

**CITY OF COLUMBUS
PLAN COMMISSION – REGULAR MEETING
THURSDAY, FEBRUARY 21, 2019 – 6:30 P.M.
COLUMBUS CITY HALL - 105 N DICKASON BLVD
COUNCIL CHAMBERS**

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Notice of open meeting
4. Approve Agenda
5. Approve Minutes
6. Citizens Comments
7. Unfinished Business
8. New Business
 - a) Public Hearing – the request of the City of Columbus for a zoning text amendment for section 114-47 regarding the appointment of the City Zoning Administrator
 - b) Close Public Hearing – deliberate and make recommendation to the Council on the request of the City of Columbus for a zoning text amendment for section 114-47 regarding the appointment of the City Zoning Administrator
 - c) Review and Discuss the initial draft of Chapter 3 of the Columbus Comprehensive Plan
 - d) Discussion on the future Zoning Text Amendments for 114-73
9. Adjourn

Next meeting: Regular Plan Commission meeting Thursday March 21, 2019

Notice: It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**CITY OF COLUMBUS
PLAN COMMISSION – REGULAR MEETING
THURSDAY, JANUARY 17, 2019 – 6:30 P.M.
COLUMBUS CITY HALL - 105 N DICKASON BLVD
COUNCIL CHAMBERS**

MINUTES

1. Call Meeting to Order – Meeting was called to order at 6:31 PM.
2. Roll Call – Members present were Hansen, Theilen, Monday, Thom and Zapotocny. Parpart and Robbins were excused.
3. Notice of open meeting- Meeting was noticed in accordance with State and Local laws.
4. Approve Agenda – Motion by Zapotocny and a second by Monday to approve the minutes as presented. Motion passed 5-0.
5. Approve Minutes – Motion by Theilen and a second by Hansen to approve the minutes as presented. Motion passed 5-0.
6. Citizens Comments – No citizen comments were made.
7. Unfinished Business - None
8. New Business
 - a) Review and Discuss proposed amendments to Zoning Code

Schreiber reviewed the upcoming proposal to amend 114-47 to make the zoning administrator a position appointed by council. He added that the city would be considering a zoning permit process to ensure all development is following our zoning code. He noted this will come to the Plan Commission in February for a public hearing and to recommend approval.

- b) Review and Discuss the initial draft of Chapter 2 of the Columbus Comprehensive Plan

Schreiber reviewed the initial draft of the Chapter 2 of the Comprehensive plan which covered Agricultural, Cultural and Natural Resources. The plan commission recommended that staff: cite dates on plans and data; provide more specific information on the City of Columbus; Provide maps showing various resources; consider the municipal extraterritorial limits for this chapter. Schreiber noted these changes and noted that staff will incorporate these changes into the draft chapter.

9. Adjourn – Motion by Zapotocny and a second by Hansen to adjourn at 7:40 PM.

Respectfully Submitted,

Matthew Schreiber, Director of Planning and Development

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Account Number: 2518436 | Order Number: 3717617 | Total Order Price: \$27.39

**NOTICE - PUBLIC HEARING
COLUMBUS PLAN COMMISSION**
Notice is hereby given that the City of Columbus Plan Commission will hold a public hearing at the Columbus City Hall, 105 N Dickason Blvd., Columbus, Wisconsin on **THURSDAY, FEBURARY 21, 2019 AT 6:30 P.M.** to deliberate and make recommendation regarding a zoning text amendment for section 114-47 regarding the appointment of the City Zoning Administrator. Details of the applications are on file in the office of Planning and Development, 105 N Dickason Blvd., Columbus, Wisconsin and may be viewed Monday through Friday 8:00 a.m. to 4:30 p.m.
PUB. Columbus Journal 2/2/19, 2/9/19
#3717617 WNAXLP

Title: Columbus Journal | **Class:** 25 Columbus Journal Legal

Start Date: 2/2/2019 | **Stop Date:** 2/9/2019 | **Insertions:** 2

Legals Specialist: Julie Kopfhamer | **Email:** JKopfhamer@capitalnewspapers.com

2019 AGENDA ITEM

Committee of the Whole Meeting date: Jan 15, 2019

Council Meeting date: _____

ITEM: 11. Review and discuss ordinances related to the Zoning Administrator and the permit approval process

DETAILED DESCRIPTION OF SUBJECT MATTER:

On Tuesday January 8, 2019 city staff met with GEC to discuss how the city would work with the building inspector. As a result of that meeting it is recommended that the city should issue Zoning Permits for any development in the City.

Per 114-49 of our code all development requires a certificate of zoning compliance from the zoning administrator before a development can occur. The previous building inspector did review site plans for zoning compliance. However, there is not an application form or fee schedule to obtain a zoning permit.

If the council chooses to move forward with the change, the Plan Commission will hold a public hearing and recommend approval at the February 21st meeting. Then Council could approve the changes at the March 5th meeting.

There are a few tasks that need to be completed to implement this change:

1. Pass an ordinance changing the Zoning Administrator
2. Create an application form for a Zoning Permit
3. Consider a fee structure for the Zoning Permit Application

I have discussed this with the City Attorney and he has prepared draft ordinance that has been included in your packet.

I will have a similar meeting with the Plan Commission on the January 17 to discuss these issues.

ACTION REQUESTED OF COUNCIL: Review and discuss ordinances related to the Zoning Administrator and the permit approval process

CITY OF COLUMBUS

ORDINANCE No. _____

AN ORDINANCE TO REPEAL AND RECREATE SECTION 2-87 AND SECTION 114-47 OF THE CITY OF COLUMBUS CODE OF ORDINANCES

The Common Council of the City of Columbus, Columbia County, Wisconsin, does ordain as follows:

1. Sec. 2-87. – Appointed Officials is hereby repealed and recreated to read as follows:

Sec. 2-87. – Appointed Officials. The appointed officials of the city shall be the following and shall be appointed as indicated and serve the terms indicated.

| Official | How Appointed | Term |
|-----------------------------------|---|-------------|
| Building inspector | By common council | Indefinite |
| Chief of police | Police and fire commission | Indefinite |
| City administrator | By common council | Indefinite |
| City assessor | By common council | 3 Years |
| City attorney | By common council | Indefinite |
| City clerk | Mayor, subject to confirmation by the council | Indefinite |
| City treasurer | Mayor, subject to confirmation by the council | Indefinite |
| Emergency government director | By common council | Indefinite |
| Fire chief | Police and fire commission | Indefinite |
| Health officer | By common council | Indefinite |
| Superintendent of water and light | Water and light commission, subject to confirmation by the common council | Indefinite |
| Zoning Administrator | By common council | Indefinite |

2. Sec. 114-47. is hereby repealed and recreated to now read as follows:

Sec. 114-47. – Appointment of Zoning Administrator. The Council shall appoint a Zoning Administrator, who shall have the power and duty to enforce the provisions of this Chapter 114 and, as provided therein, Chapter 46, Flood Plain Regulations of the City of Columbus Code of Ordinances.

3. If any portion of this Ordinance or its application on any person or circumstances is held invalid, the validity of this Ordinance as a whole or any other provision herein or its application shall not be affected.
4. This Ordinance shall take effect immediately upon its passage and publication or posting, as required by law.

Adopted this ____ day of _____, 2019.

CITY OF COLUMBUS

By: _____
Michael Thom, Mayor

By: _____
Pat Goebel, Interim Clerk

Vote: Yes _____ No _____

Published on: _____

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ZONING PERMIT APPLICATION

Proposed Activity - Please select the activity below that applies to your project.

- | | |
|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Primary Use |
| <input type="checkbox"/> Building Addition or Expansion | <input type="checkbox"/> Reactivation of Primary Use |
| <input type="checkbox"/> Addition of Primary Use | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Parking Lot Expansion or Site Alterations | |

****See Page 2 of the Application for Submittal Requirements****

Property Information

Property Address: _____ Parcel Number: _____

Zoning District: _____ Does the Project need a Building Permit? __ Yes __ No

Is the Property in the Floodplain? __ Yes __ No Does the Project need a Driveway Permit? __ Yes __ No

Proposed Primary Use of Property: _____

Is the property within 300 feet of a waterway? __ Yes __ No

Applicant Information

Applicant Name: _____ Phone: (____) _____

Name of Business: _____ E-mail: _____

Property Owner Name (if other than applicant): _____

Property Owner Signature (if other than applicant): _____

I understand that I must comply with all applicable Building Codes and obtain any necessary permits from the Columbus Building Inspector; that I must comply with plans and information submitted with this application; and that falsifying information may result in my Zoning Permit being revoked.

Signature of Applicant: _____ Date: _____

For Office Use only

Zoning Administrator: _____ Date: _____

Zoning Permit No: _____ Fee: _____pd. Denied _____



SUBMITTAL REQUIREMENTS FOR ZONING PERMIT APPLICATIONS

New Construction/Building Addition (Includes new commercial buildings and additions, new residential construction and additions, and permanent accessory structures.

- Completed Zoning Permit Application
- Site Plan
- Plan of Operation (for Commercial buildings only)

Parking Expansion or Site Alteration

- Completed Zoning Permit Application
- Site Plan

Addition, Change or Reactivation of Prior Use

- Completed Zoning Permit Application
- Site Plan
- Submit a Plan of Operation in accordance with 114-50, the plan of operation includes:
 - 1) The name and address of the applicant.
 - 2) A description of the business, commercial, industrial or other activities that will occur on the property.
 - 3) The name and address of the on-site manager of the business or entity.
 - 4) The proposed hours during which activities will occur on the property.
 - 5) The number of full-time and part-time employees that will be employed on the property, which may be expressed as a range of full-time and part-time employees.

Other

- Completed Zoning Permit Application
- Site Plan
- Submit a Plan of Operation

This Chapter provides a baseline assessment of the City of Columbus current housing stock and contains information required under the smart growth law. Information includes: age and structural characteristics, housing starts, value and affordability characteristics and recent sale trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the City of Columbus.

Previous Planning Efforts

Columbia County 2030 Comprehensive Plan, Adopted 2009 - The housing chapter of this plan inventories and analyzes characteristics of the housing in Columbia County. This plan includes four housing related goals, including:

- Provide for planned and orderly housing development
- A cooperative approach involving the towns, county, state and private entities to meet current and future housing needs
- A full range of housing opportunities available for Columbia County's current and future residents
- Appropriate regulations to implement the Comprehensive Plan

Columbus 2030 Comprehensive Plan, Adopted 2009 – The housing chapter of this plan inventories and analyzes characteristics of the housing in Columbus. The plan identified one goal related to housing:

- Provide housing types to meet existing housing needs and encourage future growth within the City of Columbus.

Housing Programs

The programs listed in this section consist of housing related efforts that are available to Columbus Residents. The list should not be considered a comprehensive list of all housing programs in Columbus. All of the listed programs help in some way to accomplish the goals and objectives of this chapter.

Wisconsin Housing and Economic Development Authority (WHEDA) - WHEDA was created by the State of Wisconsin to make construction, rehabilitation, and permanent mortgage loans to eligible sponsors of housing projects for low and moderate income households. WHEDA provides a variety of services for housing like: low interest mortgages, down payment assistance, home improvement and rehabilitation loans and loans for affordable rental housing. WHEDA also has partnership programs with the USDA Rural Development that provide additional loan funding for qualified applicants that live in communities with populations less than 20,000. For more information please visit WHEDA's website.

Renewal Unlimited, Inc.- Renewal Unlimited, Inc was established 1977 with a vision of rehabilitating "houses and people", Renewal Unlimited has retained much of that original vision and yet has extended the core of services to encompass a broader range of needs of the local citizens. Renewal Unlimited serves Adams, Columbia, Dodge, Juneau and Sauk Counties. For more information on housing programs provided by Renewal Unlimited please visit their website.

Central Wisconsin Community Action Council (CWCAC) – Central Wisconsin Community Action Council (CWCAC) is a private nonprofit organization that administers a variety of State and Federal housing Programs to assist low-income families in becoming self-sufficient and help communities grow and prosper. Housing related programs administered by CWCAC deal with a number of issues such as energy assistance, home weatherization, home purchase assistance, home rehabilitation, and housing development for low-income renters. For more information on housing programs provided by CWCAC please visit their website.

Housing Statistics

Table 1: Total Housing Units

| | 2000 | 2010 | 2017 | 2000 - 2017 Percent Change | 2000 - 2017 Net Change |
|-------------------|-----------|-----------|-----------|-------------------------------|---------------------------|
| Columbus | 1927 | 2287 | 2323 | 20.6% | 396 |
| Columbia County | 22,685 | 26,137 | 26,447 | 16.6% | 3,762 |
| Wisconsin | 2,321,144 | 2,624,358 | 2,668,692 | 15.0% | 347,548 |
| Source: US Census | | | | | |

Table 1 shows the total housing units for Columbus, Columbia County and Wisconsin from 2000 to 2017. The growth in housing units for Columbus outpaced the growth for the County and State during this time period. During this timeframe Columbus experienced a 20.6% growth in housing units.

Table 2: Housing Units by Year Built

| Year Built | Columbus | | Columbia County | | Wisconsin | |
|-----------------------|-------------|---------|-----------------|---------|-------------|---------|
| | Units Built | Percent | Units Built | Percent | Units Built | Percent |
| Built 1939 or earlier | 823 | 35.4% | 6,563 | 24.8% | 522,925 | 19.6% |
| Built 1940 to 1949 | 99 | 4.3% | 1,041 | 3.9% | 151,579 | 5.7% |
| Built 1950 to 1959 | 202 | 8.7% | 1,683 | 6.4% | 297,380 | 11.1% |
| Built 1960 to 1969 | 269 | 11.6% | 2,008 | 7.6% | 261,254 | 9.8% |
| Built 1970 to 1979 | 284 | 12.2% | 3,924 | 14.8% | 393,850 | 14.8% |
| Built 1980 to 1989 | 131 | 5.6% | 2,472 | 9.3% | 265,382 | 9.9% |
| Built 1990 to 1999 | 150 | 6.5% | 4,379 | 16.6% | 371,125 | 13.9% |
| Built 2000 to 2009 | 295 | 12.7% | 3,943 | 14.9% | 344,660 | 12.9% |
| Built 2010 to 2017 | 70 | 3.0% | 434 | 1.6% | 60,537 | 2.3% |
| Source: US Census | | | | | | |

Table 2 shows the Housing Units by the year which they were built. The City of Columbus has 35.4% of the housing units built before 1939; this percentage is much higher than Columbia County or the State of Wisconsin. This data reflects the historic nature of the City of Columbus, which boasts three residential historic districts. Since 1939 the City of Columbus has experienced the largest growth in housing units during the 1960's, 1970's and 2000's.

Table 3: Housing Units in Structure

| Units in Structure | Columbus | | Columbia County | | Wisconsin | |
|---------------------------------|------------|---------|-----------------|---------|------------|---------|
| | # of Units | Percent | # of Units | Percent | # of Units | Percent |
| 1-unit, detached | 1,315 | 56.6% | 19,679 | 74.4% | 1,776,970 | 66.6% |
| 1-unit, attached | 210 | 9.0% | 1,076 | 4.1% | 114,444 | 4.3% |
| 2 units | 267 | 11.5% | 913 | 3.5% | 173,245 | 6.5% |
| 3 or 4 units | 93 | 4.0% | 1,027 | 3.9% | 99,396 | 3.7% |
| 5 to 9 units | 119 | 5.1% | 948 | 3.6% | 130,296 | 4.9% |
| 10 to 19 units | 172 | 7.4% | 833 | 3.1% | 91,393 | 3.4% |
| 20 or more units | 131 | 5.6% | 970 | 3.7% | 188,319 | 7.1% |
| Mobile home | 16 | 0.7% | 995 | 3.8% | 94,013 | 3.5% |
| Boat, RV, van, etc. | 0 | 0.0% | 6 | 0.0% | 616 | 0.0% |
| Source: US Census 2017 ACS Data | | | | | | |

Table 4 above shows that 65.6% of housing units in Columbus are one-unit structures. Wisconsin (70.7%) and Columbia County (78.5%) have higher percentage of one-unit structures compared to the City of Columbus. Columbus does offer a wider variety of housing types in comparison to the state and county. The city has a higher percentage of duplex and multi-unit structures than the state and county.

The US Census identifies single-family structures as fully detached, semi-detached (semi-attached, side-by-side), row houses, duplexes, quadplexes, and townhouses. In order for attached units to be classified as single-family structures, each unit must: Be separated by a ground-to roof wall, have a separate heating system, have individual meters for public utilities, and Have no units located above or below.

Table 4: Housing Starts

| Year | SF Homes Built | MF Units Built |
|---|----------------|----------------|
| 2004 | 13 | - |
| 2005 | 23 | - |
| 2006 | 21 | - |
| 2007 | 23 | - |
| 2008 | 11 | - |
| 2009 | 12 | - |
| 2010 | 11 | 24 |
| 2011 | 1 | 0 |
| 2012 | 1 | 0 |
| 2013 | 0 | 0 |
| 2014 | 3 | 10 |
| 2015 | 17 | 6 |
| 2016 | 16 | 4 |
| 2017 | 23 | 0 |
| 2018 | 23 | 0 |
| Total | 198 | 44 |
| Average | 13.2 | 4.9 |
| Source: Columbus Comprehensive Plan 2030 and GEC Columbus Building Permit Reports | | |

Table 4 above shows the number housing starts per year since 2004. The data shows that the City of Columbus had 198 new single family homes and 44 multifamily units built over this time period. The table shows that Columbus underwent growth in the mid 2000's and had a period where few single family homes were built after the recession in the late 2000's. The past 4 years new home construction in Columbus has picked up and returned to pre-recession levels with 23 single family homes built in 2017 and 2018. The permit data for multifamily units show that only 44 units have been built in Columbus since 2010.

According to the building permit reports from 2010 to 2018 the city had 95 new single family homes built compared to 44 multifamily units. This means that 68.3% of the housing units built during this time frame were single family homes with the remaining 31.7% of housing units being multifamily. The recent trend for housing starts generally follows past trends which are shown in Table 3.

Table 5 : Median Home Value of Owner Occupied Housing

| | 2000 | 2010 | 2017 |
|--|-----------|-----------|-----------|
| Columbus | \$113,000 | \$165,100 | \$148,600 |
| Columbia County | \$115,000 | \$177,500 | \$180,100 |
| Dane County | \$146,900 | \$230,800 | \$242,700 |
| Wisconsin | \$112,000 | \$169,000 | \$169,300 |
| Source: US Census, American Community Survey | | | |

Table 5 shows the Median Home Value for owner occupied housing for Columbus compared to the state and county. The data shows that the 2017 median home values lagged behind Columbia County, Dane County and Wisconsin. The data shows that the median home value for Columbus was comparable to the Columbia County and Wisconsin in 2000. Since then the median home value in Columbus has grown at a slower rate than the county and state. Dane County is 5 miles southwest of the downtown Columbus and their housing market has an impact on Columbus. Table 5 shows that the Median home values for Dane County have increased by almost \$95,800 or 65% during this time frame. During the same timeframe Columbus saw an increase of \$35,600 or 31%.

Table 6: Median Rent

| | 2000 | 2010 | 2017 |
|--|-------|-------|-------|
| Columbus | \$534 | \$699 | \$789 |
| Columbia County | \$507 | \$695 | \$767 |
| Dane County | \$643 | \$832 | \$983 |
| Wisconsin | \$540 | \$713 | \$813 |
| Source: US Census, American Community Survey | | | |

Table 6 shows the Median Rent for Columbus compared to Columbia County and the State from 2000 to 2017. The median rents for Columbus have are similar to Columbia County and Wisconsin median rents over this time period. In comparison to Columbus the median rent in Dane County has been at least \$100 higher in Dane County.

Tables 5 and 6 show that median home values and median rents for Columbus are lower than the state. In comparison with Columbia County Columbus has slightly higher median rent and lower median home values. These numbers indicate that Columbus has a lower cost of housing compared to Columbia County and Wisconsin. In comparison with Columbus, Dane County has a much higher cost of living with Median Home Values of \$242,700 and Median Rents of \$983 in 2017.

HUD generally defines Affordable housing as “housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities”. US Census American Community Survey data was utilized to evaluate the affordability for Columbus. Tables 7 through 9 show Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) and Gross rent as a percentage of household income (GRAPHI) data for the City of Columbus, Columbia County and Wisconsin.

SMOCAPI costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Comparing these costs to the household income is how the SMOCAPI is calculated. GRAPHI is a computed ratio of monthly gross rent to monthly household income. The ratio is computed separately for each unit and is rounded to the nearest tenth.

Table 7 : 2017 Selected Monthly Owner Costs as a Percentage of Household Income for Owner Occupied Housing Units with Mortgage

| 2017 SMOCAPI | Columbus | Columbia County | Wisconsin |
|---|---------------|-----------------|---------------|
| Less than 20.0 percent | 38.60% | 43.70% | 45.90% |
| 20.0 to 24.9 percent | 17.70% | 18.90% | 17.40% |
| 25.0 to 29.9 percent | 15.90% | 12.80% | 11.10% |
| 30.0 to 34.9 percent | 8.30% | 6.60% | 6.90% |
| 35.0 percent or more | 19.60% | 18.00% | 18.70% |
| Over 30 percent | 27.90% | 24.60% | 25.60% |
| Housing units with a mortgage(excluding units where SMOCAPI cannot be computed) | | | |
| Source: US Census American Community Survey | | | |

Table 7 shows the SMOCAPI for owner occupied units with a mortgage. Columbus has a larger percentage of Owner Occupied Housing Units with Mortgage where SMOCAPI is higher than 30% than Columbia County and Wisconsin. Dane County has 23.8% of owner occupied housing units with a mortgage over 30% of SMOCAPI.

Table 8 : 2017 Selected Monthly Owner Costs as a Percentage of Household Income for Owner Occupied Housing Units without a Mortgage

| 2017 SMOCAPI | Columbus | Columbia County | Wisconsin |
|---|---------------|-----------------|---------------|
| Less than 10.0 percent | 35.90% | 37.30% | 37.30% |
| 10.0 to 14.9 percent | 20.90% | 24.20% | 22.00% |
| 15.0 to 19.9 percent | 17.30% | 13.30% | 13.10% |
| 20.0 to 24.9 percent | 2.90% | 7.00% | 8.20% |
| 25.0 to 29.9 percent | 6.30% | 4.50% | 5.20% |
| 30.0 to 34.9 percent | 3.10% | 2.80% | 3.40% |
| 35.0 percent or more | 13.60% | 10.90% | 10.90% |
| Over 30 percent | 16.70% | 13.70% | 14.30% |
| Housing units with a mortgage(excluding units where SMOCAPI cannot be computed) | | | |
| Source: US Census American Community Survey | | | |

Table 8 above shows the SMOCAPI for owner occupied units without a mortgage. For owner occupied units without a mortgage Columbus has a larger percentage housing units where the SMOCAPI is higher than 30% than Columbia County and Wisconsin. Dane County has 13.6% of owner occupied housing units without a mortgage over 30% of SMOCAPI.

Table 9 Gross Rent as a Percentage of Household Income

| 2017 GRAPHI | Columbus | Columbia County | Wisconsin |
|---|---------------|-----------------|---------------|
| Less than 15.0 percent | 14.40% | 17.20% | 15.10% |
| 15.0 to 19.9 percent | 28.40% | 19.00% | 14.30% |
| 20.0 to 24.9 percent | 12.20% | 15.70% | 13.30% |
| 25.0 to 29.9 percent | 13.30% | 11.40% | 11.60% |
| 30.0 to 34.9 percent | 9.10% | 7.20% | 8.70% |
| 35.0 percent or more | 22.70% | 29.40% | 37.00% |
| Over 30 percent | 31.80% | 36.60% | 45.70% |
| *Excluding units where GRAPI cannot be computed | | | |
| Source: US Census American Community Survey | | | |

Table 9 shows the GRAPHI for Columbus compared to Columbia County and Wisconsin. The table shows that Columbus has a smaller percentage of renters where the gross rent is more than 30% of income in comparison to Columbia County or Wisconsin. In Dane County has 48.0% of occupied rental units have a GRAPHI over 30%.

The data from Tables 7-9 were provided by the US Census through the American Community Survey. The census is collecting this data to measure affordability for units of local government throughout the United States. When considering the median household income for Columbus and comparing that to the Median Home Values it would be expected that Columbus would have a lower percentage of Owner Occupied units under the 30% threshold.

Table 10 - Housing Sales

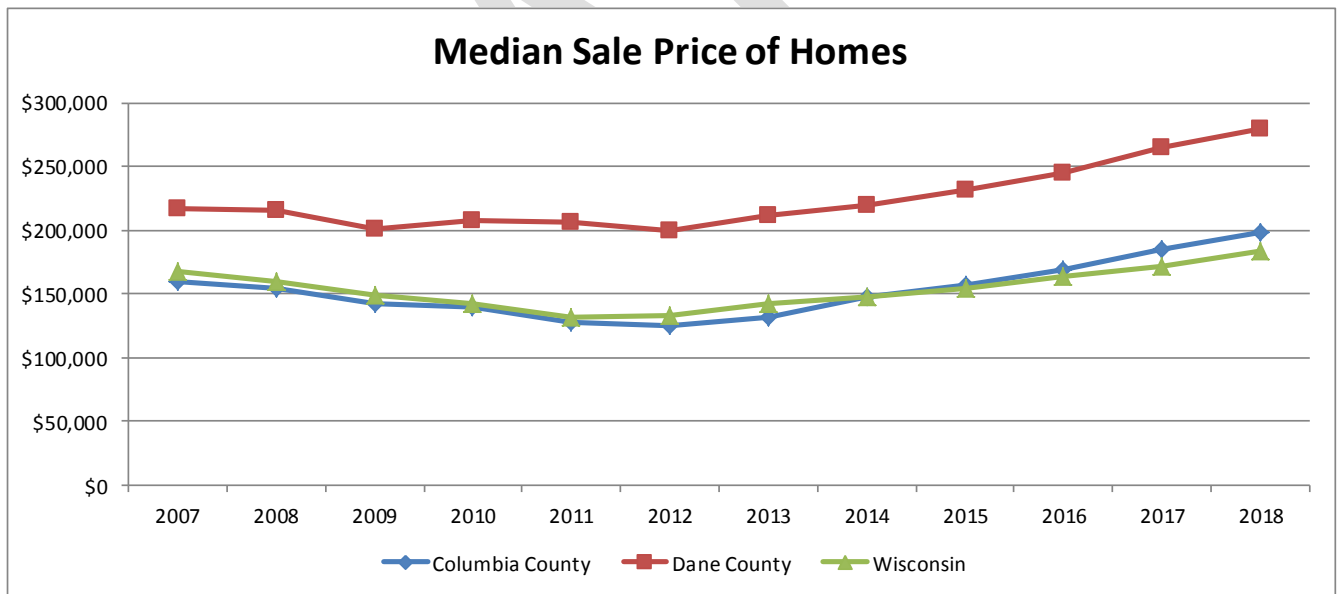
| Year | Columbia County | | Dane County | | Wisconsin | |
|--|----------------------|--------------|----------------------|--------------|----------------------|--------------|
| | Number of Homes Sold | Median Price | Number of Homes Sold | Median Price | Number of Homes Sold | Median Price |
| 2007 | 717 | \$159,790 | 6,797 | \$217,500 | 58,305 | \$168,000 |
| 2008 | 431 | \$155,000 | 5,373 | \$215,000 | 43,606 | \$160,000 |
| 2009 | 567 | \$141,900 | 5,545 | \$201,000 | 44,111 | \$148,500 |
| 2010 | 496 | \$140,000 | 5,068 | \$207,000 | 46,323 | \$142,700 |
| 2011 | 524 | \$128,000 | 4,833 | \$206,000 | 51,631 | \$131,737 |
| 2012 | 684 | \$125,000 | 6,160 | \$200,000 | 62,810 | \$133,500 |
| 2013 | 694 | \$132,000 | 7,646 | \$211,000 | 69,958 | \$143,000 |
| 2014 | 717 | \$147,500 | 7,214 | \$220,000 | 69,183 | \$147,750 |
| 2015 | 841 | \$156,500 | 8,308 | \$231,000 | 78,193 | \$155,000 |
| 2016 | 881 | \$169,000 | 8,470 | \$245,000 | 83,110 | \$163,500 |
| 2017 | 869 | \$185,000 | 8,455 | \$264,500 | 84,613 | \$172,000 |
| 2018 | 805 | \$198,180 | 8,332 | \$279,900 | 77,533 | \$184,000 |
| Source: Wisconsin Realtors Association | | | | | | |

Table 10 shows data for housing sales in Columbia County, Dane County and Wisconsin. The trend shows a drop in the number of sales and the median sale price between 2008 and 2012 for each location, this is due the great recession which negatively impacted the housing market during this time frame. Since the great recession housing prices and number of homes sold have risen past pre-recession numbers.

Figure 1 below shows the Median Sale Price of Homes for Columbia County, Dane County and Wisconsin. The chart shows that the median sale price of homes in Columbia County and Wisconsin has been similar during this time period. During this time frame Dane County has experience a greater median sale price than Columbia County and Wisconsin.

The City of Columbus treasurer keeps a spreadsheet to track all housing sales in Columbus. In 2018 the Median Sale Price was \$183,000, which is less than the Columbia County median sale price. Please note that his list may not include every home sale in Columbus and has a greater margin of error in comparison to the Wisconsin Realtors Association data.

Figure 1: Median Sale Prices



Goals

Objectives

Policies

Sec. 114-73 - Columbus District Use Classification Table

| | RD | R-1 | R-2 | R-3 | R-4 | R-5 | CBD-1 | B-2 | B-3 | I-1 | I-2 | C-1 | R |
|--|----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|---|
| Residential Uses | | | | | | | | | | | | | |
| General Residential | | | | | | | | | | | | | |
| Home occupation | C | C | C | C | C | | C | C | C | | | | |
| Mobile home park | C | | | C | | P | | | | | | | |
| Multifamily dwelling | | | | | P | | | | | | | | |
| Second-floor dwelling units in mixed use buildings | | | | | | | P | C | C | | | | |
| Single-family dwelling | P | P | P | P | P | | C | | | | | | |
| Two-family dwelling | | | C | C | P | | | | | | | | |
| Watchman/service quarters | | | | | | | | | C | C | C | | C |
| Zero lot line properties | | | C | C | C | | | | | | | | |
| Group Residential | | | | | | | | | | | | | |
| Convent, rectory, or monastery | | | | | | | | | | | | | C |
| Dormitory | | | | | | | | | | | | | |
| Family shelter care facility | | | | | | | | | | | | | |
| Fraternity or sorority | | | | | | | | | | | | | |
| Large group shelter care facility | | | | | | | | | | | | | |
| Rooming house | | | | | | | C | | | | | | |
| Small group shelter care facility | | | | | | | | | | | | | |
| State Protected Residential Uses | | | | | | | | | | | | | |
| Adult family home * | P | P | P | P | P | P | C | | | | | | |
| Community living arrangement, small* (capacity 8 or fewer) | P | P | P | P | P | P | C | | | | | | |
| Community living arrangement, medium* (capacity 9-15) | C | C | C | C | P | C | C | | | | | | |
| Community living arrangement, large* (capacity 16 or more) | C | C | C | C | C | C | C | | | | | | |
| Family day care home | P | P | P | P | P | P | C | | | | | | |
| Foster home | P | P | P | P | P | P | C | | | | | | |
| Treatment foster home | P | P | P | P | P | P | C | | | | | | |
| *Subject to annual local review | | | | | | | | | | | | | |
| Educational Uses | | | | | | | | | | | | | |
| Day care center | | C | C | C | C | | C | C | C | C | C | | C |
| School, elementary or secondary | C | C | C | C | C | | | C | C | C | C | | C |
| College, university, trade and technical school | | | | | | | C | C | C | C | C | | C |
| School, specialty or personal instruction | | | | | | | C | C | C | C | C | | C |
| Community-Serving Uses | | | | | | | | | | | | | |
| Cemetery or other place of interment | C | C | C | C | C | | | | | | | | C |
| Community center | | | | | | | C | | P | | | | C |
| Correctional facility | | | | | | | | | | C | C | | C |
| Cultural institution | | | | | | | C | | C | | | | C |
| Library | | C | C | C | C | | P | C | C | | | | C |
| Public safety facility | | | | | | | P | | | | | | C |
| Religious assembly (such as churches, synagogues, etc.) | C | C | C | C | C | | C | C | C | | | | C |
| Commercial and Office Uses | | | | | | | | | | | | | |
| Artist studio | | | | | | | P | C | P | C | C | | |
| Bank or other financial institution | | | | | | | P | P | P | P | P | | |
| Currency exchange | | | | | | | C | C | C | | | | |
| Drive-through facility, accessory to an approved use | | | | | | | C | C | C | C | C | | |
| Garden supply or landscaping center | | | | | | | C | | C | C | C | | |

Sec. 114-73 - Columbus District Use Classification Table

| | RD | R-1 | R-2 | R-3 | R-4 | R-5 | CBD-1 | B-2 | B-3 | I-1 | I-2 | C-1 | R |
|---|----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|---|
| Home improvement center or lumberyard | | | | | | | | | C | C | C | | |
| Office, general | | | | | | | P | P | P | P | P | | |
| Office, government | | | | | | | P | P | P | P | P | | |
| Outdoor merchandise sales | | | | | | | C | C | C | | | | |
| Payday loan agency, or title loan agency | | | | | | | C | C | C | | | | |
| Retail establishment, accessory to nonretail use (limited to ten percent of floor area and limited to ten percent of sales) | | | | | | | P | P | P | C | C | | |
| Retail establishment, adult | | | | | | | | | | P | P | | |
| Retail establishment, general (with gross area of the space occupied by said establishment under 20,000 square feet) | | | | | | | P | P | P | P | P | | |
| Retail establishment, general (with gross area of the space occupied by said establishment of 20,000—50,000 square feet) | | | | | | | | C | P | C | C | | |
| Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet) | | | | | | | | | C | C | C | | |
| Roadside stand (non-agricultural) | | | | | | | | C | C | | | | |
| Health Care and Social Assistance Uses | | | | | | | | | | | | | |
| Assisted living facility | | | | | P | | C | | | | | | |
| Emergency residential shelter | | | | | | | | | | | | | |
| Health clinic (including dental, chiropractic, etc.) | | | | | | | P | | P | P | P | | |
| Hospital | | | | | C | | | | P | | | | C |
| Medical office (including dental, chiropractic, etc.) | | | | | | | P | C | P | P | P | | |
| Medical research laboratory | | | | | | | | | | P | P | | |
| Medical service facility | | | | | | | | | | | | | |
| Nursing home | | | | | P | | | | | | | | |
| Social service facility | | | | | P | | P | | P | P | P | | |
| Service Uses | | | | | | | | | | | | | |
| General Service Uses | | | | | | | | | | | | | |
| Building maintenance service | | | | | | | P | | P | P | P | | |
| Business service | | | | | | | P | | P | P | P | | |
| Catering service | | | | | | | P | | P | P | P | | |
| Dry cleaning, processing | | | | | | | | C | P | P | P | | |
| Funeral home | | | | | | | P | C | | | | | |
| Furniture and appliance rental and leasing | | | | | | | | | P | P | P | | |
| Household maintenance and repair service | | | | | | | P | | C | P | P | | |
| Laundromat/dry cleaning drop-off/pick-up | | | | | | | P | C | P | | | | |
| Personal service, general | | | | | | | P | P | P | P | P | | |
| Small engine servicing | | | | | | | P | P | P | P | P | | |
| Tool/equipment rental facility (any outside display or storage) | | | | | | | C | | C | C | C | | |
| Tool/equipment rental facility (inside only) | | | | | | | P | | P | P | P | | |
| Animal Services | | | | | | | | | | | | | |
| Animal boarding facility | | | | | | | | | C | C | C | | |
| Animal grooming or training facility | | | | | | | P | | C | C | C | | |
| Animal hospital/clinic (indoor only) | | | | | | | | P | P | P | P | | |
| Animal hospital/clinic (with outdoor facilities) | | | | | | | | C | C | C | C | | |
| Motor Vehicle Uses | | | | | | | | | | | | | |
| Body shop (any outdoor storage) | | | | | | | | C | | C | C | | |
| Body shop (indoor only) | | | | | | | | P | | P | P | | |

Sec. 114-73 - Columbus District Use Classification Table

| | RD | R-1 | R-2 | R-3 | R-4 | R-5 | CBD-1 | B-2 | B-3 | I-1 | I-2 | C-1 | R |
|---|----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|---|
| Garage, private | P | P | P | P | P | P | P | P | P | P | P | | P |
| Garage, public | | | | | | | | P | | P | P | | |
| Garage, storage | C | | | | | | | P | | P | P | | P |
| Gas station/convenience store | | | | | | | | C | C | C | C | | |
| Limited wholesale facility | | | | | | | | | | C | C | | |
| Motor vehicle wash | | | | | | | | C | C | C | C | | |
| Outdoor storage of motor vehicles | | | | | | | | | | C | C | | |
| Rental facility | | | | | | | | | C | | | | |
| Repair facility (any outdoor storage) | | | | | | | | C | | C | C | | |
| Repair facility (indoor only) | | | | | | | | P | | P | P | | |
| Sales facility (any outdoor display or storage) | | | | | | | | C | C | | | | |
| Sales facility (indoor only) | | | | | | | P | P | P | P | P | | |
| Towing and wrecker service | | | | | | | | C | C | P | P | | |
| Truck filling depot (retail) | | | | | | | | | C | C | C | | |
| Parking | | | | | | | | | | | | | |
| Heavy motor vehicle parking lot, principal use | | | | | | | | | | P | P | | |
| Parking lot, principal use | | | | | | | P | P | P | P | P | P | |
| Parking structure, accessory use | | | | | | | P | P | P | P | P | | |
| Parking structure, principal use | | | | | | | P | | | | | | |
| Accommodation and Food Service Uses | | | | | | | | | | | | | |
| Assembly hall | | | | | | | | C | P | | | | C |
| Bed and breakfast | C | C | C | C | C | | C | | | | | | |
| Brewpub | | | | | | | P | C | P | C | C | | |
| Campgrounds | C | | | | | | | | | | | | |
| Hotel | | | | | | | C | P | C | P | P | | |
| Lodging house | | | | | C | | | | | | | | |
| Lodging rooms | C | C | C | C | C | | | | | | | | |
| Restaurant, fast-food/carry-out | | | | | | | C | P | P | P | P | | |
| Restaurant, sit-down | | | | | | | P | C | P | P | P | | |
| Restaurant—Tavern | | | | | | | P | C | P | | | | |
| Tavern | | | | | | | P | C | P | C | C | | |
| Entertainment and Recreation Uses | | | | | | | | | | | | | |
| Amusement parks | C | | | | | | | | | | | | |
| Clubs and Lodges | | | | | | | P | C | P | | | | |
| Convention and exposition center | | | | | | | C | C | C | P | P | | |
| Entertainment establishment, adult | | | | | | | | | | P | P | | |
| Festival grounds | C | | | | | | | | | | | C | C |
| Gaming facility | | | | | | | C | C | C | | | | |
| Health club | | | | | | | C | C | P | | | | |
| Historic structure event venues | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Outdoor racing facility | | | | | | | | | | C | C | | |
| Park or playground | | P | P | P | P | | P | P | P | P | P | P | P |
| Shooting ranges (indoor or outdoor) | C | | | | | | | | | C | C | | |
| Sport and recreation facility, indoor | | | | | | | C | C | P | P | P | | C |
| Sport and recreation facility, outdoor | P | C | C | C | C | | | | C | C | C | | C |
| Theater, indoor | | | | | | | P | C | P | | | | C |
| Theater, outdoor | C | | | | | | | | C | | | | C |

Sec. 114-73 - Columbus District Use Classification Table

| | RD | R-1 | R-2 | R-3 | R-4 | R-5 | CBD-1 | B-2 | B-3 | I-1 | I-2 | C-1 | R |
|---|----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|---|
| Storage, Recycling, and Wholesale Trade Uses | | | | | | | | | | | | | |
| Material reclamation facility | | | | | | | | | | C | C | | |
| Mixed-waste processing facility | | | | | | | | | | C | C | | |
| Recycling collection facility | | | | | | | | | | C | C | | |
| Salvage operation, indoor | | | | | | | | | | P | P | | |
| Salvage operation, outdoor | C | | | | | | | | | C | C | | |
| Wholesale and distribution facility, indoor | | | | | | | | | C | P | P | | |
| Wholesale and distribution facility, outdoor | | | | | | | | | C | C | C | | |
| Storage Facilities | | | | | | | | | | | | | |
| Hazardous materials | | | | | | | | | | C | C | | |
| Indoor, mini-warehouse | | | | | | | | | C | C | C | | |
| Indoor, other than mini-warehouse (cold storage) | | | | | | | | | C | P | P | | |
| Outdoor | | | | | | | | | C | C | C | | |
| Transportation Uses | | | | | | | | | | | | | |
| Airport | C | | | | | | | | | | | | C |
| Ambulance service | | | | | | | C | C | C | C | C | | C |
| Ground transportation service | | | | | | | | C | C | C | C | | |
| Helicopter landing facility | C | | | | C | | | | C | C | C | | C |
| Passenger terminal | | | | | | | P | | | P | P | | C |
| Railroad switching, classification yard, or freight terminal | | | | | | | | | | C | C | | C |
| Truck freight terminal | | | | | | | | | C | P | P | | |
| Industrial Uses | | | | | | | | | | | | | |
| Bank and other financial institution | | | | | | | | | | P | P | | |
| Brewery | | | | | | | | | | P | P | | |
| Contractor's shop | | | | | | | P | P | P | P | P | | |
| Contractor's yard | | | | | | | | C | C | C | C | | |
| Health club | | | | | | | | | | P | P | | |
| Laboratory | | | | | | | | | | P | P | | |
| Laundry Mat | | | | | | | | | | P | P | | |
| Manufacturing, heavy | | | | | | | | | | C | C | | |
| Manufacturing, light | | | | | | | | P | | P | P | | |
| Manufacturing, medium | | | | | | | | C | | P | P | | |
| Nonmetallic mining, quarrying and regulated excavations | C | C | C | C | C | C | | C | C | C | C | C | |
| Outdoor merchandise sales | | | | | | | | | | C | C | | |
| Outdoor merchandise, sidewalk, parking lot sales and special events sales | | | | | | | | | | P | P | | |
| Outdoor seasonal merchandise sales | | | | | | | | | | P | P | | |
| Research and development | | | | | | | | C | | C | C | | |
| Agricultural Uses | | | | | | | | | | | | | |
| Agricultural uses | P | C | C | C | C | | | C | C | C | C | | C |
| Feed mills | P | | | | | | P | | | P | P | | P |
| Implement sales | P | | | | | | | | | P | P | | |
| Plant nursery or greenhouse | | | | | | | | C | P | P | P | | |
| Roadside stand (agricultural) | P | | | | | | | P | P | | | | |
| Utility and Public Service Uses | | | | | | | | | | | | | |
| Broadcasting or recording studio | C | | | | | | | P | P | P | P | | |

Sec. 114-73 - Columbus District Use Classification Table

| | RD | R-1 | R-2 | R-3 | R-4 | R-5 | CBD-1 | B-2 | B-3 | I-1 | I-2 | C-1 | R |
|---|----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|---|
| Power generation plant | C | | | | | | C | C | C | C | C | | C |
| Sewage treatment plant | C | | | | | | | | | C | C | C | C |
| Substation/distribution equipment indoor | | | | | | | | P | P | P | P | P | P |
| Substation/distribution equipment outdoor | | | | | | | | P | P | P | P | P | P |
| Transmission tower | | | | | | | | | C | C | C | | C |
| Water treatment plant | | | | | | | C | C | C | C | C | | C |