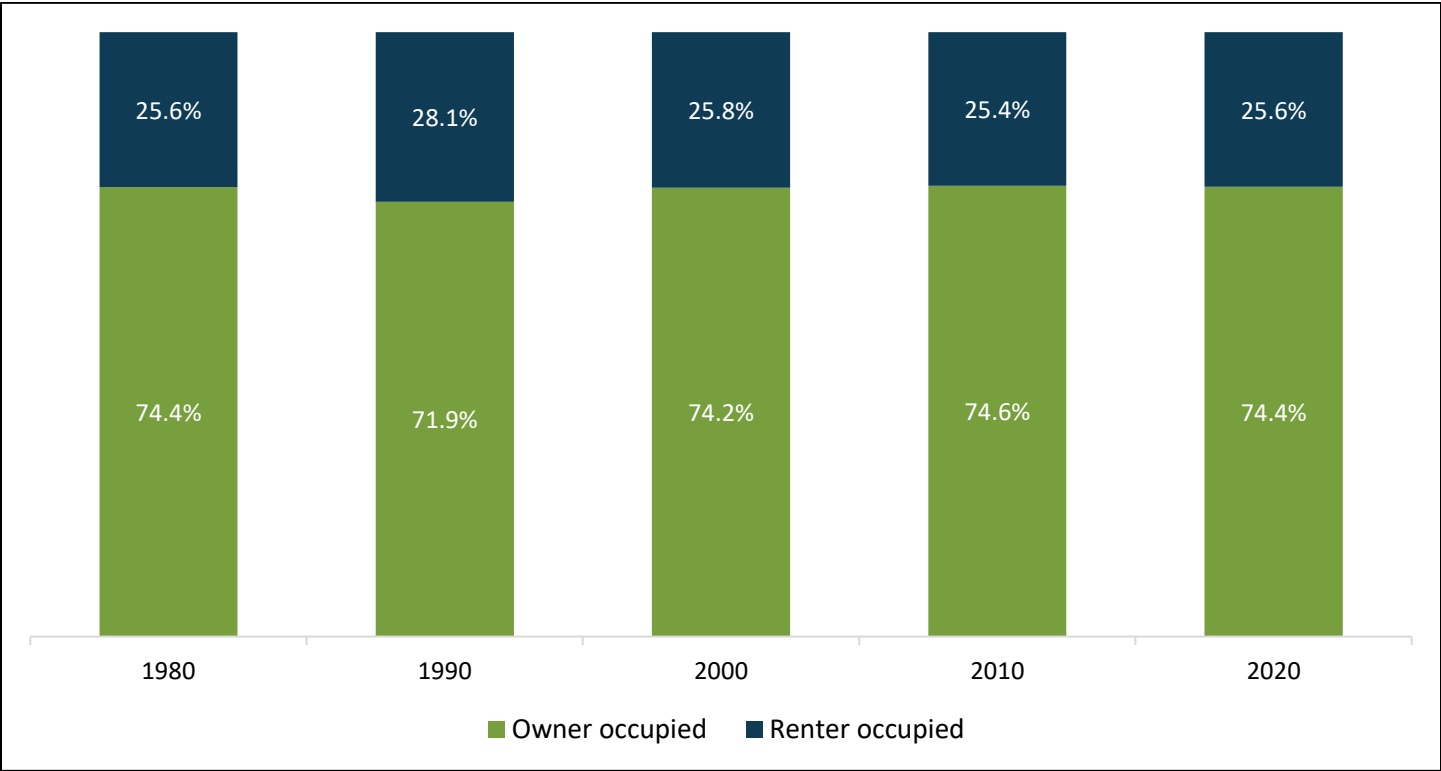
Short-Term Rentals

Outside of vacant units, Richland County has several short-term rentals listed on Airbnb, VRBO, or both. In March 2024, the county had approximately 88 listed short-term rentals with 11 in municipal boundaries.^{vii} Short-term rentals benefit communities through property tax and sales tax of tourists, but do not help communities meet other needs such as maintaining school enrollment, providing volunteers for events and fire or EMS services, and even year-round customers for grocery stores and other amenities.

Tenure & Size

In the past 40 years, owner occupied units have continued to make up approximately 74% of the occupied units, with rental units making up the other 26% (Figure 18). In 2020, 25.6% of occupied housing units were renter occupied with 74.4% owner occupied. At the state level, 32.9% of occupied units were renter occupied and 67.1% owner occupied. The greater share of owner-occupied units in Richland County is likely caused by a stronger desire for homeownership in the county.

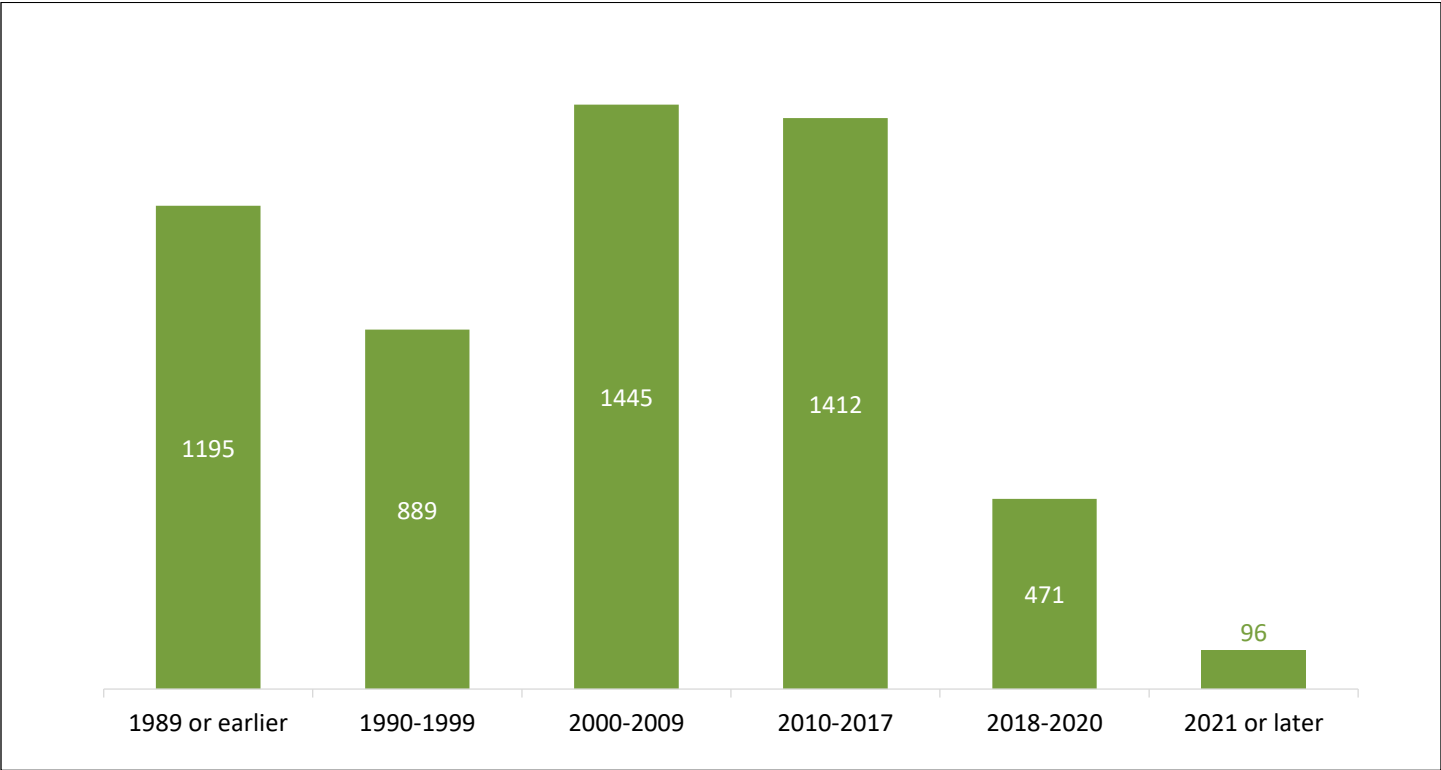
Figure 18: Housing tenure



Source: 1980-2020 Decennial Censuses

Of the owner-occupied homes, 62.2% of homeowners moved into their home in 2000 or later (Figure 19). Approximately 37.8% of homeowners in Richland County have lived in their homes for at least 24 years. This indicates that over one third of households have paid off or have nearly paid off their mortgages. These households in particular are less likely to sell their homes which prevents movement in the housing market. As a result, there are less homes available to newcomers. Developing a variety of housing types at more affordable price points could encourage movement for households that otherwise would have stayed in place.

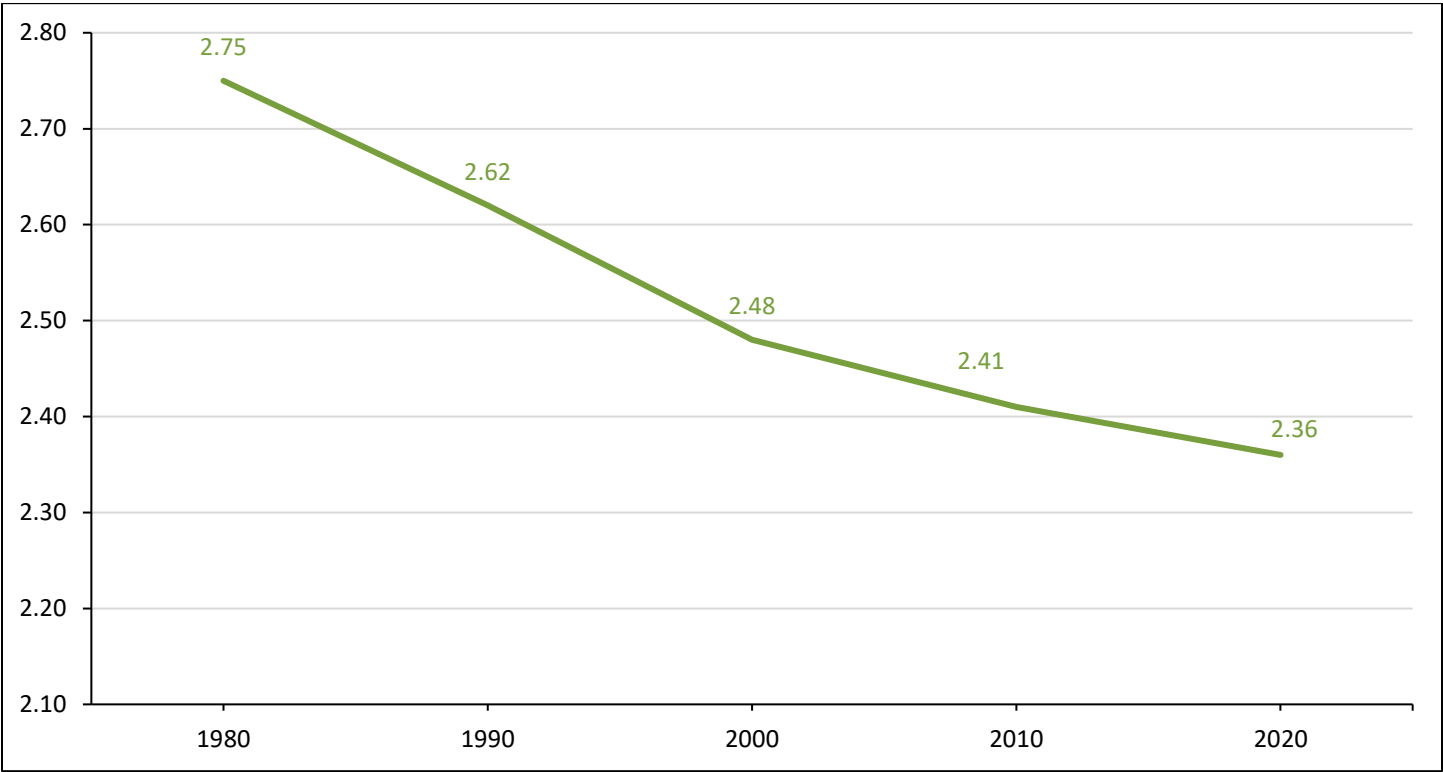
Figure 19: Year owner occupied home



Source: 2018-2022 American Community Survey

The average household size in Richland County has been dropping since 1980 (Figure 20). This follows the national trend in declining household size. This shift requires a larger supply of housing units for the same population size.

Figure 20: Average household size



Source: 1980-2020 Decennial Censuses

Despite declining household sizes, the average home size in the United States has been increasing since the 1700s (Figure 21). The suburban boom post-WWII contributed to larger home sizes which have only grown since then. Zoning ordinances have supported this trend making smaller, more affordable homes difficult to find and nearly impossible to build. Overall, this creates a mismatch in housing as households become more diverse. In fact, in 2020, 30% of Wisconsin households contained only one person despite the trend toward larger homes.^{viii} Time will tell whether household sizes will continue to decrease, but national trends indicate a need for diverse housing types and sizes to meet the needs of diverse households.

Figure 21: Average house and household size in the U.S.

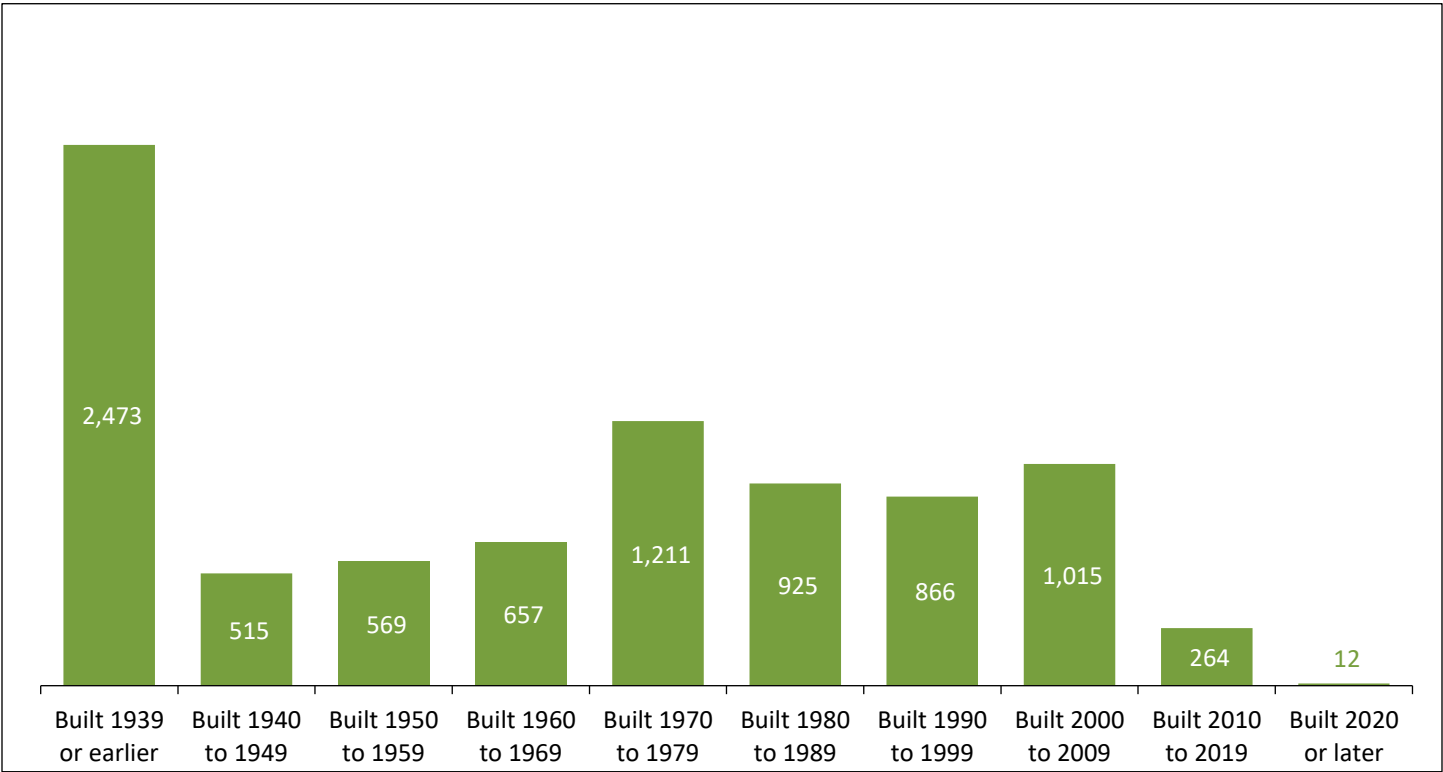


Source: Population Connection, 2020^{ix}

Year Built

The age of a community’s housing stock can inform the amount of maintenance that may be required in coming years, along with public health risks for residents. Approximately 35.1% of homes in the county were built prior to 1940 (Figure 22). In 1978, the U.S. banned lead-based paint in residential households. This presents challenges for homes built before 1978 as lead paint remediation is added to traditional home repairs. In Richland County, 63.8% of homes were built in or before 1978.

Figure 22: Year built for residential structures



Source: 2018-2022 American Community Survey

Developer Insights

The following points are taken from eleven developer interviews conducted for the 2018 housing studies. While the interviews were not conducted in 2024, the key takeaways are still relevant and likely only exacerbated by the COVID-19 pandemic.

- Communities should make the process for developers easier and more attractive.
- Construction costs are out of control due to demand for materials and labor. If building costs continue to rise, it will result in a lack of affordable housing. Construction costs are high for both single-family and multi-family homes.
- Rising interest rates are a barrier to new home construction. Rising interest rates make financing projects more expensive.
- Developers receive little assistance from municipalities and cannot afford the cost of building, specifically for a small percentage of homebuyers that do not make a lot of money.
- Municipally-owned land is attractive to developers because it means the city controls the land, and it makes the process move quicker.
- Cities and villages need to make the investment in their future. If cities bought the land and installed the utilities, it would be more attractive to developers.
- Demand for workforce housing is high.
- Businesses need to pressure local government and be vocal about the need for additional housing. Get buy-in from local growth industries.
- Infill development is attractive, especially if multiple grant funding opportunities exist such as historic tax credits or brownfield redevelopment.
- Cities and villages need to plan ahead and zone for multi-family.

Zoning Review

The zoning ordinance for Richland County outlines three residential districts. Table 13 shows the uses and standards for the residential districts. Accessory dwelling units (ADUs) are not included by right or by conditional use in any district, reducing the opportunity for income-generating property or multi-generational family living opportunities on the same lot.^x

| Table 13: Zoning District Requirements | | | | | | | |
|--|---|---|----------------|-------------------|---------------------------|---|--|
| District | Permitted Residential Uses | Conditional Residential Uses | ADUs Permitted | Rear Setback (ft) | Side Setback (ft) | Min. Width (ft) | Min. Lot Area (sq ft) |
| A-R | <ul style="list-style-type: none"> 1 single family Cmty. based residential (8 or fewer) | <ul style="list-style-type: none"> Group homes 1 mobile home Mobile home parks Multifamily B&B Cmty. based residential (9 or more) | No | 50 | 20 | 200 | 5 acres Max.: 34.99 acres |
| R-1 | <ul style="list-style-type: none"> Single family Cmty. based residential (8 or fewer) | <ul style="list-style-type: none"> Rest homes Multifamily Rooming and boarding house Mobile home parks Mobile home B&B Manufactured home (<24 ft wide) Cmty. based residential (9 or more) | No | 40 | 10 Public sewer: 8 | Public sewer: 65 Not public: 200 | Public sewer: 10,000 (0.23 acres) Not public: 2 acres |
| R-2 | <ul style="list-style-type: none"> Single family Cmty. based residential (8 or fewer) | <ul style="list-style-type: none"> Cmty. based residential (9 or more) Recreational rental/tourist home | No | 40 | 10 Public sewer: 8 | Public sewer: 65 Not public: 200 | Public sewer: 0.23 acres Not public: 2 acres |

Source: Richland County Zoning Ordinance, 2022

Pros

- Only three residential districts

Cons

- ADUs not mentioned

Affordability

Housing costs can constitute a large portion of household spending each year. Providing housing for residents goes beyond merely the number of units in a community. Cities and villages should work toward providing safe and affordable housing options to all residents.

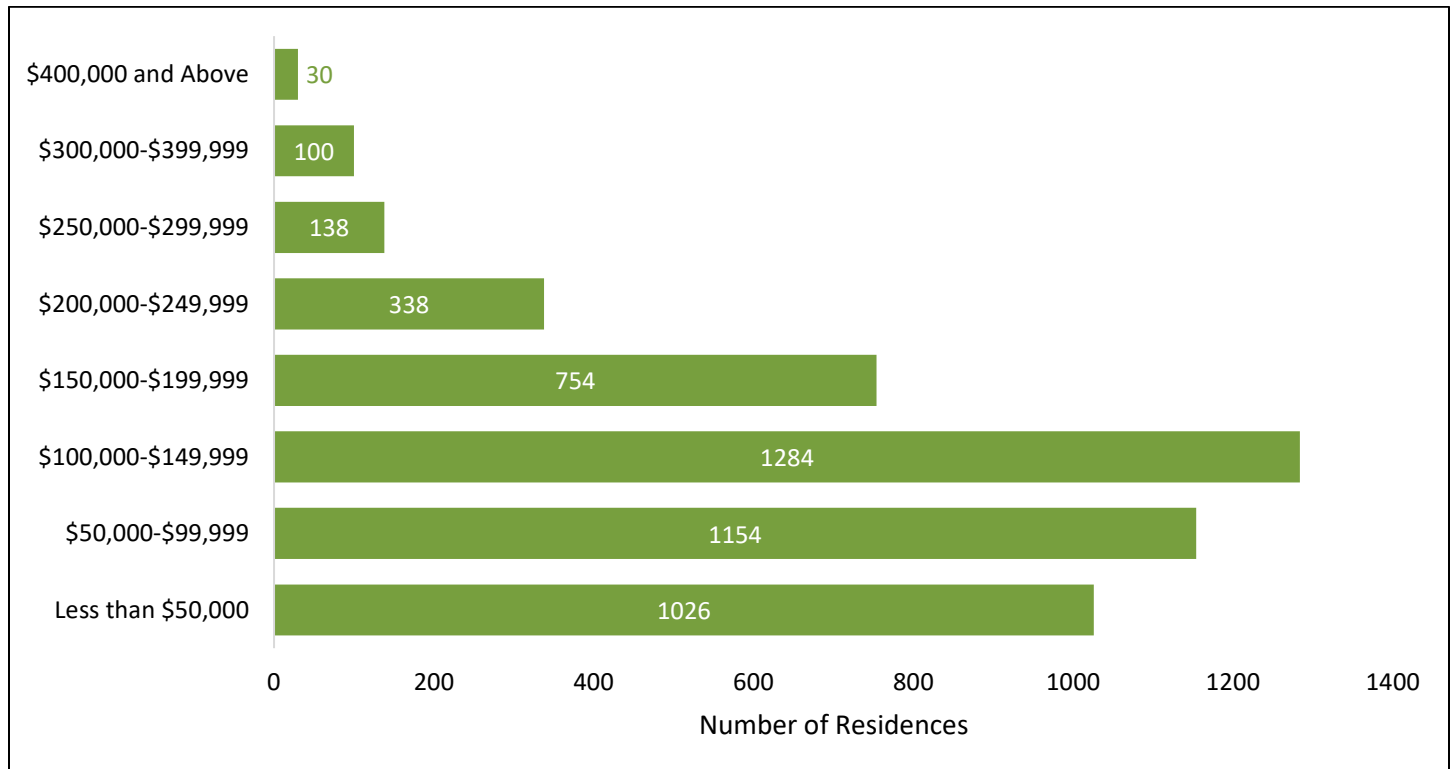
In 2022, the median home value in Richland County was \$107,600. Of the communities in Richland County, Lone Rock had the highest median home value and Boaz had the lowest (Figure 23). Approximately 23.9% of homes in Richland County are valued between \$50,000 and \$99,999, 26.6% between \$100,000 and \$149,999, and 15.6% between \$150,000 and \$199,999 (Figure 24). Homes valued \$200,000 or more make up 12.6% of the housing stock. Based on interviews for the 2018 housing study, the most desired housing is between \$100,000 and \$125,000. Mid-priced housing between \$125,000, and \$200,000 is also in high demand. These affordable housing price points are especially desired by first-time home buyers. In 2022, Richland County had 187 home sales for a median sale price of \$123,600 (Table 14). From 2018 to 2021, the median sale price continued to rise.

Figure 23: Median home value



Source: 2022 Statewide Parcel Data, Wisconsin State Cartographer’s Office

Figure 24: Residential home values



Source: 2022 Statewide Parcel Data, Wisconsin State Cartographer's Office

| Table 14: Home Sales | | | | | |
|----------------------|----------|----------|-----------|-----------|-----------|
| | 2018 | 2019 | 2020 | 2021 | 2022 |
| Sales | 163 | 148 | 159 | 204 | 187 |
| Median Sale Price | \$98,000 | \$99,400 | \$114,000 | \$125,250 | \$123,600 |

Source: Wisconsin DOR, 2022

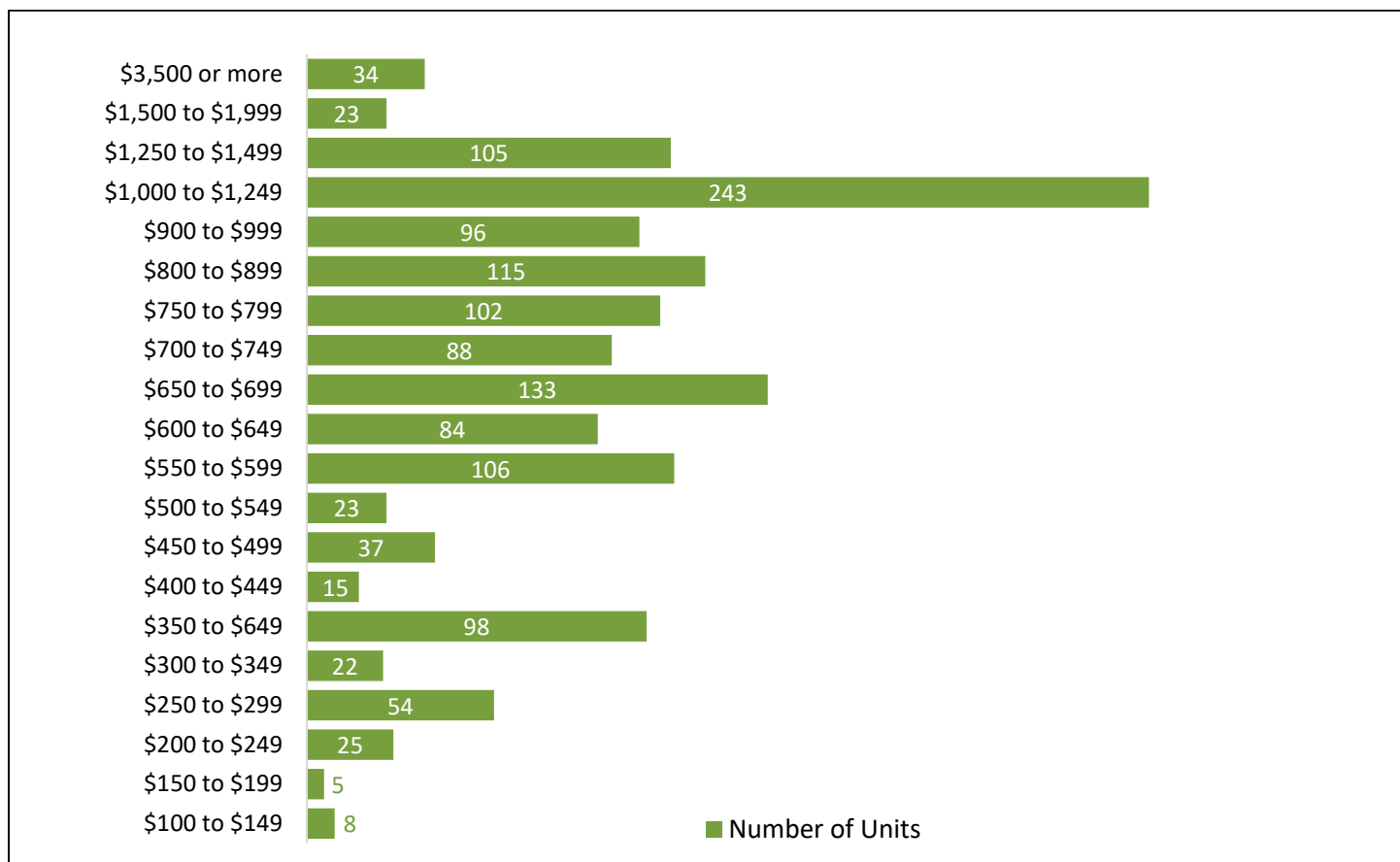
Fair market rents are “estimates of 40th percentile gross rents for standard quality units within a metropolitan area or nonmetropolitan county.”^{xi} Richland County’s 2022 fair market rent ranges from \$522 for a studio apartment to \$1,156 for a four-bedroom apartment (Figure 25). The majority of rents in Richland County, 62.3%, fall in the range of \$650 to \$1,499 (Figure 26). Approximately 4% of monthly rents are \$1,500 or more, and 33.7% are below \$650.

Figure 25: Richland County 2022 fair market rent (40th percentile rents)



Source: United States HUD, 2022

Figure 26: Monthly gross rent



Source: 2018-2022 American Community Survey

The median household income in Richland County in 2021 was \$56,089. Within the county, Viola had the highest median household income, and Lone Rock had the lowest (Figure 27). Table 15 shows household incomes with associated affordable housing costs. Approximately 46% of owner-occupied households in Richland County make \$75,000 or more compared to only 20.9% of renter households. This breakdown shows the importance of providing housing at different price points. Each household needs a variety of options to find housing that suits their income. HUD defines low-income households as those making less than 80% area median income (AMI) and very low-income households as those making less than 50% AMI. For reference, in 2022, a four-person household in Richland County making \$64,250 was considered low income and may have been eligible for HUD housing programs.

Figure 27: Median household income



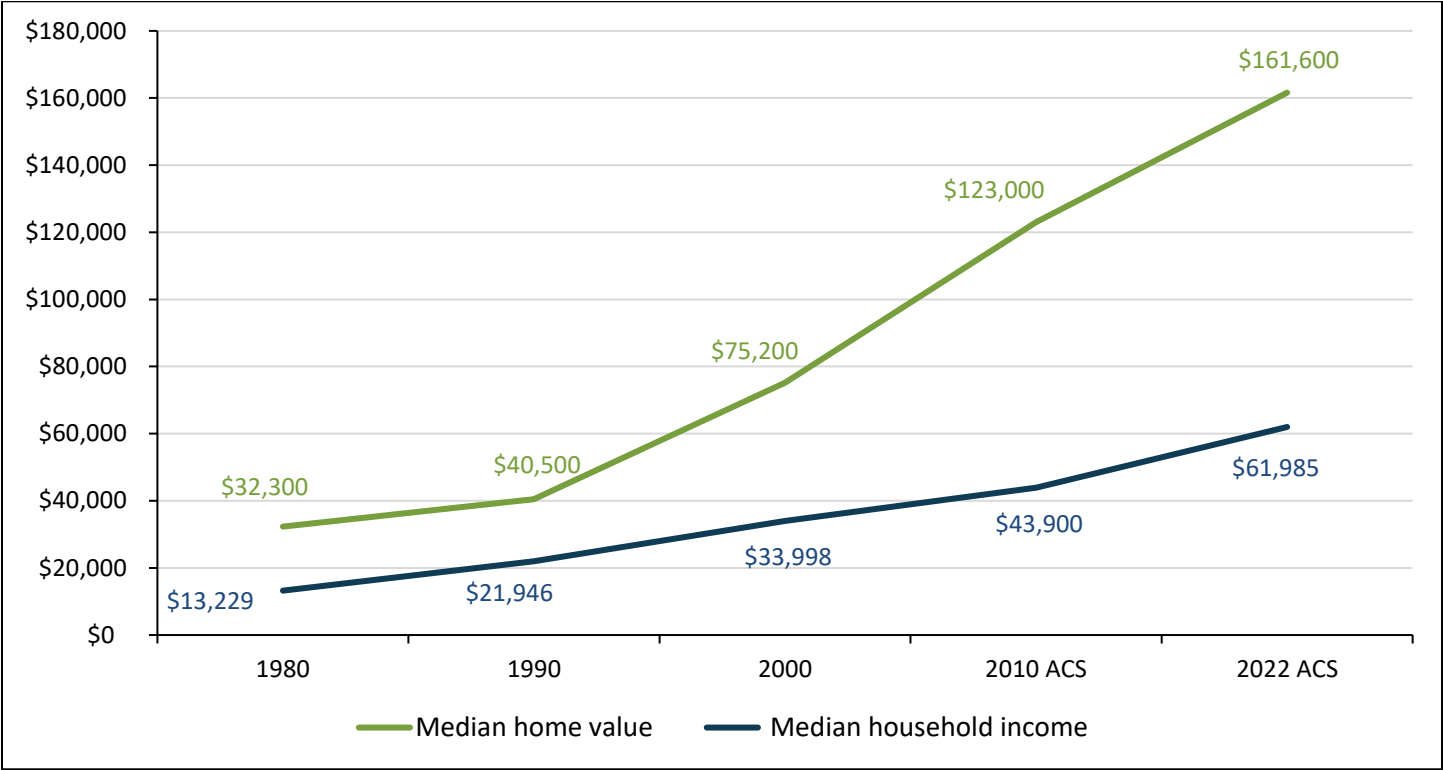
Source: 2017-2021 American Community Survey

| Table 15: Affordable Housing Costs by Income | | | | | | |
|--|--------|-------------------|-------------------------------|---------|--------------------|----------------------|
| Household Income | Owners | Percent of Owners | Price of Home They Can Afford | Renters | Percent of Renters | Rent They Can Afford |
| Less than \$20,000 | 490 | 8.9% | Less than \$56,000 | 395 | 23.4% | Less than \$500 |
| \$20,000 to \$34,999 | 699 | 12.7% | \$56,000 to \$97,900 | 306 | 18.1% | \$500 to \$874 |
| \$35,000 to \$49,999 | 613 | 11.1% | \$98,000 to \$139,900 | 295 | 17.5% | \$875 to \$1,249 |
| \$50,000 to \$74,999 | 1,175 | 21.3% | \$140,000 to \$209,900 | 340 | 20.1% | \$1,250 to \$1,874 |
| \$75,000 to \$99,999 | 864 | 15.7% | \$210,000 to \$279,800 | 195 | 11.6% | \$1,875 to \$2,499 |
| \$100,000 to \$149,999 | 1,041 | 18.9% | \$279,900 to \$419,700 | 105 | 6.2% | \$2,500 to \$3,749 |
| \$150,000 or more | 626 | 11.4% | \$419,800 or more | 52 | 3.1% | \$3,750 or more |

Source: 2018-2022 American Community Survey

Figure 28 shows that even the median income in Richland County is not keeping pace with the median home value. In 1980, the median home value was 2.4 times the median household income. This is a difference of just over \$73,000 in 2023 dollars. In 2022, home value had jumped to 2.6 times income. The difference is now over \$106,000 in 2023 dollars. Increasing home sizes, higher interest rates, lack of movement in the housing market, rising construction prices, labor shortages, and fewer building contractors have all contributed to rising home values. Without interventions in these areas, home values will continue to rise. Higher home values lead to higher sale prices that even traditional middle-class families struggle to afford.

Figure 28: Home values and household income

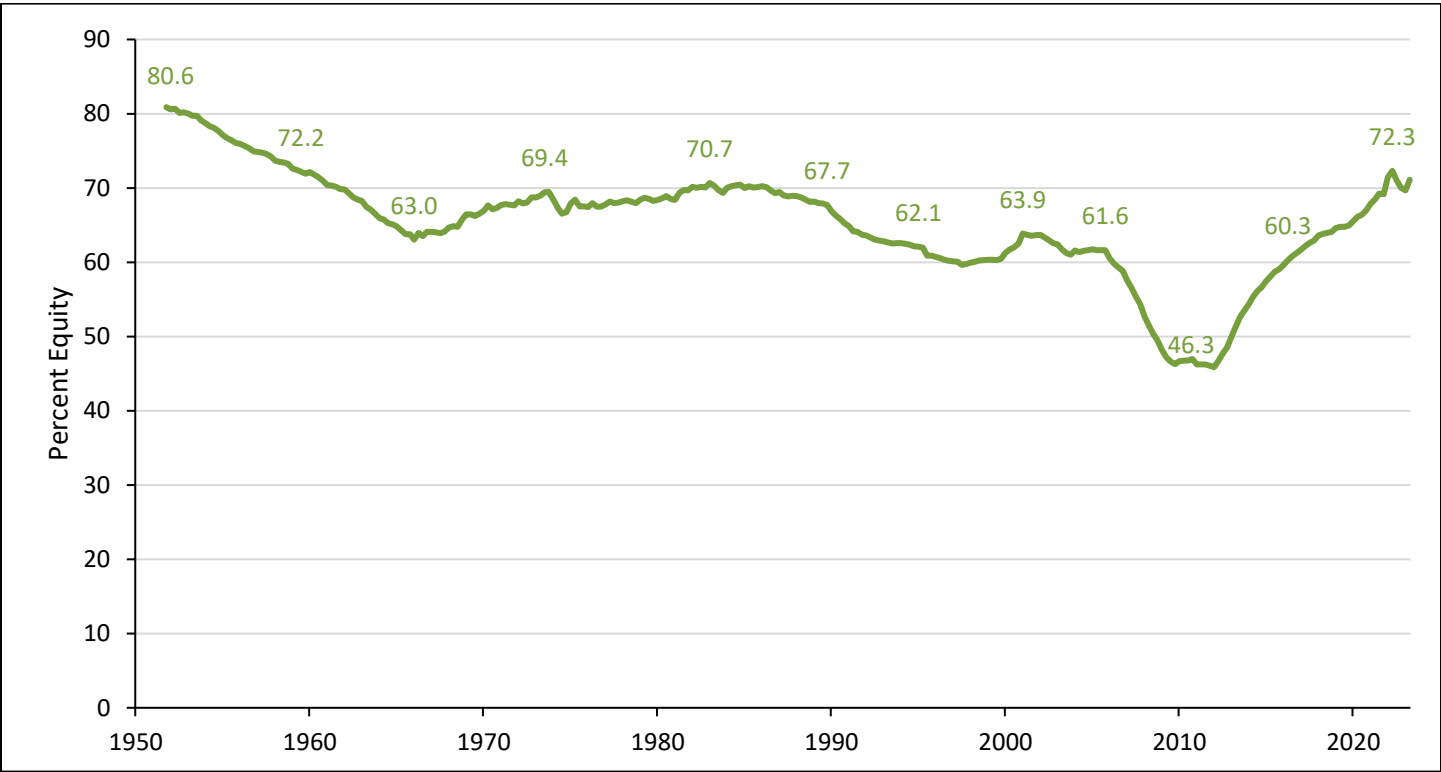


Source: 1980-2000 Decennial Censuses, 2006-2010 & 2018-2022 American Community Survey

Equity

Despite the increasing gap between home values and household income, U.S. homeowners had approximately 71.1% equity on their homes in quarter two of 2023 (Figure 29). High percent equity combined with an aging population could present a challenge for movement within the housing market. Older residents with high equity have little incentive to downsize especially with high housing costs, high interest rates, and limited disposable incomes. This limits the housing available to homebuyers and compounds the lack of housing.

Figure 29: Owners’ Equity in Real Estate as a Percentage of Household Real Estate, United States



Source: Board of Governors of the Federal Reserve System^{xii}

While homeowners have relatively high percent equity, some still have difficulty accessing liquid cash. Second mortgages or home equity loans allow homeowners to access cash by using a home as collateral or borrowing against home equity. In 2022, 5.1% of Richland County households had a second mortgage, home equity loan, or both, down from 6.1% in 2000 (Table 16). The percent of households with a second mortgage dropped most significantly, from 3.1% in 2000 to 1.2% in 2022. Several of the recommendations in this plan offer options for better cash flow among homeowners outside of using second mortgages and home equity loans.

| Table 16: Second Mortgages | | | |
|---|------|------|------|
| | 2000 | 2010 | 2022 |
| Second mortgage only | 218 | 359 | 89 |
| Home equity loan only | 208 | 457 | 258 |
| Both second mortgage and home equity loan | 8 | 16 | 16 |

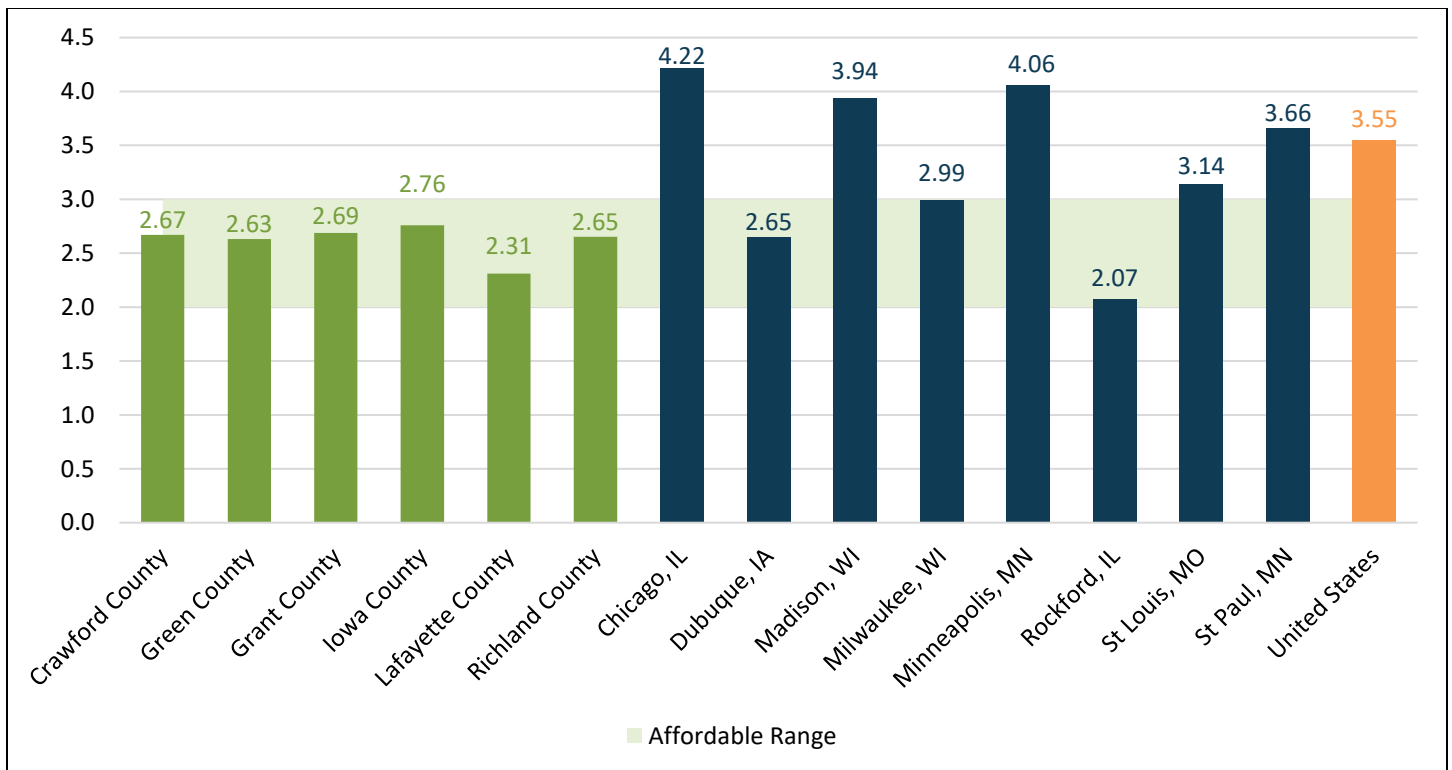
Source: 2000 Decennial Census, 2006-2010 ACS, 2018-2022 ACS

Relative Affordability

Other communities in the area can be used to gauge the relative affordability of Richland County. Home price to income (HPI) ratios are indicators of both affordability and the health of a housing market. Low HPI ratios indicate that homes are relatively affordable while high HPI ratios present signs of unaffordability. A household's HPI ratio between two and three indicates that the home is within an affordable range. While home price is only available upon sale and may experience greater fluctuation than home value, the HPI can indicate affordability in a hot housing market where homes are selling well above home values.

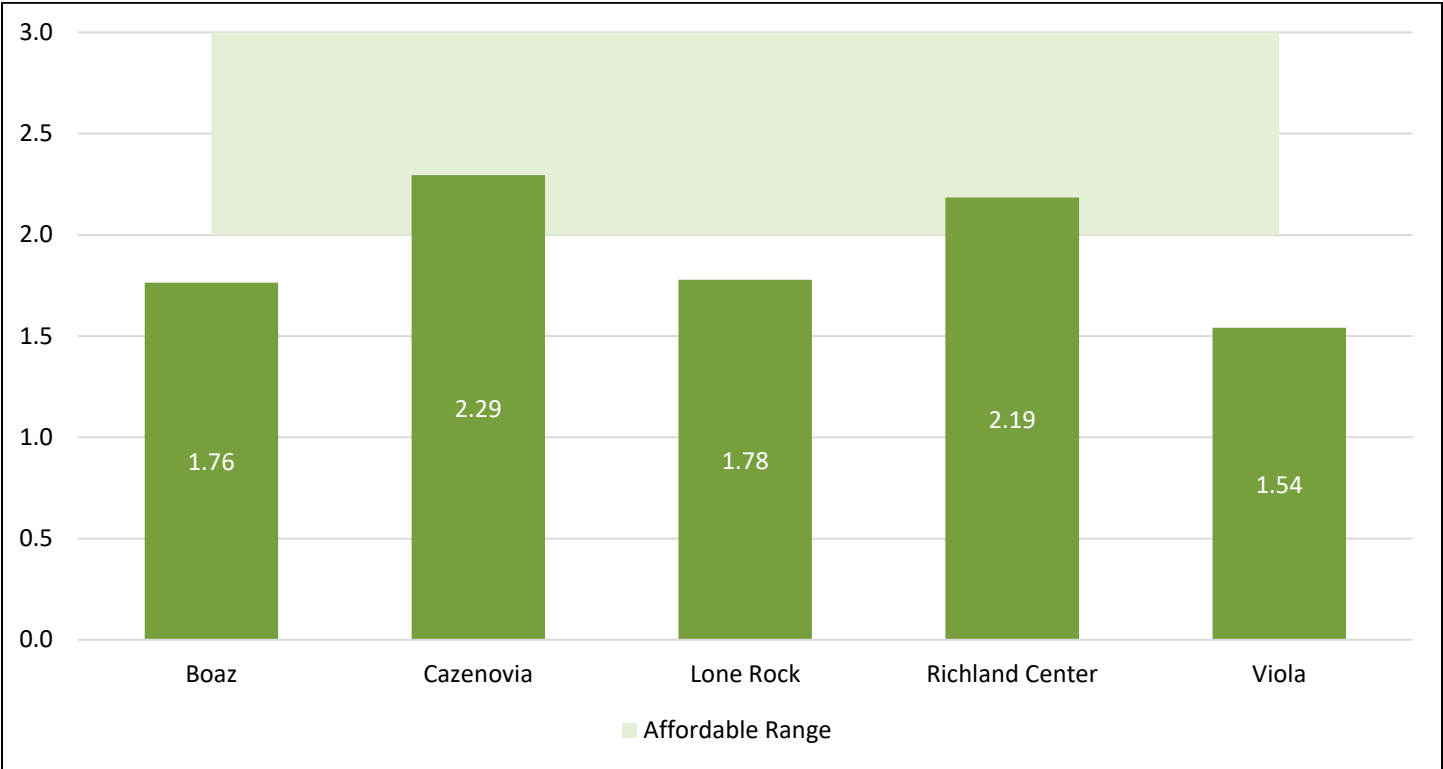
Home value to income (HVI) ratios can be used as similar indicators, but typically result in lower ratios than using home sale price. The U.S. had a 2021 HVI ratio of 3.55. Larger Midwest cities such as Madison, Chicago, and Minneapolis had 2021 ratios near four while the counties in southwest Wisconsin all had ratios below three (Figure 30). The ratio in Richland County is 2.65. This signifies that southwest Wisconsin has more affordable housing relative to larger communities. Some cities such as Dubuque, Rockford, and even Milwaukee present more competition for southwest Wisconsin due to similar HVI ratios. At a smaller scale, all of Richland County's communities had ratios below three (Figure 31). The ratios under 2.0 in Richland County indicate low home values compared to incomes. This could indicate a need for additional housing rehabilitation due to depressed home values.

Figure 30: Home value to income ratio, SW WI Counties and Midwest cities



Source: 2017-2021 American Community Survey

Figure 31: Home value to income ratio, Richland County



Source: 2017-2021 American Community Survey

Housing Cost Burden

The relative affordability of Richland County compared to the greater U.S. does not mean that there is affordable and available housing for all. Approximately 19.6% of Richland County homeowners are housing “cost burdened,” meaning they spend more than 30% of their income on housing (Figure 32). In addition, 8% of homeowners are severely cost burdened, spending more than 50% of their income on housing. As is typically expected, the percentage of cost burdened renters is higher, at 32.2%, with 16.8% severely cost burdened (Figure 33). Overall, 1,071 homeowners and 447 renters are cost burdened. These cost burdened households indicate a need for additional housing options, higher wages, cheaper childcare, or a number of other factors.

Figure 32: Percent of income spent on owner costs

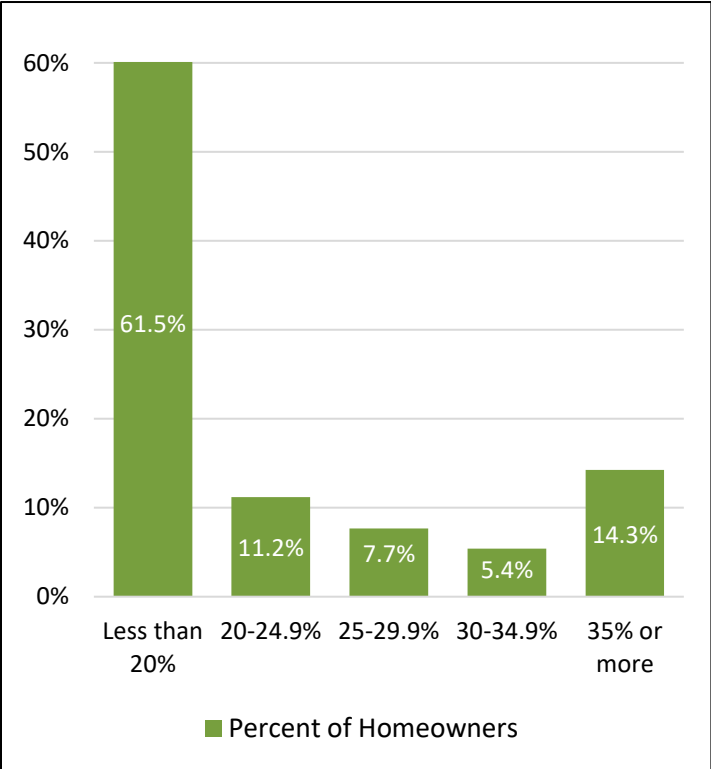
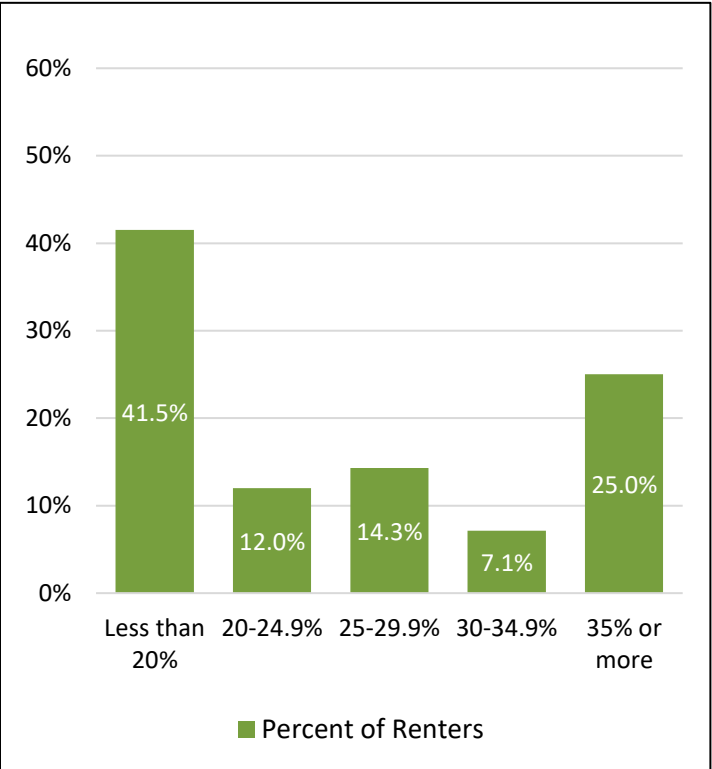


Figure 33: Percent of income spent on rent



Source: 2018-2022 American Community Survey (Figure 32 & 33)

Affordability Based on Occupation

Alongside an analysis of housing cost burdened households, Table 17 analyzes the number of resident workers who are able to afford a house priced at the county's 2022 median home value (MHV), \$106,350. Resident workers are those that live in the county and hold the occupation but may work outside of the county. This analysis assumes that the home buyer is able to make a 6% down payment (the average down payment for a first-time buyer) on a 30-year mortgage with an interest rate of 7%. Approximately 50.9% of resident workers hold a job that pays enough to purchase a home at the MHV. This assumes a one income household. With a doubled income, an additional 49.1% of resident workers would be able to afford the MHV. This could represent a dual income household, but assumes that the second income is the same as the first. Finally, no resident workers need three times their income to buy a house priced at the MHV. Occupations that need two times their income to buy this house include childcare workers, firefighters, farmers, production workers, pharmacy technicians, and mechanics among others.

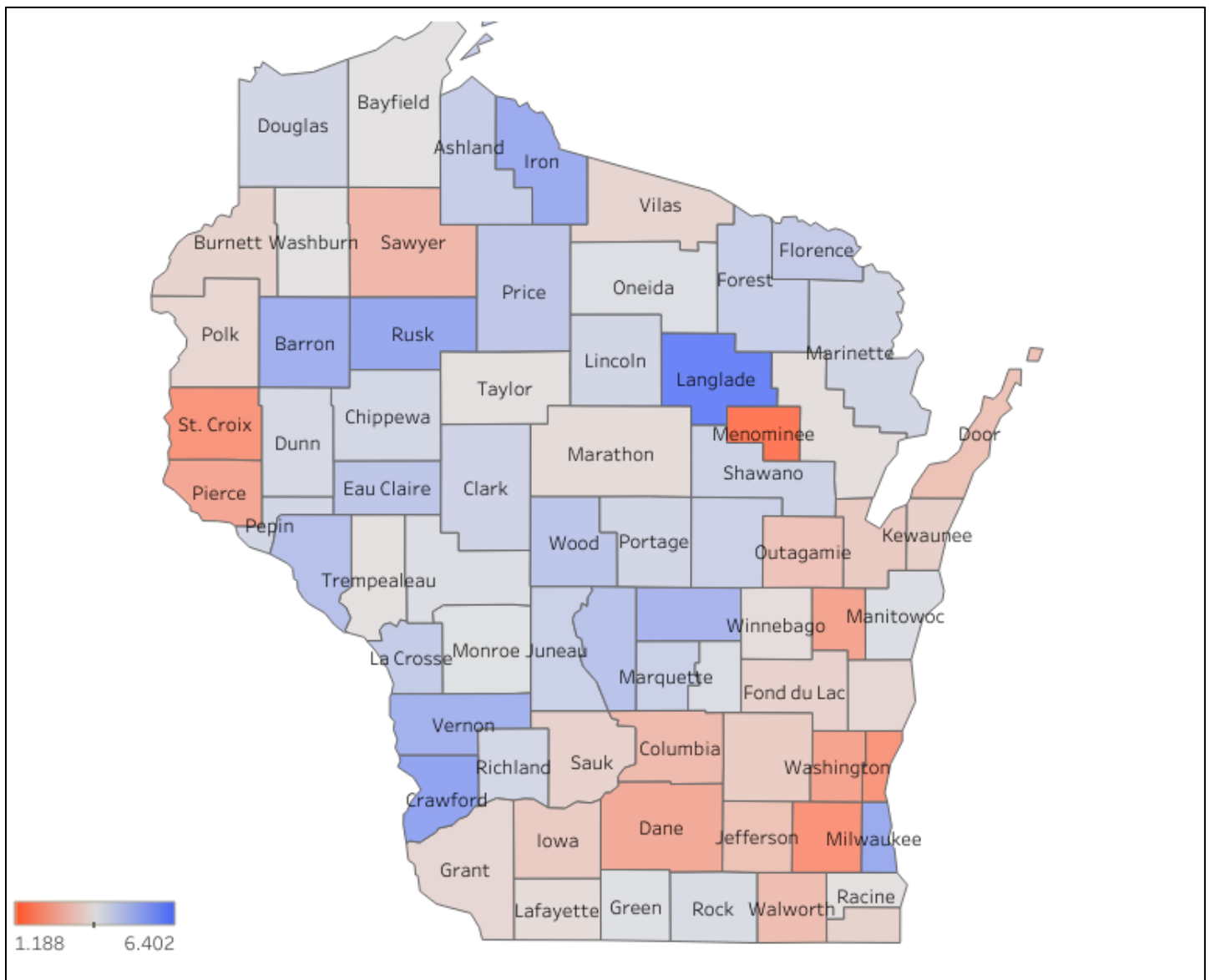
| Table 17: Median Home Affordability based on Occupation Median Earnings of Resident Workers | |
|--|-----------|
| 2022 Median Home Value | \$106,350 |
| Annual Income Needed to buy MHV home | \$38,006 |
| # of resident workers in occupations paying enough to buy MHV home | 3,891 |
| ... as % of Total Resident Workers | 50.9% |
| # of resident workers in occupations needing two times its median income to buy MHV home | 3,756 |
| ... as % of Total Resident Workers | 49.1% |
| # of resident workers in occupations needing three times its median income to buy MHV home | 0 |
| ... as % of Total Resident Workers | 0% |

Source: 2022 Statewide Parcel Data, Wisconsin State Cartographer's Office, Lightcast™ 2022

Tax Credits and Homelessness

Two other metrics to examine housing affordability are Homestead Tax Credit claims and school homelessness data. The Homestead Tax Credit is a benefit available for renters and homeowners with low or moderate incomes designed to lessen the impact of rent and property taxes. To be eligible for the credit, an applicant must rent or own a home that is their primary residence. In 2021, Richland County had 315 Homestead Tax Credit claims with an average credit of \$492. Of the total tax returns in Richland County, 4.2% included a Homestead Tax Credit claim. The 2021 claims were down from 611 in 2016. This may indicate that workers' incomes were higher, making them ineligible for the tax credit or that fewer workers were aware of the tax credit. Figure 34 shows the relative share of tax returns with a Homestead Credit claim. Richland County had a relatively average share compared to other counties in the state.

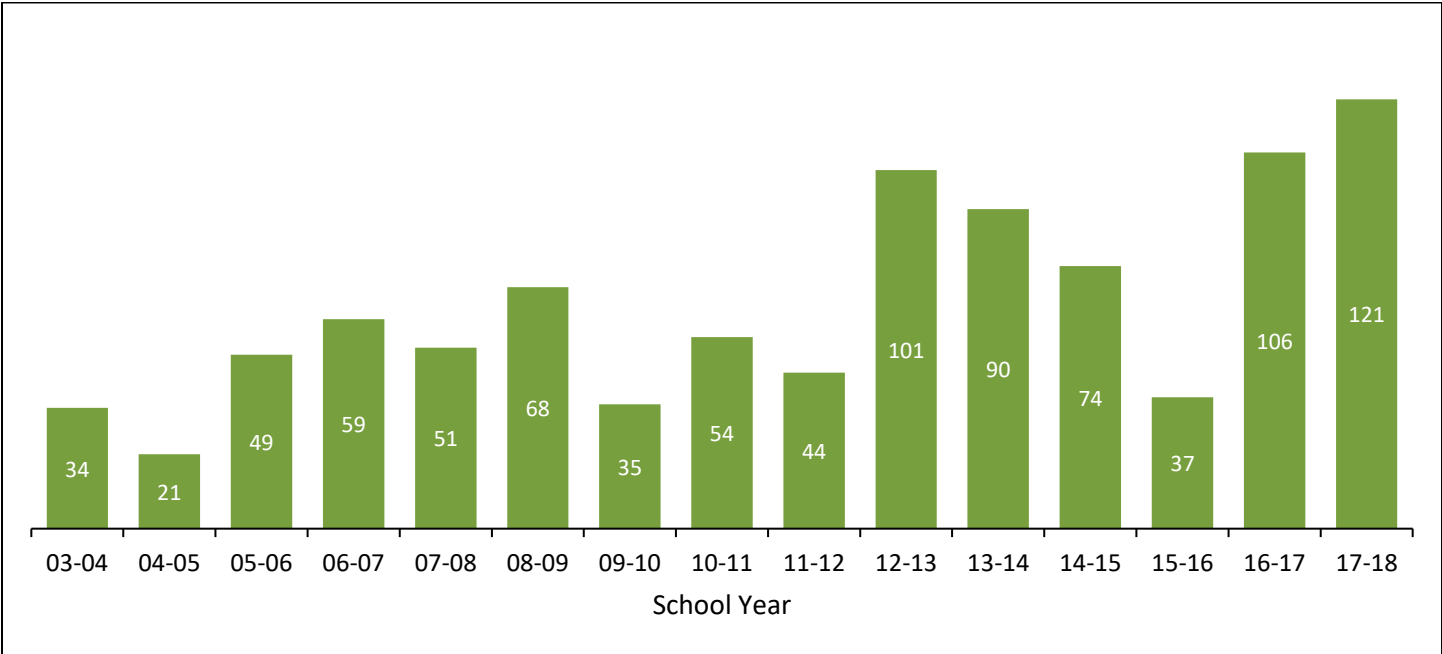
Figure 34: Share of tax returns with Homestead Credit, fiscal year 2022



Source: Wisconsin DOR, 2022

The Southwestern Wisconsin Community Action Program (SWCAP) leads the Point-in-Time Count (PIT) in Richland County every January and July. The PIT is a count of both sheltered and unsheltered people experiencing homelessness. However, the PIT often underestimates the number of individuals experiencing homelessness for a number of reasons. For example, the count does not identify individuals who are staying with friends or living in motels. Data from the DPI can start to shine a light on the larger issue. Every year between 2003 and 2018 Richland County had at least 21 reported homeless students (Figure 35). This includes data submitted to Hillsboro, Ithaca, Kickapoo Area, Richland, Riverdale, River Valley, and Weston school districts. Richland School District accounted for the highest number. Similar to Census data, the Department of Public Instruction data is self-reported and may be underreported. Data has not been released for more recent years to determine if the COVID-19 pandemic had an effect on the number of homeless students.

Figure 35: Homeless children and youth enrolled in Richland County School Districts

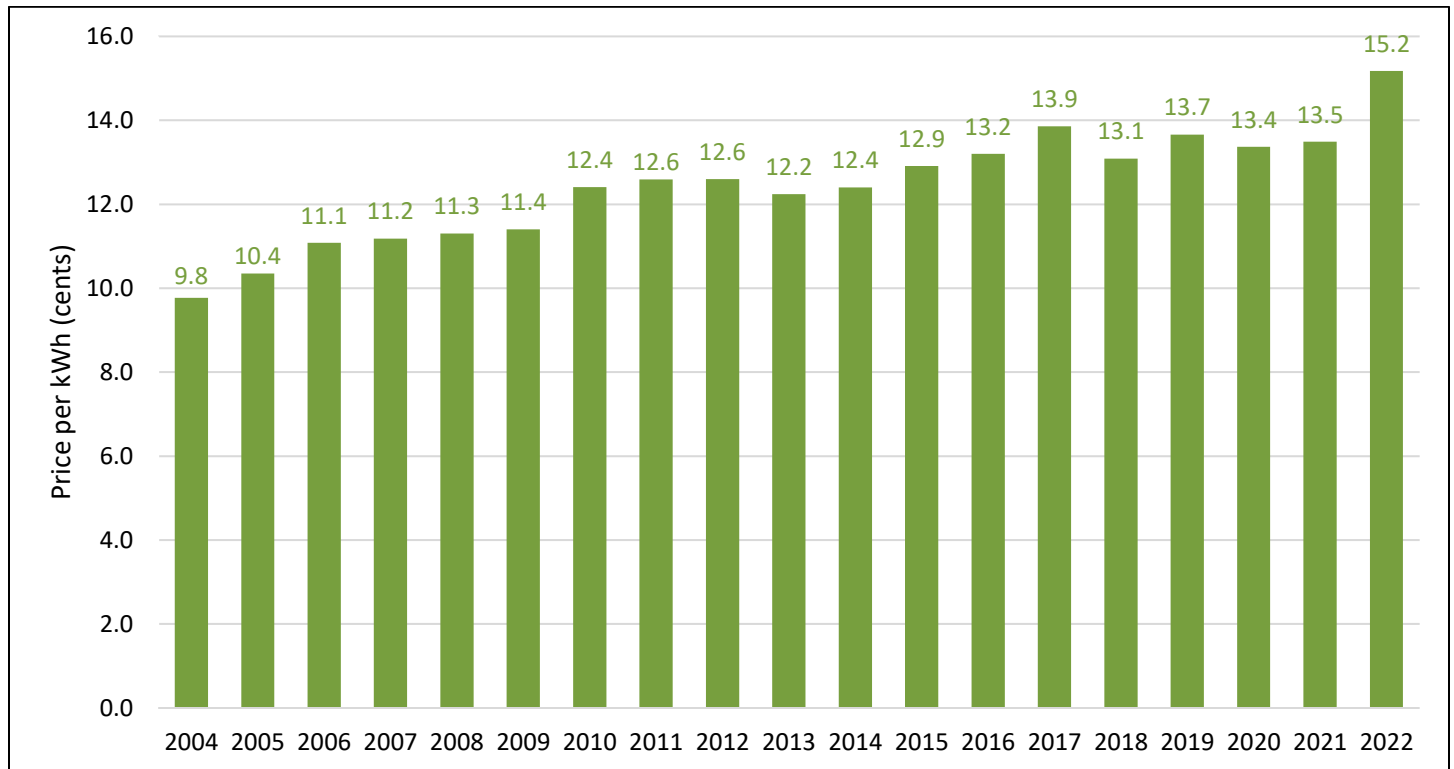


Source: Wisconsin DPI, 2022

Household Energy Costs

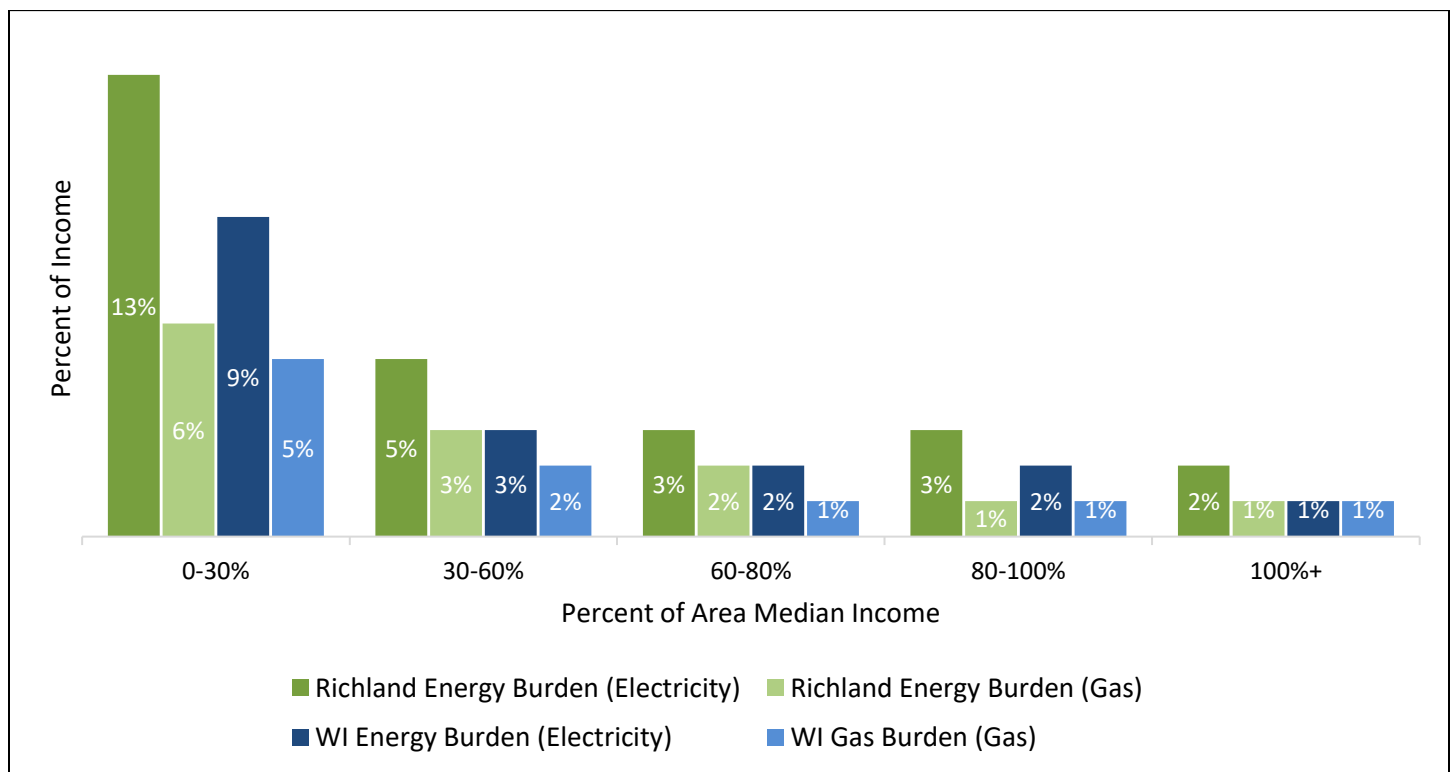
A factor often forgotten when considering housing affordability is the price of energy and gas. Figure 36 shows residential energy prices in Richland County over time. According to the Energy Information Administration, the average residential retail energy price in Wisconsin was 12 cents/kWh in 2022, which is 3.2 cents/kWh lower than in Richland County.^{xiii} Figure 37 shows the average percentage of household income spent on energy costs by area median income (AMI). Energy cost burdened households are those that spend more than 6% of their household income on energy costs. Between electricity, gas, and other energy costs, Richland County households earning 0-30% AMI spend 21% of their income on energy. At the state level, households at the same AMI spend 14% of their income on energy. In Richland County and Wisconsin as a whole, households earning more than 100% AMI spend only 3% and 2% of their income on energy, respectively. This follows the national trend of low-income households spending a larger portion of their income on energy costs. Rising energy costs alongside rising home values have significantly outpaced growth in household incomes making overall housing costs unaffordable for many households. Rising home values can be beneficial to home owners but, for new home buyers, high home prices and energy costs can be a barrier for entering the market.

Figure 36: Residential energy prices (average per year)



Source: Wisconsin Power & Light, 2022

Figure 37: Average Annual Energy Cost Burden



Source: U.S. Department of Energy, 2020^{xiv}

Recommendations

Richland County hopes to create a range of employment opportunities, promote the redevelopment of land with existing infrastructure, encourage land uses that promote efficient development patterns, provide an adequate supply of affordable housing for all incomes, and protect natural areas. The following objectives align with this higher goal.

1. *Increase affordable housing options for new and existing residents.*
2. *Support equitable wealth-building opportunities for residents.*
3. *Incentivize development that will sustain economic benefit for the community.*

The following action recommendations are methods to achieve these listed objectives.

| <i>1. Increase affordable housing options for new and existing residents.</i> | |
|--|--|
| Action Recommendation | Why? |
| *1.1 Continue to support a zoning ordinance with only two or three residential zones. | Reduce administrative burden. |
| *1.2 Explore restrictions on short-term rentals in the County such as: <ul style="list-style-type: none"> Require a license for any short-term rentals. Require the property manager to live within 30 minutes of the property. Set durational provisions on the total number of days that a unit can be used as a short-term rental to distinguish residential uses from commercial uses. Work with partners to enable legislation that prohibits STRs in units funded by public dollars. | Increase available housing. Short-term rentals reduce supply of housing for long-term residents. |
| 1.3 Develop local funding to cover costs needed to make existing housing livable for young families or seniors. This could include low or no-interest loans, down-payment assistance grants conditional upon home ownership and/or improvements, partnerships with industry needed to incentivize workforce, energy efficiency programs, etc. Work with Prosperity Southwest to compile all local funding resources. | Provide additional housing options while maintaining the existing housing stock. |
| 1.4 Support municipalities that wish to keep existing TIDs open for an additional year using the affordable housing extension. | Raise funds for affordable housing programs or to assist in funding costs for existing housing programs. |
| 1.5 Meet with local businesses to determine the incomes of workforce. | Identify housing costs appropriate to the existing and future workforce. |

*zoning reform strategy

2. Support equitable wealth-building opportunities for residents.

| Action Recommendation | Why? |
|---|--|
| *2.1 Allow accessory dwelling units (ADUs) by right and reduce setbacks to allow for ADU construction. | Enable multi-generational living, create passive income for homeowners, and help cash flow mortgages. |
| *2.2 Streamline permitting for (if applicable) and promote installation of residential solar. Add TIF financing. | Support up-front solar installations and reduce cost of living. |
| 2.3 Prioritize equity in zoning policy, and work with SWWRPC and Prosperity Southwest to create a DEI steering committee to evaluate current criteria from an equity lens. | Expand homeownership opportunities to more families. Zoning can include covert biases and discrimination that can prevent homeownership for some households. |

*zoning reform strategy

3. Incentivize development that will sustain economic benefit for the community.

| Action Recommendation | Why? |
|---|---|
| *3.1 Expand administrative review, as opposed to legislative or commission review. | Speed up the development timeline. |
| 3.2 Require a long-term evaluation of potential economic benefit of proposed development, 10-year, 20-year, and 30-years horizon. Evaluating the anticipated benefits and potential challenges could be required in the site plan, prior to a permit being issued. | Evaluate the effects of proposed development. As stewards of future generations, the development decisions of today will impact quality of life for future residents. Short-sighted development decisions harm the community. |
| 3.3 Continue the work of organizations like the River Valley Housing Coalition (may include local businesses, realtors, lenders, school administrators, government officials, etc.). | Implement and monitor progress on initiatives identified by this study and sustain momentum. |
| 3.4 Work with Prosperity Southwest to develop a set of tools and a database of state and federal programs designed to meet gap financing needs of developers. | Promote other financing opportunities. If community incentives are not enough to make development profitable, state and federal programs may be added. |
| 3.5 Identify land in ETZs for new housing while continuing to protect farmland and natural areas outside of the ETZs. Incorporate this in a future land use map and update the comprehensive plan accordingly. | Reduce infrastructure costs for developers and speed up the development process. |
| 3.6 Invest in broadband throughout the county. | Support rural housing and enable remote workers to live in rural areas. |

*zoning reform strategy

-
- ⁱ Rigsby, E.A. (2016). *Understanding exclusionary zoning and its impact on concentrated poverty*. The Century Foundation. Retrieved from <https://tcf.org/content/facts/understanding-exclusionary-zoning-impact-concentrated-poverty/?agreed=1>.
- ⁱⁱ Klemme, D. (n.d.). Community Development Alternatives, Inc. Retrieved from <https://developmentplanning.net/>.
- ⁱⁱⁱ Egan-Robertson, D. (2014). *Vintage 2013 minor civil division household projection methodology*. UW-Madison. Retrieved from https://doa.wi.gov/DIR/ProjMethod_HH_MCD_v13.pdf.
- ^{iv} Richter, F. (2022). *Americans owe \$1.75 trillion in student debt*. Statista. Retrieved from <https://www.statista.com/chart/24477/outstanding-value-of-us-student-loans/>.
- ^v Mallach, A. (2018). *The empty house next door: understanding and reducing vacancy and hypervacancy in the United States*. Lincoln Institute of Land Policy. Retrieved from <https://www.lincolninst.edu/publications/policy-focus-reports/empty-house-next-door>.
- ^{vi} Kresin, M. (2013). "Other" vacant housing units. U.S. Census Bureau. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>.
- ^{vii} AirDNA. (2023). *Short-term rental markets*. Retrieved from <https://app.airdna.co/data/us?tab=markets>.
- ^{viii} Schulz, J. (2023). *Wisconsin's declining household size creates a housing 'mismatch,' report says*. Wisconsin Public Radio. Retrieved from <https://www.wpr.org/report-wisconsin-declining-household-size-housing-policy-forum>.
- ^{ix} Population Education. (2020). *Average house and households size in the U.S.* Retrieve from <https://populationeducation.org/resource/average-u-s-house-and-household-size-infographic/>.
- ^x Richland County, WI Zoning Ordinance, 5. (2022). <https://zoning.co.richland.wi.us/ordinances/>.
- ^{xi} U.S. Department of Housing and Urban Design. (2023). *Fair market rents (40th percentile rents)*. HUD User. Retrieved from <https://www.huduser.gov/portal/datasets/fmr.html#year2021>.
- ^{xii} Board of Governors of the Federal Reserve System (US), Households; Owners' Equity in Real Estate, Level [OEHRNWBShNO], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/OEHRNWBShNO>, October 26, 2023.
- ^{xiii} U.S. Energy Information Administration. (2023). *Electricity*. Retrieved from <https://www.eia.gov/electricity/>.
- ^{xiv} U.S. Department of Energy. (2020). *Low-income energy affordability data tool*. Retrieved from <https://www.energy.gov/scep/slsc/lead-tool>.