

The logo for the Village of Campbellspport features the words "Village of" in a black serif font above the word "Campbellspport" in a large, blue, stylized serif font with a gold outline. A gold swoosh is positioned behind the "C" and "amp", and a dark blue swoosh is behind "port".

Village of
Campbellspport

Charlie Kudy, Village Administrator

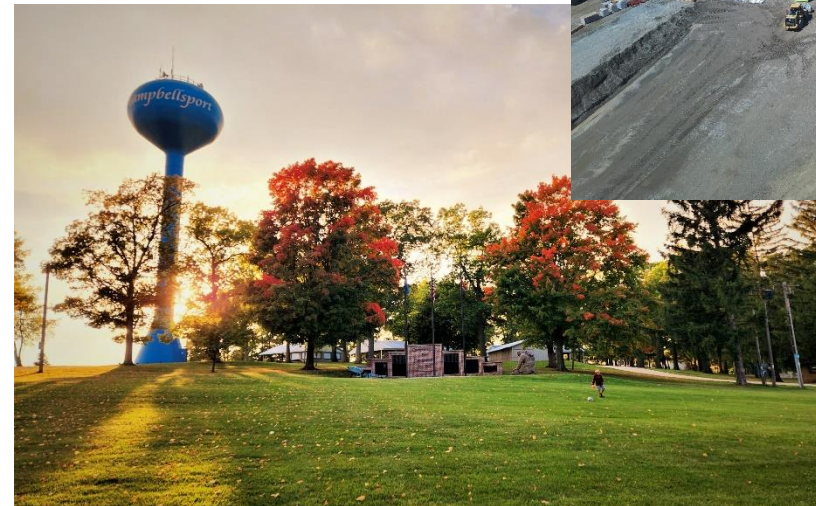
Introduction

- ▶ Originally from Muskego, WI
- ▶ Started working for Campbellsport in October 2020
- ▶ Graduated from UW-Whitewater in May 2020
 - ▶ Finance w/ an Emphasis in Real Estate
- ▶ Graduated from UW-Oshkosh in May 2024
 - ▶ Masters of Public Administration



Our Rural Revival

- ▶ Campbellsport's Changing Demographics
- ▶ Strategic Growth Support
 - ▶ Zoning Adjustments
 - ▶ Streamlining Approval Processes
 - ▶ Developer Partnerships
- ▶ Ongoing Projects
- ▶ Impact on Campbellsport
 - ▶ Financial Impact
 - ▶ Organizational Impact
 - ▶ Community Improvement



Campbellsport Demographic Trends

Data Type	2020	2023	% Change
Total Population	1,830	2,053	+12.2%
Median Household Income Tiers			
Under \$50,000	38.7%	29.3%	-24.1%
\$50,001-\$100,000	36.2%	31.4%	-13.3%
\$100,000+	25.1%	39.3%	+56.6%
Age Groups			
Under 19	23.7%	21.4%	-9.7%
20-34	16.5%	19.9%	+20.6%
35-54	27.0%	27.2%	<1%
55+	32.8%	31.5%	-4.0%
Median Age	43.9	42.5	

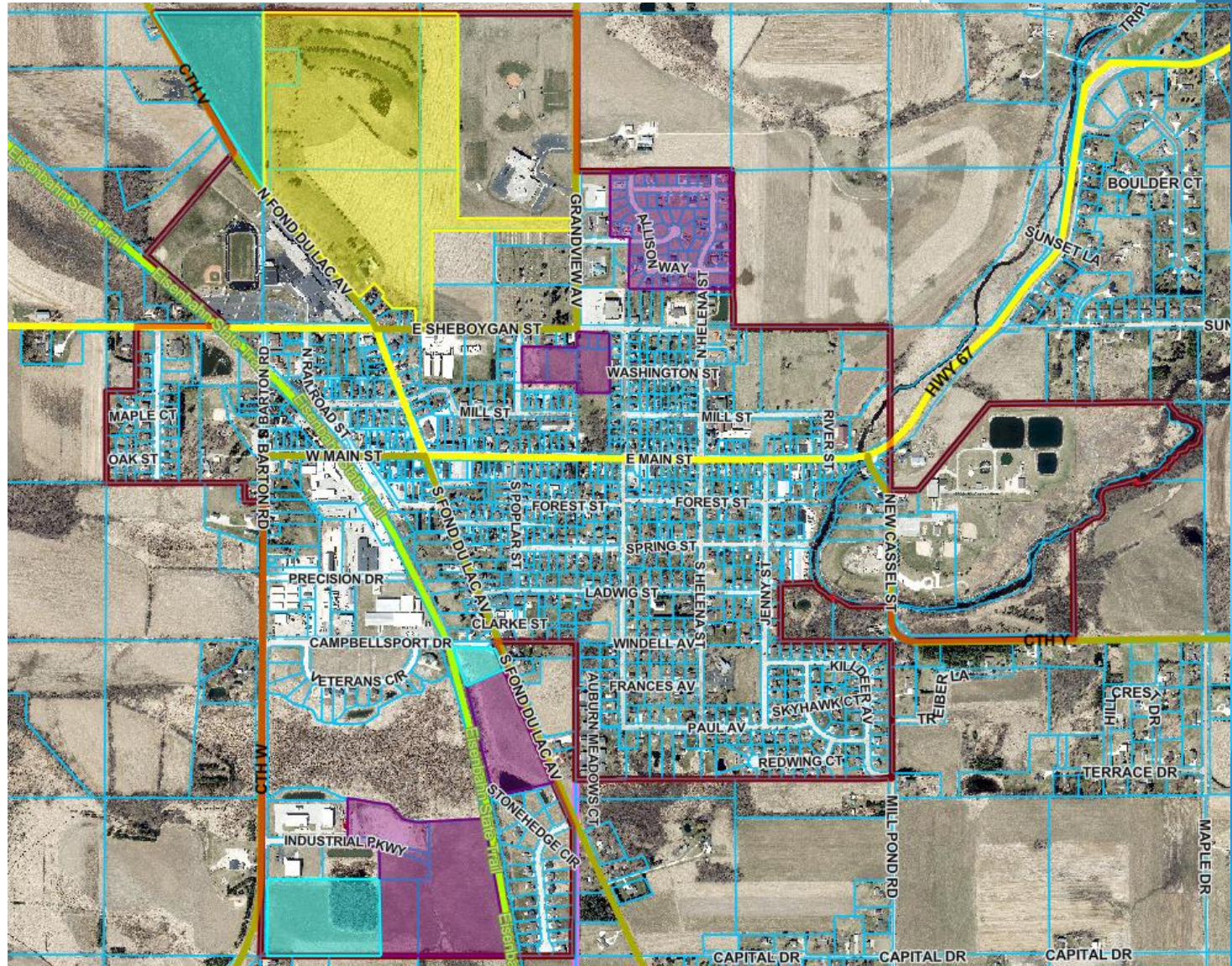
Source: ACS (American Community Survey)/US Census

Strategic Growth Support

- ▶ Zoning Adjustments
 - ▶ Nostalgic Residential Zoning Adopted
 - ▶ Planned Unit Development Zoning Adopted
 - ▶ Allows for doubling of density from 12/units/acre to 24/units/acre, and greater flexibility on more difficult properties
 - ▶ Maintained commitment to reduced setbacks
- ▶ Streamlining Approval Process
 - ▶ Ex. Robert's Homes Sheboygan St Duplex Development (Special Exceptions)
 - ▶ Ex. Robert's Homes Washington Heights Development (New Subdivision)
 - ▶ Ex. Pelton Builders - Apartment Community (Zoning and Site Review)
- ▶ Developer Partnerships
 - ▶ Land
 - ▶ TID Partnerships
 - ▶ General Infrastructure Partnerships

Where is Campbellsport growing?

- ▶ Purple: Active Development Areas
- ▶ Teal: Recruiting Development
- ▶ Yellow: Long Term Development Targets (5-10 Year, within current corporate limits)



Single Family Housing: Current Projects

- ▶ Lot/Land Availability
 - ▶ Focused on single family lot in-fill development
 - ▶ Nearly 70 SF home lots available in 2020, now down to less than 15 at the end of 2024
 - ▶ Three main spec home builders: NextGeneration, MG Homes and Robert's Homes
 - ▶ Beginning to plan a village-led subdivision
- ▶ Challenges:
 - ▶ Current land owners (primarily farmers) are hard to contact, and are wary of developers and development in general
 - ▶ The Village, and me personally, have become much more active in building bridge relationships with landowners and developers, and even marketing the land to interested developers

Concept of Village Led Subdivision in TID #2

- ▶ Land:
 - ▶ Controlled by VOC under purchase option
 - ▶ \$22,000/acre
- ▶ Desired Development:
 - ▶ 38 or more lots
 - ▶ Single Family, Duplex and multi-family on lots 1, 22-24
- ▶ Partnership:
 - ▶ Potential for infrastructure investment from TID #2
 - ▶ Desired partnership is no more than 13% of projected tax assessed value
- ▶ Adjacent Development:
 - ▶ Storage units



Single Family Housing: Current Projects

- ▶ Zoning:
 - ▶ Single family housing allowed in SF, MF and NR zoning
 - ▶ Rezoning can be considered within 45 days typically
- ▶ Permitting/Approval Process:
 - ▶ Minimum of 60 days for review, with 120 days maximum for approval for new subdivisions
 - ▶ Permitting for new builds, usually less than 10 days
- ▶ Partnership:
 - ▶ 1%, 1.5%, 2% Assessed Value (excluding land) rebate funded through general fund (essentially a one year deferral of new tax revenue)
 - ▶ This program has sunset



Duplex Housing: Washington Heights

▶ Land Availability:

- ▶ 7 acres are currently in development by Robert's Homes and Real Estate

▶ Zoning:

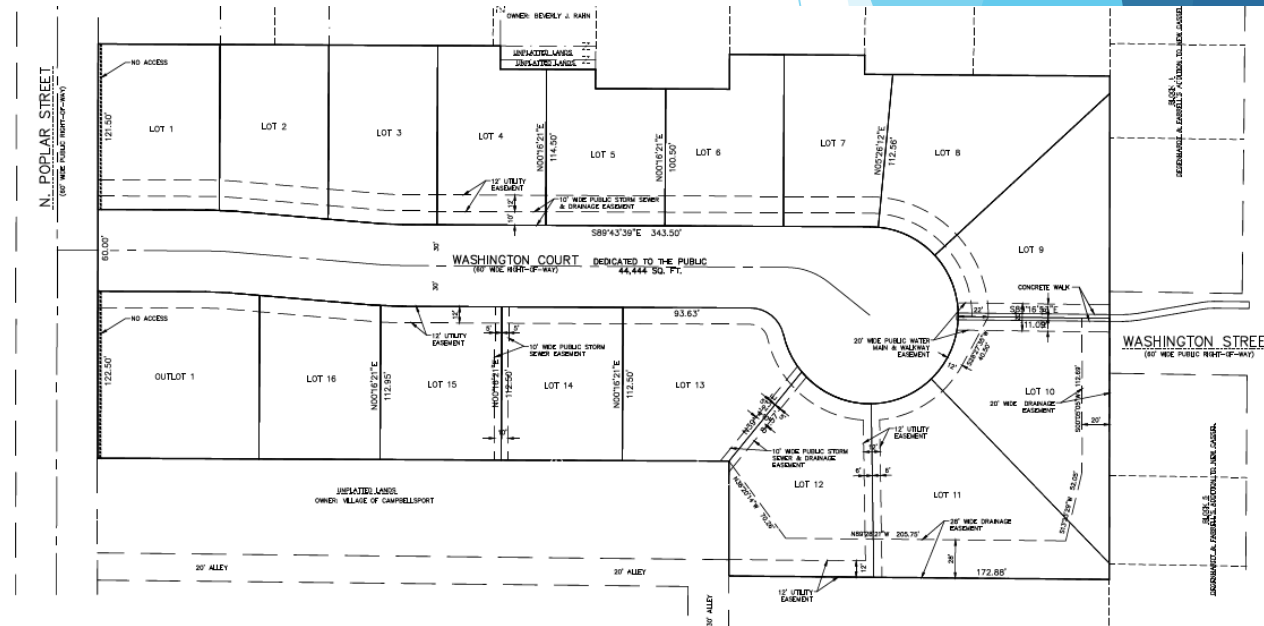
- ▶ Duplex housing allowed in SF*, MF and NR zoning

▶ Permitting/Approval Process:

- ▶ First three duplexes utilized existing utilities: Special Exception submitted, reviewed, approved, and permitted within 60 days.
- ▶ New subdivision plat: Submitted, reviewed and approved within 120 days

▶ Partnership:

- ▶ 30% up to \$300K infrastructure partnership, with agreed upon base price for home (allowing specializations for buyers)
- ▶ Distributed at 4 “checkpoint” locations
- ▶ Funded through GO debt



Multi-Family Housing: Twin Village Estates

- ▶ Land Availability
 - ▶ Village of Campbellsport purchased 12.5 acres in August 2023
- ▶ Zoning
 - ▶ Property was originally zoned commercial, but VOC lacked the market to develop commercial on that scale
 - ▶ Rezoned from Commercial to Multi-Family
- ▶ Permitting/Approval Process
 - ▶ Zoning approved in 30 days, permitting approved in 30 days, building commenced within 90 days of submittal
- ▶ Partnership:
 - ▶ Land transferred at \$1.00
 - ▶ \$1M forgivable loan over the next 5 years funded through TID #2



Financial Impact Summary

- ▶ +8% in general tax levy (2020-2025)
- ▶ +9.7% in water utility budget (2020-2025)
 - ▶ Rates have remained the same since 2019
 - ▶ Maximum rate increase is now 10% because of continue growth, with projections to be lower because of new, and continued growth
- ▶ +61% increase in sewer utility budget (2020-2025)
 - ▶ In part because of 22% rate increases to accommodate for upcoming capital investments, as well as additional hauler business from township septic systems
 - ▶ Maximum rate increase is now projected 4% because of continued growth

Organizational Impact

- ▶ Increased budgets have allowed Campbellsport to...
 - ▶ Invest in staff wages and benefits, and maintain stable organizational leadership for 3 years, and general employees for 18 months
 - ▶ Along with other collaborations, invest in our emergency services
 - ▶ Add to our public works part time staff a position dedicated to parks and beautification
 - ▶ Add to our administrative staff to increase efficiency
- ▶ A larger tax base has allowed Campbellsport to...
 - ▶ Borrow responsibly to invest in newer, safer and more efficient equipment
 - ▶ Continue to update village vehicles for DPW, police and fire

Community Impact Summary

- ▶ Increased activity has encouraged 9 new small businesses to locate to vacant Main St spaces
 - ▶ Includes a salon/spa, barber shop, photography studio, a new micro-event space, a new bar/restaurant, roofing company admin offices, high end car detailer and two more pending business announcements
- ▶ Two existing businesses have expanded in Campbellsport
 - ▶ Drexel Building Supply added over 12,000sqft of new office space to its HQ in 2022
 - ▶ Mueller Excavating built a new 30,000sqft shop in our new industrial park, and plans to add 50 new employees over the next few years

Community Impact Summary Cont.

- ▶ +16% in approved, permitted, or constructed housing stock
 - ▶ Resulting in 45% increase in equalized value
- ▶ Debt Capacity increased 45% allowing for significant capital investment, while keeping taxes essentially flat since 2020:
 - ▶ \$2.7M on 1.4miles of roadway, \$400,000 in parks
- ▶ Taxes on an average home have remained within 3% +/- since 2020, even with greater investments funded through debt
 - ▶ Promotes affordability and predictability for household budgets

