

3. HOUSING

Housing influences the County's landscape and governmental services more than any other land use. Where people live impacts transportation, community services, and the local economy. This chapter analyzes the condition of housing and housing issues in the County. In addition, this chapter addresses goals and strategies relating to housing.

HOUSING EXISTING CONDITIONS AND RESOURCES

Housing Trends and Projections

Table 3.01 below shows housing trends through the censuses of 1970, 1980, 1990 and 2000. From 1970 through 1990 the County's housing stock increased by over 40%. Between 1990 and 2000 housing grew by 15.9%. The housing unit projections in Table 3.01 below were derived by using the projected population estimates in Table 1.01, and dividing them by the average number of people per housing unit for each local unit of government as of the 2000 census, Table 3.02. Using this projection technique, Crawford County's housing units are projected to increase by the same rate as population; 3.6% for the County and 15.8% for the State. Based on this rate of growth, in 2029 the County will have 9,092 housing units, an increase of 315 from 2007. These projections indicate a slower growth in housing than during the decennial census years of 1970-2000. This technique likely creates a lower housing projection because it doesn't take into consideration secondary or recreational home construction.

Table 3.01 Crawford County Housing Trends and Projections 2010-2030

	Total Housing Units							Hsg Est	Housing Projections					
	1970	1980	1990	2000	% chg 70-90	% chg 90-00	% chg 70-00	2007 Hsg Est.	Prj. Hsg 2009	Prj. Hsg 2014	Prj. Hsg 2019	Prj. Hsg 2024	Prj. Hsg 2029	% chg 07-29
Bridgeport	119	242	294	380	147.1	29.3	219.3	405	421	444	467	487	504	24.3
Clayton	299	330	354	524	18.4	48.0	75.3	516	530	534	538	540	539	4.4
Eastman	210	369	407	475	93.8	16.7	126.2	468	465	464	462	460	454	-2.9
Freeman	274	358	373	493	36.1	32.2	79.9	503	499	503	506	507	505	0.4
Haney	125	149	155	172	24.0	11.0	37.6	180	175	171	167	163	157	-12.6
Marietta	186	209	233	248	25.3	6.4	33.3	255	251	252	251	250	248	-2.8
Prairie du Chien	223	466	699	848	213.5	21.3	280.3	852	892	931	968	1,003	1,030	21.0
Scott	139	189	185	224	33.1	21.1	61.2	232	245	252	258	263	267	15.1
Seneca	252	329	397	479	57.5	20.7	90.1	493	496	505	514	521	524	6.3
Utica	257	297	343	317	33.5	-7.6	23.3	326	317	310	301	292	281	-13.7
Wauzeka	97	141	150	174	54.6	16.0	79.4	167	163	156	149	141	132	-20.8
Bell Center	41	54	45	60	9.8	33.3	46.3	59	58	56	55	53	51	-15.0
De Soto (Pt)	36	42	40	51	11.1	27.5	41.7	80	87	94	101	109	114	42.9
Eastman	118	139	137	170	16.1	24.1	44.1	171	179	185	190	195	199	16.4
Ferryville	80	119	95	149	18.8	56.8	86.3	153	149	149	150	149	148	-2.7
Gays Mills	223	269	267	289	19.7	8.2	29.6	281	283	284	285	284	282	0.2
Lynxville	85	102	96	111	12.9	15.6	30.6	113	116	118	121	123	124	9.9
Mt. Sterling	74	94	96	98	29.7	2.1	32.4	93	90	87	84	81	77	-17.1
Soldiers Grove	213	259	238	284	11.7	19.3	33.3	273	275	275	274	273	269	-1.6
Steuben	82	71	70	72	-14.6	2.9	-12.2	65	64	62	60	58	56	-14.2
Wauzeka	180	245	247	298	37.2	20.6	65.6	308	318	333	347	360	370	20.1
Prairie du Chien	1,894	2,297	2,394	2,564	26.4	7.1	35.4	2,640	2,630	2,642	2,648	2,647	2,631	-0.3
Crawford Co.	5,207	6,770	7,315	8,480	40.5	15.9	62.9	8,777	8,842	8,945	9,034	9,091	9,092	3.6
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	39.6	12.9	57.7	2,455,706	2,509,726	2,603,661	2,696,874	2,778,652	2,843,991	15.8
United States	68,704,315	88,410,627	102,263,678	115,904,641	48.8	13.3	68.7	NA	NA	NA	NA	NA	NA	NA

Source: U.S. Department of Commerce-Bureau of the Census

Table 3.02 Crawford County Avg. No. People per Household-2000 Census

	2000 Census Population	2000 Census Housing Units	Avg No. People per Housing Unit		2000 Census Population	2000 Census Housing Units	Avg No. People per Housing Unit
T Bridgeport	946	380	2.5	V De Soto (Pt.)	118	51	2.3
T Clayton	956	524	1.8	V Eastman	437	170	2.6
T Eastman	790	475	1.7	V Ferryville	174	149	1.2
T Freeman	719	493	1.5	V Gays Mills	625	289	2.2
T Haney	330	172	1.9	V Lynxville	176	111	1.6
T Marietta	510	248	2.1	V Mt. Sterling	215	98	2.2
T Prairie du Chien	1,076	848	1.3	V Soldiers Grove	653	284	2.3
T Scott	503	224	2.2	V Steuben	177	72	2.5
T Seneca	893	479	1.9	V Wauzeka	768	298	2.6
T Utica	674	317	2.1	C Prairie du Chien	6,018	2,564	2.3
T Wauzeka	369	174	2.1	Crawford County	17,243	8,480	2.0
V Bell Center	116	60	1.9	State of Wis.	5,363,715	2,321,144	2.3
				United States	281,421,906	115,904,641	2.4

Source: U.S. Department of Commerce-Bureau of Census

Another housing unit projection technique is illustrated in Table 3.03 on the next page. This projection was prepared using residential building permit trends in Crawford County from 1998-2007. The projection shows an increase of 1,300 residential units in the unincorporated towns of Crawford County by 2030 as compared to an increase of 445 housing units over the same period as projected in Table 3.01 above that used population growth as the sole factor influencing housing growth. Some of the reasons for the difference may be the construction of summer homes and vacation homes, hunting cabins etc. not totally reflected in Table 3.01. Using the residential building permit trends shown in Table 3.03, the most significant housing growth will be centered in the Towns of Clayton, Eastman, Freeman and Seneca. There were 591 residential structures constructed in the unincorporated towns of Crawford County during 1998-2007. The incorporated cities and villages recorded an increase of 59 residential structures that filed building permits with the County during the 1998-2007 time period. Within an incorporated municipality only residences not connecting to the municipal sewer system are required to file for a sanitary sewer permit with the County. These cities and villages experienced additional housing units than the 59 that filed permits with the County.



Residence in rural Crawford County

These projections show that Crawford County's unincorporated areas should plan for continued housing growth over the next 20 years.

Table 3.03 Crawford County Housing Unit Projections 2009-2029

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	New Resid 98-07	10 yr avg	Prj New Hsg 2009	Prj New Hsg 2014	Prj New Hsg 2019	Prj New Hsg 2024	Prj New Hsg 2029	Total Proj New Hsg
T Bridgeport	8	4	8	2	1	5	4	7	2	1	42	4.2	8.4	21.0	21.0	21.0	21.0	92.4
T Clayton	8	9	8	13	10	19	14	12	11	8	112	11.2	22.4	56.0	56.0	56.0	56.0	246.4
T Eastman	12	10	3	7	4	11	7	4	5	4	67	6.7	13.4	33.5	33.5	33.5	33.5	147.4
T Freeman	6	7	8	7	15	16	22	16	7	5	109	10.9	21.8	54.5	54.5	54.5	54.5	239.8
T Haney	1	0	0	2	5	4	1	6	0	1	20	2	4.0	10.0	10.0	10.0	10.0	44.0
T Marietta	3	2	3	2	2	3	4	3	4	1	27	2.7	5.4	13.5	13.5	13.5	13.5	59.4
T Prairie du Chien	5	4	5	5	1	3	5	4	0	0	32	3.2	6.4	16.0	16.0	16.0	16.0	70.4
T Scott	1	4	4	8	4	2	2	3	2	4	34	3.4	6.8	17.0	17.0	17.0	17.0	74.8
T Seneca	14	5	11	8	7	8	11	13	8	6	91	9.1	18.2	45.5	45.5	45.5	45.5	200.2
T Utica	1	2	4	2	2	1	1	3	2	10	28	2.8	5.6	14.0	14.0	14.0	14.0	61.6
T Wauzeka	3	3	5	4	1	4	0	1	4	4	29	2.9	5.8	14.5	14.5	14.5	14.5	63.8
Unincorp Areas	62	50	59	60	52	76	71	72	45	44	591	59.1	118	296	296	296	296	1300
V Bell Center	2	0	0	0	0	0	1	0	0	0	3	0.3	0.6	1.5	1.5	1.5	1.5	6.6
V De Soto (Pt.)	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
V Eastman	4	0	0	0	0	0	0	1	0	0	5	0.5	1.0	2.5	2.5	2.5	2.5	11.0
V Ferryville	2	1	1	3	0	5	0	2	1	0	15	1.5	3.0	7.5	7.5	7.5	7.5	33.0
V Gays Mills	0	0	0	0	2	0	1	0	0	1	4	0.4	0.8	2.0	2.0	2.0	2.0	8.8
V Lynxville	0	0	1	0	0	1	3	0	2	0	7	0.7	1.4	3.5	3.5	3.5	3.5	15.4
V Mt. Sterling	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
V Soldiers Grove	2	2	0	0	0	2	1	2	1	0	10	1	2.0	5.0	5.0	5.0	5.0	22.0
V Steuben	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0
V Wauzeka	0	0	1	0	0	0	1	0	0	0	2	0.2	0.4	1.0	1.0	1.0	1.0	4.4
C Prairie du Chien	2	0	0	0	1	0	0	0	5	5	13	1.3	2.6	6.5	6.5	6.5	6.5	28.6
Incorp. Areas*	12	3	3	3	3	8	7	5	9	6	59	5.9	12	30	30	30	30	130
County Total	74	53	62	63	55	84	78	77	54	50	650	65	130	325	325	325	325	1430

Source: Crawford County Zoning Department

The above housing unit projections are based on housing building permits received by the County Zoning Administrator from 1998 through 2007. The vast majority of these permits were issued in the unincorporated towns where the County Zoning Administrator has building permit issuance authority. The building permits issued by the Zoning Administrator in the villages and the City of Prairie du Chien are for those housing units that did not hook up to the City or Villages' public sewer system. The actual number of permits in the City of Prairie du Chien and the Villages is higher than shown in this table.

Housing Projections Based on 2001-2007 Housing Unit Estimate Trends Reported by Wisconsin Department of Administration Demographics Services Center

Table 3.04 below illustrates a third housing unit projection based on 2001-2007 housing estimates reported by the Wisconsin Demographic Services Center. This table shows that housing units increased from 8,480 units in 2000 to 9,048 in 2007, an increase of 568 units over this seven-year period. This was an annual increase of 80 new housing units per year. This continued rate of growth out to the year 2029 results in the addition of 1,760 additional housing units in the County. This includes all towns, villages and the City of Prairie du Chien.

Based on the 2000 census that showed 51% of housing units were in the unincorporated areas, one can assume that at least and probably more than 51% or around 898 of the 1,760 projected units by the year 2029 will be constructed in towns, and the remaining 862 or so will be constructed in the villages and the City of Prairie du Chien.

Crawford County Comprehensive Plan 2009-2029, Housing

Table 3.04 Crawford County Housing Unit Projections

2000 Census Units	2001 Units Change	2002 Units Change	2003 Units Change	2004 Units Change	2005 Units Change	2006 Units Change	2007 Units Change	Annual Average Growth
8,480	8,573 93	8,677 104	8,763 86	8,837 74	8,928 91	8,997 51	9,048 60	NA 80
2009 Projection Units	2014 Projection Units	2019 Projection Units	2024 Projection Units	2029 Projection Units	Projected Number of New Housing Units 2029			
9,208 160	9,608 400	10,008 400	10,408 400	10,808 400	1,760			

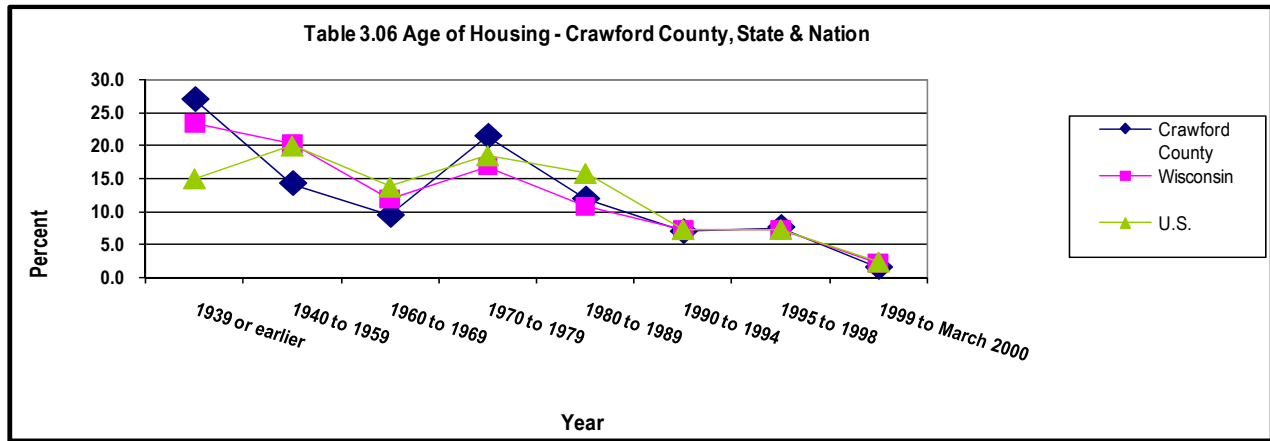
Age of Housing

Table 3.05 provides information on the age of housing for each municipality in Crawford County as well as the State of Wisconsin and the Nation. As of the 2000 census, over 27% of Crawford County's residential structures were built prior to 1939 as compared to the State (23%) and Nation (15%). The decade of 1970 through 1979 was a period where the County saw the greatest amount of residential growth with over 21% of residential structures built during that decade. From 1980 to March of 2000 the County experienced housing growth of 27.9% about the same as Wisconsin with 27.6% but less than the Nation that experienced a 32.8% housing growth rate over this time period. Table 3.06 shows residential structure trends from 1939 through 2000 for the County, State and Nation.

Table 3.05 Age of Residential Structures - Crawford County, State of Wis. & Nation

	1939 or earlier	%	1940 to 1959	%	1960 to 1969	%	1970 to 1979	%	1980 to 1989	%	1990 to 1994	%	1995 to 1998	%	1999 to March 2000	%
T Bridgeport	44	11.8	24	6.4	21	5.6	102	27.3	53	14.2	56	15.0	64	17.2	9	2.4
T Clayton	192	36.2	42	7.9	33	6.2	79	14.9	69	13.0	45	8.5	48	9.1	22	4.2
T Eastman	90	18.2	69	13.9	92	18.6	127	25.7	25	5.1	35	7.1	45	9.1	12	2.4
T Freeman	121	25.5	45	9.5	68	14.3	92	19.4	72	15.2	27	5.7	37	7.8	13	2.7
T Haney	73	44.2	12	7.3	17	10.3	22	13.3	19	11.5	3	1.8	17	10.3	2	1.2
T Marietta	80	31.3	25	9.8	11	4.3	31	12.1	31	12.1	28	10.9	44	17.2	6	2.3
T Prairie du Chien	63	7.6	77	9.2	72	8.6	320	38.4	122	14.6	102	12.2	72	8.6	5	0.6
T Scott	55	24.7	21	9.4	17	7.6	37	16.6	47	21.1	17	7.6	18	8.1	11	4.9
T Seneca	128	25.7	31	6.2	36	7.2	97	19.4	100	20.0	54	10.8	36	7.2	17	3.4
T Utica	182	58.3	39	12.5	13	4.2	35	11.2	20	6.4	15	4.8	5	1.6	3	1.0
T Wauzeka	67	37.9	17	9.6	18	10.2	15	8.5	30	16.9	18	10.2	12	6.8	0	0.0
V Bell Center	10	18.9	7	13.2	2	3.8	21	39.6	2	3.8	3	5.7	5	9.4	3	5.7
V De Soto (Pt.)	10	19.6	11	21.6	11	21.6	8	15.7	2	3.9	3	5.9	6	11.8	0	0.0
V Eastman	74	45.1	16	9.8	17	10.4	17	10.4	19	11.6	6	3.7	11	6.7	4	2.4
V Ferryville	40	26.0	12	7.8	14	9.1	17	11.0	17	11.0	28	18.2	23	14.9	3	1.9
V Gays Mills	97	33.8	61	21.3	30	10.5	46	16.0	26	9.1	16	5.6	5	1.7	6	2.1
V Lynxville	32	31.4	9	8.8	13	12.7	38	37.3	7	6.9	0	0.0	3	2.9	0	0.0
V Mt. Sterling	42	42.0	21	21.0	12	12.0	19	19.0	4	4.0	2	2.0	0	0.0	0	0.0
V Soldiers Grove	106	37.5	43	15.2	13	4.6	52	18.4	25	8.8	27	9.5	15	5.3	2	0.7
V Steuben	34	44.7	14	18.4	4	5.3	20	26.3	4	5.3	0	0.0	0	0.0	0	0.0
V Wauzeka	89	30.4	35	11.9	16	5.5	76	25.9	45	15.4	9	3.1	19	6.5	4	1.4
C Prairie du Chien	659	25.6	577	22.4	268	10.4	545	21.1	270	10.5	95	3.7	158	6.1	7	0.3
Crawford Co.	2288	27.0	1208	14.2	798	9.4	1816	21.4	1009	11.9	589	6.9	643	7.6	129	1.5
State of WI	543164	23.4	470862	20.3	276188	11.9	391349	16.9	249789	10.8	168838	7.3	170219	7.3	50735	2.2
United States	17380053	15.0	23145917	20.0	15911903	13.7	21438863	18.5	18326847	15.8	8467008	7.3	8478975	7.3	2755075	2.4

Source: U.S. Bureau of Census - 2000, Summary File 3



Type of Housing Structure

Table 3.07 provides information on the type of housing structures of every municipality in Crawford County, the State of Wisconsin and the U.S. Another significant difference is that over 20% of Crawford County's housing units were mobile homes as compared to the State (4.4%) and Nation (7.6%). One-unit detached units made up between 60-68% of the county, state and national housing stock in 2000.

Crawford County has a much lower percentage of one unit attached and multi-family housing units (9.9%) than the State (26.2%) or Nation (26.3%) as of the 2000 census. This can be attributed to the rural landscape of the County and limited public sewer and water facilities.

Table 3.07 Housing Units by Type - Crawford County, State and Nation

	1 Unit detached	1 unit attached %	2 units %	3 or 4 units %	5-9 units %	10-19 units %	20 or more units %	Mobile Home %	Other %	Total	
T Bridgeport	277	74.3	3 0.8	2 0.5	2 0.5	0 0.0	0 0.0	89 23.9	0 0.0	373	
T Clayton	390	73.6	4 0.8	3 0.6	0 0.0	0 0.0	0 0.0	124 23.4	9 1.7	530	
T Eastman	294	59.4	0 0.0	2 0.4	0 0.0	0 0.0	0 0.0	197 39.8	2 0.4	495	
T Freeman	286	60.2	2 0.4	6 1.3	0 0.0	0 0.0	0 0.0	166 34.9	15 3.2	475	
T Haney	131	79.4	2 1.2	4 2.4	0 0.0	0 0.0	0 0.0	21 12.7	7 4.2	165	
T Marietta	202	78.9	2 0.8	0 0.0	0 0.0	0 0.0	1 0.4	51 19.9	0 0.0	256	
T Prairie du Chien	324	38.9	0 0.0	8 1.0	0 0.0	0 0.0	0 0.0	484 58.1	17 2.0	833	
T Scott	182	81.6	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	39 17.5	2 0.9	223	
T Seneca	340	68.1	2 0.4	2 0.4	0 0.0	0 0.0	0 0.0	148 29.7	7 1.4	499	
T Utica	269	86.2	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	40 12.8	3 1.0	312	
T Wauzeka	155	87.6	3 1.7	0 0.0	0 0.0	0 0.0	0 0.0	17 9.6	2 1.1	177	
V Bell Center	45	84.9	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	8 15.1	0 0.0	53	
V De Soto (Pt.)	28	54.9	0 0.0	0 0.0	2 3.9	0 0.0	0 0.0	21 41.2	0 0.0	51	
V Eastman	131	79.9	4 2.4	3 1.8	9 5.5	5 3.0	0 0.0	12 7.3	0 0.0	164	
V Ferryville	123	79.9	0 0.0	2 1.3	0 0.0	11 7.1	0 0.0	18 11.7	0 0.0	154	
V Gays Mills	221	77.0	3 1.0	8 2.8	5 1.7	12 4.2	15 5.2	20 7.0	3 1.0	287	
V Lynxville	73	71.6	0 0.0	3 2.9	0 0.0	0 0.0	0 0.0	26 25.5	0 0.0	102	
V Mt. Sterling	79	79.0	0 0.0	7 7.0	2 2.0	4 4.0	0 0.0	8 8.0	0 0.0	100	
V Soldiers Grove	187	66.1	2 0.7	15 5.3	5 1.8	7 2.5	29 10.2	36 12.7	2 0.7	283	
V Steuben	65	85.5	0 0.0	2 2.6	0 0.0	0 0.0	0 0.0	9 11.8	0 0.0	76	
V Wauzeka	197	67.2	5 1.7	16 5.5	13 4.4	4 1.4	18 6.1	40 13.7	0 0.0	293	
C Prairie du Chien	1760	68.2	66 2.6	156 6.0	44 1.7	151 5.9	115 4.5	145 5.6	142 5.5	2579	
Crawford Co.	5759	67.9	98 1.2	239 2.8	82 1.0	194 2.3	178 2.1	145 1.7	1716 20.2	69 0.8	8480
State of WI	1531612	66.0	77795 3.4	190889 8.2	91047 3.9	106680 4.6	75456 3.3	143497 6.2	101465 4.4	2703 0.1	2321144
United States	69865957	60.3	6447453 5.6	4995350 4.3	5494280 4.7	5414988 4.7	4636717 4.0	10008058 8.6	8779228 7.6	262610 0.2	115904641

Source: U.S. Bureau of Census 2000, Summary File 3

Value of Housing

The median value of a home in Crawford County was \$75,100 in 2000, compared to the State of Wisconsin \$112,200 and the Nation \$119,000 (See Table 3.08). During the decade of 1990-2000 the median value of owner occupied housing in the County increased by 75% compared to Wisconsin (79.5%) and United States (51.2%). The median housing values in the Towns of Haney, Scott, Bridgeport, Freeman, Wauzeka and the City of Prairie du Chien all increased of over 80% between 1990 and 2000.



A typical housing subdivision in Crawford County

Table 3.08 Median Value of Owner Occupied Units

	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
T Bridgeport	50,800	61,500	121,500	21.1	97.6
T Clayton	23,100	42,100	57,100	82.3	35.6
T Eastman	46,000	47,500	82,700	3.3	74.1
T Freeman	32,000	40,400	74,000	26.3	83.2
T Haney	22,200	28,300	60,000	27.5	112.0
T Marietta	28,800	36,300	61,300	26.0	68.9
T Prairie du Chien	44,600	62,300	110,100	39.7	76.7
T Scott	30,600	38,300	80,000	25.2	108.9
T Seneca	30,400	38,300	64,100	26.0	67.4
T Utica	31,300	36,800	66,000	17.6	79.3
T Wauzeka	45,000	47,500	86,700	5.6	82.5
V Bell Center	21,300	21,300	55,000	0.0	158.2
V De Soto (Pt.)	21,700	31,900	49,000	47.0	53.6
V Eastman	24,400	29,400	66,300	20.5	125.5
V Ferryville	26,300	33,100	67,500	25.9	103.9
V Gays Mills	23,400	29,200	61,600	24.8	111.0
V Lynxville	23,800	26,900	38,800	13.0	44.2
V Mt. Sterling	25,400	30,000	53,000	18.1	76.7
V Soldiers Grove	25,800	30,000	45,600	16.3	52.0
V Steuben	17,000	18,800	35,000	10.6	86.2
V Wauzeka	27,500	35,500	65,500	29.1	84.5
C Prairie du Chien	35,800	47,000	80,500	31.3	71.3
Crawford Co.	32,800	42,900	75,100	30.8	75.1
State of Wis.	48,600	62,500	112,200	28.6	79.5
United States	47,300	79,100	119,600	67.2	51.2

Source: U.S. Bureau of the Census

Occupancy Characteristics and Vacancy Rates

Table 3.09 illustrates housing unit occupancy characteristics and vacancy rates for all municipalities in Crawford County, the State and Nation. As of the 2000 census, 78.7% of the housing was occupied in the County while 21.3% of housing units were vacant. The County's occupancy rate was lower than the State and Nation which showed rates of 89.8% and 91% respectively. An explanation of the high number of vacant housing is that the vacancy rate includes seasonal use, and recreational and occasional use units. Crawford County had a lower number of renter occupied units (18.3%) as compared to the State (28.4%) and Nation (30.8%). Crawford County reported a homeowner vacancy rate of 2.8% as of the 2000 census. This figure was higher than the state and national homeowner vacancy rates of 1.2% and 1.7%. Crawford County also had a higher rental vacancy rate (8.7%) as compared to the state and national rates of 5.6% and 6.8% respectively. The housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent.



Apartments for rent in Gays Mills

Table 3.09 Housing Occupancy Characteristics

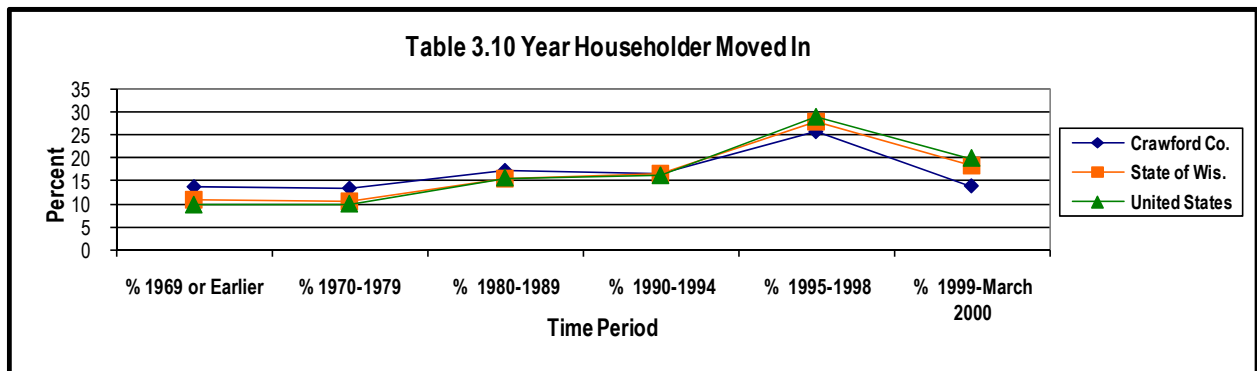
	2000 Total Housing Units	2000 Owner Occupied Hsng Units	% Owner Occupied Housing Units	2000 Renter Occupied Hsng Units	% Renter Occupied Hsng Units	Total Occupied Hsng Units	% Occupied Housing Units	2000 Vacant Housing Units	% Vacant Occupied Hsng Units	Homeowner Vacancy Rate %	Renter Vacancy Rate %
T Bridgeport	380	324	85.3	22	5.8	346	91.1	34	8.9	0.6	24.1
T Clayton	524	301	57.4	63	12.0	364	69.5	160	30.5	5.3	10.0
T Eastman	475	243	51.2	44	9.3	287	60.4	188	39.6	2.0	4.3
T Freeman	493	243	49.3	58	11.8	301	61.1	192	38.9	4.0	0.0
T Haney	172	100	58.1	29	16.9	129	75.0	43	25.0	6.5	0.0
T Marietta	248	170	68.5	27	10.9	197	79.4	51	20.6	2.9	12.9
T Prairie du Chien	848	366	43.2	68	8.0	434	51.2	414	48.8	1.6	6.8
T Scott	224	160	71.4	19	8.5	179	79.9	45	20.1	7.0	5.0
T Seneca	479	281	58.7	30	6.3	311	64.9	168	35.1	3.8	3.2
T Utica	317	206	65.0	51	16.1	257	81.1	60	18.9	3.3	1.9
T Wauzeka	174	119	68.4	21	12.1	140	80.5	34	19.5	2.5	16.0
V Bell Center	60	35	58.3	10	16.7	45	75.0	15	25.0	2.8	16.7
V De Soto (Pt.)	51	38	74.5	9	17.6	47	92.2	4	7.8	0.0	0.0
V Eastman	170	130	76.5	33	19.4	163	95.9	7	4.1	0.8	5.7
V Ferryville	149	73	49.0	20	13.4	93	62.4	56	37.6	5.2	16.7
V Gays Mills	289	191	66.1	70	24.2	261	90.3	28	9.7	2.1	11.4
V Lynxville	111	69	62.2	7	6.3	76	68.5	35	31.5	1.4	46.2
V Mt. Sterling	98	68	69.4	21	21.4	89	90.8	9	9.2	0.0	16.0
V Soldiers Grove	284	173	60.9	77	27.1	250	88.0	34	12.0	1.1	17.2
V Steuben	72	50	69.4	11	15.3	61	84.7	11	15.3	0.0	0.0
V Wauzeka	298	202	67.8	69	23.2	271	90.9	27	9.1	1.0	12.7
C Prairie du Chien	2,564	1,583	61.7	793	30.9	2,376	92.7	188	7.3	2.8	7.4
Crawford County	8,480	5,125	60.4	1,552	18.3	6,677	78.7	1,803	21.3	2.8	8.7
State of Wis.	2,321,144	1,426,361	61.5	658,183	28.4	2,084,544	89.8	236,600	10.2	1.2	5.6
United States	115,904,641	69,815,753	60.2	35,664,348	30.8	105,480,101	91.0	10,424,540	9.0	1.7	6.8

Source: U.S. Bureau of Census, 2000 Summary File 1

Note: Vacant Housing Units include seasonal, recreational and occasional use units

Year Householder Moved In

Table 3.10 below shows the year householders moved in. Crawford County follows the trends of the State and Nation but at a slightly lower rate, with the most householders moving in between 1995 and 1998, and then declining again from 1999-2000.



Affordability of Housing

Table 3.11 illustrates the affordability of housing in Crawford County, the State and Nation. As of the 2000 census, about 16% of county residents spent more than 30% of their incomes on their housing units. This was a lower percentage than the State and Nation. In fact almost half (46%) of county residents spend less than 15 percent on their housing units. Table 3.12 portrays renter occupied units and percent of income spent on such units by Crawford County residents and the State and Nation. About 83% of Crawford County residents spend less than 30% on their renter occupied units as compared to the State (82%) and Nation (77%).

Table 3.11 Percent of Income Spent on Owner Occupied Units, 2000

	Total Owner Occupied Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
T Bridgeport	212	41.0	46.7	12.3	0
T Clayton	84	42.9	33.3	23.8	0
T Eastman	82	36.6	44.0	17.0	2.4
T Freeman	68	36.8	41.2	22.1	0
T Haney	26	57.7	11.5	30.8	0
T Marietta	33	33.3	30.3	36.4	0
T Prairie du Chien	119	44.5	42.0	13.5	0
T Scott	36	44.4	19.4	36.1	0
T Seneca	133	37.6	50.4	12.1	0
T Utica	52	46.2	19.2	34.6	0
T Wauzeka	34	32.4	44.1	17.6	5.9
V Bell Center	9	33.3	11.1	55.6	0
V De Soto (Pt.)	21	81.0	19.0	0.0	0.0
V Eastman	100	42.0	33.0	23.0	2.0
V Ferryville	54	38.9	31.5	29.6	0
V Gays Mills	150	40.7	37.3	22.0	0
V Lynxville	37	29.7	54.0	10.8	5.4
V Mt. Sterling	53	49.1	30.2	20.7	0
V Soldiers Grove	141	41.8	42.6	12.7	2.8
V Steuben	38	63.2	28.9	7.9	0
V Wauzeka	153	52.3	35.9	11.7	0
C Prairie du Chien	1410	49.6	35.8	13.7	0.9
Crawford Co.	3,045	46.0	37.2	16.0	0.8
State of WI	1,122,467	36.8	45.0	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: U.S. Bureau of Census, 2000

Table 3.12 Percent of Income Spent on Renter Occupied Units, 2000

	Occupied Rental Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
T Bridgeport	26	23.1	46.2	7.7	23.1
T Clayton	43	20.9	11.6	32.6	34.9
T Eastman	21	28.6	28.5	19.0	23.8
T Freeman	33	51.5	15.2	9.1	24.2
T Haney	16	0	43.8	25.0	31.3
T Marietta	14	50	14.3	0	35.7
T Prairie du Chien	67	50.7	34.3	14.9	0
T Scott	12	0	100	0	0
T Seneca	26	19.2	34.6	23.1	23.1
T Utica	34	35.3	26.5	11.8	26.5
T Wauzeka	7	28.6	0	28.6	42.9
V Bell Center	7	42.9	0	28.6	28.6
V De Soto (Pt.)	8	25.0	50.0	25.0	0.0
V Eastman	27	11.1	62.9	7.4	18.5
V Ferryville	18	44.4	33.4	11.1	11.1
V Gays Mills	65	16.9	36.9	24.6	21.5
V Lynxville	3	100	0	0	0
V Mt. Sterling	22	9.1	36.4	18.2	36.4
V Soldiers Grove	71	35.2	39.5	19.7	5.6
V Steuben	12	50	33.4	16.7	0
V Wauzeka	67	28.4	44.8	18	9
C Prairie du Chien	779	29.3	38.5	26.8	5.4
Crawford Co.	1,378	29.6	37.1	22.8	10.5
State of WI	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: U.S. Bureau of Census, 2000

In 2008 the Joint Center for Housing Studies of Harvard University published a report entitled “The State of the Nation’s Housing 2008”. The report looks at housing challenges in the Nation, and identifies eroding affordability as a major problem. Crawford County was listed in the report as having a housing wage range of \$9.48 to \$11.69 per hour. The definition of housing wage is the hourly wage needed to afford a two-bedroom apartment at Fair Market Rent, paying 30% of pre-tax income and working 40 hours a week for 50 weeks.

Housing Wage

The federal minimum wage is currently \$6.55 per hour. The report also stated that nowhere in the Nation does a full-time minimum-wage job cover the cost of a modest two-bedroom rental at 30% of income. Table 3.12 shows that that 22.8% of households renting as of the 2000 census were spending 30% or more for housing costs. The economic downturn that began in 2008 will only exacerbate housing affordability as many residents deal with stagnant incomes or lost employment.

Government Assisted Housing

Crawford County in 2004 had over 340 federal assisted rental housing units in the County. These units were part of 17 complexes.

Nursing Homes. There are two licensed nursing homes located in Crawford County: 1) Prairie Maison located at 1505 E. Brunson Street, Prairie du Chien, WI 53821 is a skilled care, 87 bed nursing home; and 2) Sannes Skogdalen Heim located at 101 Sunshine Blvd, Soldiers Grove, WI 54655 is a skilled care, 66 bed nursing home.

Community Based Residential Facilities. There are four Community Based Residential Facilities (CBRF) in Crawford County. CBRF is a home or apartment where five or more adults reside. The residents do not require care above intermediate nursing care. The residents receive care and treatment or services that are above the level of room and board but include not more than three hours of nursing care per week per resident. The facilities are licensed by the State and range in size from 5 to 257 beds. CBRFs can admit people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, Alcohol and Other Drug Abuse, correctional clients, pregnant women needing counseling and/or the terminally ill. CRBF facilities in Crawford County include:

1. Knapp 17th Street Group Home, 1204 South 17th Street, Prairie du Chien
2. Knapp Home Cass Street, 216 W. Cass Street, Prairie du Chien
3. Prairie Nursing Facility, 1505 East Brunson Street, Prairie du Chien
4. Villa Succes, 121 South Prairie Street, Prairie du Chien
5. Walter Schmidt Independent Living, 424 N. Beaumont Road, Prairie du Chien

Adult Family Homes. Crawford County also has 11 licensed adult family homes. An adult family home (AFH) is an assisting living facility designed to house up to four people. Residents of these facilities receive care above the level of room and board and may include 7 hours per week of nursing care. AFHs can admit people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, Alcohol and Other Drug Abuse, correctional clients, pregnant women needing counseling and/or the terminally ill. AFH facilities in Crawford County include:

1. Knapp 10th Street North, 1227 South 10th Street, Prairie du Chien
2. Knapp 10th Street South, 1303 South 10th Street, Prairie du Chien
3. Knapp 13th Street, 1220 South 13th Street, Prairie du Chien
4. Knapp Beaumont South, 303 South Beaumont, Prairie du Chien
5. Knapp Meadow Lane, 63808 Meadow Lane, Prairie du Chien
6. Knapp Mondell, 35117 Windwalker, Prairie du Chien
7. Knapp Parkview Upper, 611 Parkview Court, Prairie du Chien
8. Knapp State Street, 500 South State Street, Prairie du Chien
9. Knapp Wacouta Blue, 218 North Wacouta, Prairie du Chien
10. Knapp Wacouta Grey, 210 North Wacouta Ave, Prairie du Chien
11. Knapp Wauzeka, 1011 East Main Street, Wauzeka

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR HOUSING

Housing Element Goals

Crawford County developed goals based on public input from surveys, public meeting participation, and committee and resident knowledge. In the context of this plan goals are broad statements that Crawford County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address the goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A ► **Maintain and enhance the existing housing stock in Crawford County.**

1. Implement regular county-wide housing assessments to ensure that housing stock is meeting the needs of residents.
Implementation 2010-2020
2. Continue to support the enforcement of the requirement to maintain the quality and safety of housing stock in the County. A key to a stable and growing tax base is the construction and maintenance of new and existing housing. Quality construction and proper maintenance will prolong the life of housing units, ensure that they are safe, and ensure that they remain a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The implementation of the state building code also ensures that structures will meet minimum requirements to provide access to all age groups and residents with special needs.
Implementation throughout the planning period

Goal B ► **Ensure adequate housing (elderly/assisted living) housing for seniors and disabled residents of Crawford County.**

1. Support activities of the Crawford County Housing Coalition in achieving its goals related to the creation of affordable housing for senior and disabled residents.
Implementation throughout the planning period
2. Work with cities, villages, and towns in the County to identify locations for elderly/assisted living housing facilities.
Implementation throughout the planning period
3. Promote housing developments that are sensitive to the needs of older residents. Data shows that Crawford County is comprised of an aging population. Public input made it clear that providing opportunities for elderly/assisted living housing in the County is important to consider when planning for the future. The concept of "Efficient Housing" described below (smaller more efficient homes) would assist in meeting this goal.

Goal C ▶ Maintain an adequate supply of affordable housing for individuals of all income levels throughout the County.

1. Support activities of the Crawford County Housing Coalition in achieving its long and short term goals related to the creation of affordable housing for all age groups.
Implementation throughout the planning period
2. Work with cities, villages, and towns in the County to identify locations for affordable housing facilities. This could include multi-family or rental housing units.
Implementation throughout the planning period

Goal D ▶ Encourage “Efficient Housing” to reduce energy, infrastructure, and public/private development/maintenance costs.

1. Inform residents about “Efficient Housing” options to include physical structure, orientation, size of homes, construction methods and materials, energy efficiency, and weatherization options.

Goal E ▶ Locate housing in areas with appropriate infrastructure.

1. Require legally binding user agreements prior to building permit approvals for rural housing developments (two or more housing units), proposing shared wells.
Implementation 2010-2012
2. Encourage higher density residential housing subdivisions and multifamily developments (defined as 3 or more living units in a single structure) be located in areas served by public sewer and water systems.

Goal F ▶ Explore unique and diverse housing concepts to meet the needs of county residents.

1. As discussed in Chapter 2, explore cluster/conservation subdivisions as a land management option. A cluster/conservation subdivision is a development with common open space and compact clustered lots. Cluster/conservation subdivisions would minimize future maintenance and service costs for the County, and could help preserve the County’s rural character.
2. Explore rural cooperative or condominium style housing arrangements to meet the needs of residents of a diverse range of ages and incomes.

Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

Listed below is the Comprehensive Planning Goal described in State Statute that is related to the Housing Element. Following the goal is a discussion how it was addressed during the planning process.

- *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

This goal is addressed in the plan by supporting activities of the Crawford County Housing Coalition and its efforts to create affordable housing opportunities throughout Crawford County.