

Housing Affordability Analysis

This analysis is intended to comply with State Statute 66.10013 Housing Affordability Report.

The City of Kaukauna has limited design criteria for new residential plats relative to site design and land use controls. These are typically a process found in Chapter 17 of Municipal Code (Zoning) and will vary from district to district.

Single family residential lots have a minimum size of 7,200 square feet with a 60-foot minimum lot width. Residential two family lots have a lot area of 9,000 square feet and a lot width of 70 feet. Single family attached housing has a minimum lot width of 35 feet and a minimum lot area of 4,500 square feet. The maximum building coverage is 30% for all lots.

New subdivisions in the past ten years have not taken advantage of land platting for smaller lots. Recent plats have lots ranging from 85 feet in width to 100+ feet with square footages of 10,200 feet and up. An older plat had 80-foot frontages for single family housing and 100 feet for duplex housing that sat idle until demand for single family lots peaked. However, the 100-foot frontage duplex lots had in 2018, been used for single family housing. This indicates a demand for single family housing with lot widths in excess of 85 feet.

The fee structure for new residential plats is relatively light and may be considered for future increase. The only impact fee is a \$250.00 per housing unit Park Fee. Other fees may include area wide assessments for infrastructure on lands currently outside the City and fees from the Heart of the Valley Metropolitan Sewerage District for sanitary sewer laterals. The sewerage district is a five-member board and not owned or operated by the City of Kaukauna. There is a plat application fee as follows:

Certified Survey Maps	\$10 per lot up to \$40
Subdivision Review	\$200
Variance to Subdivisions	\$50
Planned Unit Subdivision	\$200

Developers may submit a preliminary plat for review before the Plan Commission at no cost. Certified survey maps (CSM) are brought before the Plan Commission and forwarded on to the Common Council for action within two weeks. Final plats before the Plan Commission if approved as complete may also go before the Common Council within two weeks.

All plats are reviewed for compliance with the City's Comprehensive Plan and guidelines/intent of the housing district for which the plat is located.

Meet Existing and Forecasted Housing Demand

The City of Kaukauna is part of the Fox Cities located in Outagamie and Brown Counties and parts of Calumet and Winnebago Counties. Kaukauna's housing largely serves Outagamie, Brown and Calumet Counties.

According to a Wisconsin Realtors Association report entitled, *Falling Behind*, Brown, Winnebago and Outagamie Counties saw growth in households of 18,667 between 2006 and 2017. In that same time frame, the growth in housing units was 19,297. This theoretically created a surplus of 630 housing units going into 2018 for the tri-county area of which Kaukauna is centered. Accordingly, the existing housing demand has been met with new construction.

Anticipated future housing needs are being met with added platting on the City's north side, south side, and redevelopment of the nine-acre former St. Al's Church site. There is multi-family development sites in the downtown that can accommodate over 60 units. In total, the number of housing units – single family to multifamily – that are available for immediate development in Kaukauna exceeds 300. From 2014 to 2018, the City has averaged 72 housing units per year ranging from a low of 40 in 2015 to a high of 124 in 2016. Therefore, the City currently has a ready supply of lots available for housing to last approximately four years.

Kaukauna's population has had steady growth resulting from affordable lots/housing along with the influx of Wisconsin residents shifting from rural areas to urban job centers. Future growth in the City will taper in the immediate future as a shift in Wisconsin population settles, job growth stabilizes, and that Wisconsin's population curve remains relatively flat (the state grew by an average of 18,700 people per year over ten years where Minnesota has nearly doubled that). Accordingly, housing demand is expected to taper as well.

Reduce the Time and Cost Necessary to Approve and Develop New Residential Subdivisions

State law under 66.10013(2)(e)2. requires select municipalities to identify ways in which a municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to reduce the time and cost necessary to approve and develop new residential subdivisions in the municipality by 20%.

Based on the analysis above, a 40-lot single-family subdivision will have a park fee of \$10,000 and filing fee of \$200 plus potential interest and holding costs of \$600 for a total of \$10,800 or \$270 per lot. Site values for a new residential lot vary widely but the impact on a \$35,000 lot is 0.77%. This likely will not impact the market value to the consumer.

The regulatory side of subdivision development noted above has not been shown to have a monetary impact on subdivisions. In the last 10+ years, there have been no applications for subdivision variances.

The ability to reduce time and costs related to residential platting by 20% per state code is limited. Per the City's Comprehensive Plan and Parks and Open Space Master Plan, the \$250 per housing unit Park Fee cannot cover costs associated with new parks/recreation as a result of population growth. Fees should be increased but may be withheld to lower costs. Other reductions may only be accomplished by having taxpayer subsidies paid to developers for the development of new residential lots.

Reducing plat approval times is totally dependent on the developer's surveying and engineering team. A completed plat that meets all municipal platting requirements can be approved quickly. It is recommended that prior to submitting a final plat, the design team consults with the City Planning and Engineering Departments for plat compliance and to answer questions ahead of the Plan Commission.

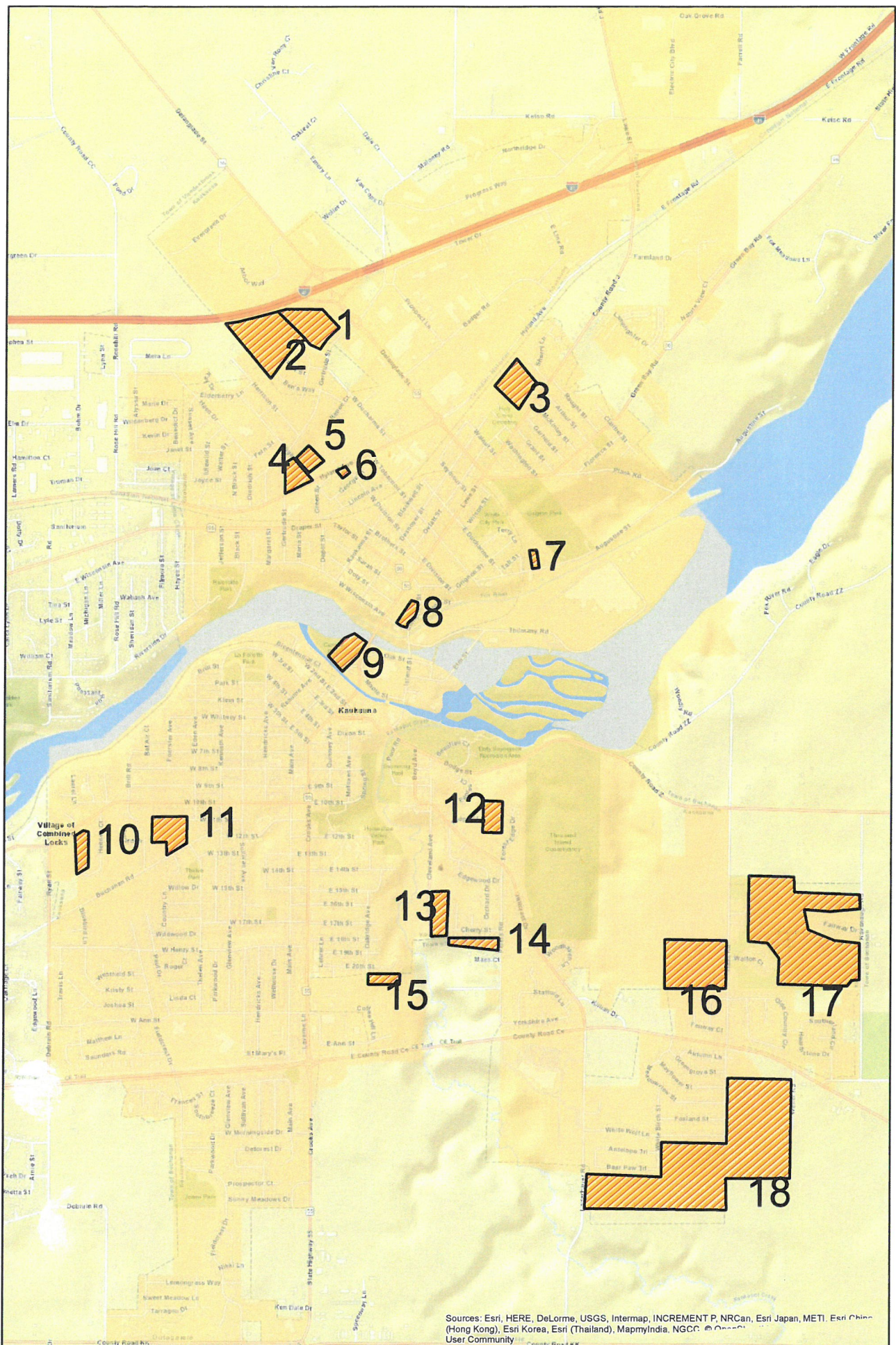
A more drastic effort would be to place a moratorium on plats until the back log of available lots is sold and developed down to 50% of the current stock. Based on the analysis, this would reduce/eliminate costs for up to two years.

In 2018, the City of Kaukauna approved the following:

- Eleven Certified Survey Maps creating 24 lots.
 - One subdivision plat totaling 29 lots.
 - 63 Residential Building Permits
 - 178 Residential Remodeling Permits
 - 44 Commercial Permits
 - 2 Demolition Permits
 - 456 Electrical, Plumbing and HVAC Permits
 - 41 newly platted residential lots
 - Issued 54 single family housing building permits
 - Issued 9 duplex building permits for 18 units
 - Issued 178 residential remodel permits
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Undeveloped Parcels Zoned for Residential Development

Site 1	Property suitable but not zoned for residential development. Approximately 10.28 acres adjoining Gertrude Street currently zoned CH – Commercial Highway and referenced as Commercial in the Comprehensive Plan. The property adjoins residential development and has access to all public utilities. The property may be suitable for multi-family use subject to amendment of the future land use map and proper zoning classification.
Site 2	Hurkman Heights area off Gertrude Street
Site 3	Lawe Street
Site 4	Hyland Avenue and Gertrude Street
Site 5	High Street
Site 6	Two Duplex Lots off Hyland Avenue
Site 7	Augustine Street
Site 8	Former Gustman Lot off Catherine Street
Site 9	Property suitable but not zoned for residential development. A redevelopment site in the downtown currently zoned IT – Institutional due to the prior use as a public library and park space. The site has potential for mixed-use commercial/residential including potential free-standing multi-family units. The site has all infrastructure.
Site 10	Hennes Court Extension
Site 11	Eleventh Street Lot Development
Site 12	“The Orchard” Lots off Ridge Court
Site 13	Cherry Lane Extension
Site 14	Peters Road Development
Site 15	Coffee Hill off Oakridge Avenue
Site 16	Haas Road Development
Site 17	Eagle Links Redevelopment Site
Site 18	Wildlife Heights Extended



SUITABLE LAND FOR RESIDENTIAL DEVELOPMENT

Date: 12/23/2019
CITY OF KAUKAUNA PLANNING DEPT.