



# 2023 HOUSING AFFORDABILITY REPORT

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## **Introduction**

In 2018, the Wisconsin State Legislature approved new legislation which requires communities with populations of 10,000 or more to provide an annual report related to housing in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66.10013 (Housing Affordability Report)

## **Housing Affordability Report Requirements**

Requirements of this report have been set by Wis. Stats. 66.10013 and are as follows:

- (1)** In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2)** Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s.66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

  - a.** The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
  - b.** The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
  - c.** A list and map of undeveloped parcels in the municipality that are zoned for residential development.
  - d.** A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
  - e.** An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees. to do each of the following:

    - (1)** Meet existing and forecasted housing demand, and;
    - (2)** Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3)** A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled “Housing Affordability Analysis.”

## Housing Data

The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in 2023 as well as the proposed dwelling units are illustrated in the following tables. It is important to note that certified survey maps are not always indicative of new development or new lots. The building permit information provided is for the total number of permits issued in the municipality and for the new dwelling units added.

Table 1: Approved Plats, CSM's in 2023

| Subdivision Plats | Certified Survey Maps | Condominium Plats |
|-------------------|-----------------------|-------------------|
| 3                 | 9                     | 0                 |

Table 2: Approved Building Permits in 2023

| Total # of Building Permits (Residential and Commercial) | New Single Family Dwelling Building Permits | New 2-Family Dwelling Building Permits | New Multi-Family Dwelling Building Permits |
|--|---|--|--|
| 183  | 85  | 2                                      | 1  |

Table 3: Proposed New Residential Dwelling Units within Plats and CSM's in 2023 (Note: these may not see construction of new dwellings until the following year depending on road and utility installation)

| Proposed Residential Dwelling Units Subdivision Plats | Proposed Residential Dwelling Units Certified Survey Maps | Proposed Residential Dwelling Units Condominium Plats |
|---|---|---|
| 112   | 5   | 0   |

### Undeveloped Parcels Zoned for Residential Development

A map and table of parcels zoned for residential development is included in Appendix A. This table and map will show the properties and if there is availability of public facilities (water and sewer). For the purposes of this analysis, a buffer of 100 feet was used on either side of the utilities service lines and the parcels listed may not have utilities fully ran/pre stubbed at the property line.

### Undeveloped Parcels not Zoned for Residential Development but Suitable for Residential Development

A map and table of parcels not zoned for residential development but possibly suitable for residential development is included in Appendix A. This table and map will show the properties and if there is availability of public facilities (water and sewer). For the purposes of this analysis, a buffer of 100 feet was used on either side of the utilities service lines and the parcels listed

may not have utilities fully ran/pre stubbed at the property line. It is also important to note that while these may be suitable for residential development any changes to zoning are subject to a review process and final action by the City's Common Council. This information does not constitute any guarantee that the properties could be developed for residential purposes.

### **Analysis of Residential Development Regulations**

The approval process for final platting requires an optional site plan submitted followed by a preliminary plat and final plat all of which are reviewed by the Kaukauna Plan Commission and Common Council. Fees are kept reasonable to assist in offsetting cost associated with review of the plat or CSM and are often \$200 or less per submittal. A park development fee is in place at the City's discretion to ensure that a park can be developed if one is not possible in the proposed development as part of the new subdivision. This fee is \$250/lot and is in line with other surrounding communities. It is needed to ensure adequate facilities to the residents. Municipal regulations have not adversely impacted cost or timing. Reducing fees by 20% would place a higher cost onto municipal service and could impact services and have an adverse effect with longer review times and inspections.

Looking at taking further steps to help address housing needs such as accessory dwelling units (ADUs) and allowing for smaller homes to be built or public-private financing could be looked at to assist in lowering housing cost and providing for a variety of housing options. Truly it would fall onto the developers if these types of initiatives would be used to create more affordable homes. Looking into partnerships with other organizations to further these efforts would be beneficial. The City should update the comprehensive plan to include additional housing provisions and update to match the growing area as the current plan is about 10 years old and should be updated.

Appendix A: Parcel Analysis Map and Table

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 321000900 | RSF    | y     | y     | 0.165 |
| 321002300 | RSF    | y     | y     | 0.165 |
| 321011600 | RTF    | y     | y     | 0.178 |
| 321013000 | RTF    | y     | y     | 0.264 |
| 321017200 | CCD    | y     | y     | 0.092 |
| 321023400 | RTF    | y     | y     | 0.168 |
| 321024600 | RTF    | n     | n     | 0.25  |
| 321033701 | RTF    | y     | y     | 0.164 |
| 321038501 | RTF    | y     | y     | 0.22  |
| 321040900 | RTF    | y     | y     | 0.203 |
| 321046600 | RSF    | y     | y     | 0.138 |
| 321052100 | RTF    | y     | y     | 0.326 |
| 321052200 | CHD    | y     | y     | 0.189 |
| 321053000 | CHD    | y     | y     | 0.1   |
| 321057200 | RTF    | y     | y     | 0.165 |
| 321063301 | RTF    | y     | y     | 0.265 |
| 321063400 | CHD    | y     | y     | 3.028 |
| 321064500 | IND    | y     | y     | 9.48  |
| 321064801 | CHD    | y     | y     | 0.407 |
| 321065700 | IND    | y     | y     | 1.4   |
| 321066600 | IND    | y     | y     | 0.6   |
| 321068300 | RMF    | y     | y     | 0.21  |
| 321068301 | RMF    | y     | y     | 0.21  |
| 321068302 | RMF    | y     | y     | 0.21  |
| 321070800 | RTF    | y     | y     | 0.165 |
| 321071800 | RTF    | y     | y     | 0.155 |
| 321077701 | RSF    | y     | y     | 0.6   |
| 321094000 | RTF    | y     | y     | 0.211 |
| 321098800 | RSF    | y     | y     | 0.384 |
| 321112200 | RSF    | y     | y     | 0.41  |
| 322003600 | RTF    | y     | y     | 0.165 |
| 322015700 | RTF    | y     | y     | 0.165 |
| 322016500 | RTF    | y     | y     | 0.165 |
| 322018800 | RTF    | y     | y     | 0.165 |
| 322022300 | RTF    | y     | y     | 0.25  |
| 322022700 | RTF    | y     | y     | 0.25  |
| 322022900 | RTF    | y     | y     | 0.165 |
| 322023100 | RTF    | n     | n     | 0.165 |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 322023200 | RTF    | y     | y     | 0.165 |
| 322023300 | RTF    | n     | n     | 0.165 |
| 322023500 | RTF    | n     | n     | 0.138 |
| 322025200 | RTF    | y     | y     | 0.27  |
| 322025300 | RTF    | n     | n     | 0.117 |
| 322029200 | RTF    | y     | y     | 0.16  |
| 322031200 | IND    | y     | y     | 0.162 |
| 322031300 | IND    | y     | y     | 0.16  |
| 322031801 | IND    | y     | y     | 0.27  |
| 322032911 | CCD    | y     | y     | 1.53  |
| 322033200 | CCD    | y     | y     | 0.31  |
| 322035800 | RTF    | y     | y     | 0.165 |
| 322036900 | RTF    | y     | y     | 0.165 |
| 322040600 | CCD    | y     | y     | 0.117 |
| 322045500 | CCD    | y     | y     | 0.136 |
| 322047200 | RTF    | y     | y     | 0.114 |
| 322063900 | RTF    | y     | y     | 0.174 |
| 322064302 | IND    | y     | y     | 1.52  |
| 322064303 | IND    | y     | y     | 4.57  |
| 322064500 | RTF    | y     | y     | 0.23  |
| 322064701 | RTF    | y     | y     | 0.114 |
| 322065300 | RTF    | y     | y     | 0.16  |
| 322066500 | RTF    | y     | y     | 0.165 |
| 322070201 | RTF    | y     | y     | 0.696 |
| 322070300 | RTF    | n     | y     | 4.34  |
| 322071000 | RTF    | n     | n     | 2.323 |
| 322071205 | RSF    | n     | n     | 2.01  |
| 322071206 | RSF    | n     | n     | 2.47  |
| 322071207 | RSF    | n     | n     | 0.41  |
| 322072500 | IND    | y     | y     | 0.55  |
| 322072600 | IND    | y     | y     | 0.55  |
| 322073700 | CHD    | y     | y     | 0.524 |
| 322074600 | IND    | y     | y     | 0.178 |
| 322075000 | IND    | y     | y     | 0.19  |
| 322075900 | RTF    | y     | y     | 1.15  |
| 322089800 | RTF    | y     | y     | 0.165 |
| 322090000 | RTF    | y     | y     | 0.165 |
| 322090200 | RTF    | y     | y     | 0.165 |
| 322090702 | CHD    | y     | y     | 1.83  |
| 322095801 | CHD    | y     | y     | 1     |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 322097000 | CHD    | y     | y     | 6.08  |
| 322097100 | CHD    | y     | y     | 2.22  |
| 322097200 | CHD    | y     | y     | 2.728 |
| 322097201 | IND    | y     | y     | 4.27  |
| 322099100 | IND    | y     | y     | 2.23  |
| 322102401 | RSF    | y     | y     | 1.48  |
| 322103102 | RMF    | y     | y     | 0.5   |
| 322104400 | RSF    | y     | y     | 0.533 |
| 322104500 | RSF    | y     | y     | 0.668 |
| 322104700 | RSF    | y     | y     | 0.34  |
| 322104800 | RSF    | y     | y     | 0.34  |
| 322105100 | IND    | y     | y     | 0.36  |
| 322108200 | CHD    | y     | y     | 6.23  |
| 322108400 | CHD    | y     | y     | 4.44  |
| 322108521 | RSF    | y     | y     | 0.27  |
| 322108527 | RSF    | y     | y     | 0.29  |
| 322108542 | RSF    | y     | y     | 0.32  |
| 322108543 | RSF    | y     | y     | 0.28  |
| 322108544 | RSF    | y     | y     | 0.35  |
| 322111600 | IND    | n     | n     | 4.91  |
| 323000100 | RSF    | y     | y     | 0.401 |
| 323001200 | RSF    | y     | y     | 0.82  |
| 323010200 | RSF    | y     | y     | 0.132 |
| 323040804 | CCD    | y     | y     | 0.64  |
| 323043100 | CCD    | y     | y     | 0.057 |
| 323043200 | CCD    | y     | y     | 0.057 |
| 323062100 | RSF    | y     | y     | 0.096 |
| 323065000 | RTF    | y     | y     | 0.212 |
| 323065800 | RTF    | y     | y     | 0.19  |
| 323065900 | RTF    | y     | y     | 0.195 |
| 323066300 | RTF    | y     | y     | 0.215 |
| 323066400 | RTF    | y     | y     | 0.362 |
| 323067100 | RTF    | y     | y     | 0.31  |
| 323067800 | RTF    | y     | y     | 0.143 |
| 323074900 | RTF    | y     | y     | 0.265 |
| 323075300 | RTF    | n     | n     | 1.17  |
| 323077800 | RTF    | y     | y     | 1     |
| 323084900 | RTF    | y     | y     | 0.179 |
| 323106700 | RTF    | y     | y     | 0.206 |
| 323109601 | RTF    | n     | n     | 0.205 |



| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 323109701 | RTF    | n     | n     | 0.25  |
| 323109900 | RTF    | y     | y     | 1.75  |
| 323111108 | CHD    | y     | y     | 1.03  |
| 323113000 | RTF    | y     | y     | 0.213 |
| 323113804 | RTF    | y     | y     | 0.147 |
| 323118600 | RSF    | y     | y     | 0.203 |
| 323123600 | RSF    | y     | y     | 0.218 |
| 323125000 | RTF    | y     | y     | 0.183 |
| 323135700 | RTF    | y     | y     | 0.088 |
| 323137900 | RSF    | y     | y     | 0.275 |
| 323138800 | RSF    | y     | y     | 0.632 |
| 323157101 | RSF    | y     | y     | 0.06  |
| 323157600 | RSF    | y     | y     | 0.207 |
| 323159200 | RSF    | y     | y     | 0.231 |
| 323166002 | RSF    | y     | y     | 0.57  |
| 323166403 | RSF    | y     | y     | 0.2   |
| 323166404 | RSF    | y     | y     | 0.27  |
| 323166405 | RSF    | y     | y     | 0.22  |
| 323166406 | RSF    | y     | y     | 0.22  |
| 323166407 | RSF    | y     | y     | 0.22  |
| 323166408 | RSF    | y     | y     | 0.22  |
| 323166409 | RSF    | y     | y     | 0.22  |
| 323166411 | RSF    | y     | y     | 0.21  |
| 323166412 | RSF    | y     | y     | 0.27  |
| 323166413 | RSF    | y     | y     | 0.28  |
| 323166415 | RSF    | y     | y     | 0.21  |
| 323166416 | RSF    | y     | y     | 0.21  |
| 323166417 | RSF    | y     | y     | 0.21  |
| 323166418 | RSF    | y     | y     | 0.21  |
| 323166419 | RSF    | y     | y     | 0.21  |
| 323166420 | RSF    | y     | y     | 0.21  |
| 323166421 | RSF    | y     | y     | 0.72  |
| 323179701 | RSF    | n     | n     | 0.49  |
| 323179901 | RSF    | y     | y     | 0.302 |
| 323180500 | RSF    | y     | y     | 0.248 |
| 323182700 | RSF    | y     | y     | 0.351 |
| 323183105 | RTF    | y     | y     | 0.35  |
| 323183108 | RTF    | y     | y     | 0.313 |
| 323190101 | RTF    | y     | y     | 0.148 |
| 323195200 | RSF    | y     | y     | 0.24  |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 323195400 | RTF    | y     | y     | 0.242 |
| 323220600 | RSF    | n     | n     | 9     |
| 323220800 | RSF    | y     | y     | 20    |
| 323222102 | RSF    | y     | y     | 7.4   |
| 323222103 | RTF    | y     | y     | 0.38  |
| 323222104 | RTF    | y     | y     | 0.31  |
| 323222106 | RSF    | y     | y     | 0.31  |
| 323222117 | RSF    | y     | y     | 0.31  |
| 323222119 | RSF    | y     | y     | 0.45  |
| 323222122 | RSF    | y     | y     | 0.31  |
| 323222123 | RSF    | y     | y     | 0.31  |
| 323222125 | RSF    | y     | y     | 0.31  |
| 323222126 | RSF    | y     | y     | 0.31  |
| 323222128 | RTF    | y     | y     | 0.33  |
| 323222400 | RTF    | y     | y     | 0.291 |
| 323222500 | RTF    | y     | y     | 0.715 |
| 323222600 | RTF    | y     | y     | 0.729 |
| 323225100 | RSF    | y     | y     | 0.863 |
| 323240500 | RSF    | y     | y     | 0.774 |
| 323242900 | RTF    | y     | y     | 0.28  |
| 323243400 | CHD    | y     | y     | 1.41  |
| 323245702 | RMF    | y     | y     | 0.3   |
| 323246200 | RSF    | y     | y     | 0.426 |
| 324001101 | CHD    | y     | y     | 0.388 |
| 324007500 | CCD    | y     | y     | 0.109 |
| 324007700 | CCD    | y     | y     | 0.115 |
| 324012801 | CCD    | y     | y     | 0.076 |
| 324013500 | RTF    | y     | y     | 0.152 |
| 324013600 | RTF    | y     | y     | 0.152 |
| 324014300 | RTF    | y     | y     | 0.076 |
| 324015300 | RTF    | y     | y     | 0.179 |
| 324015400 | RTF    | y     | y     | 0.292 |
| 324016700 | RTF    | y     | y     | 0.084 |
| 324022200 | RTF    | y     | y     | 0.143 |
| 324025200 | RTF    | y     | y     | 0.165 |
| 324026500 | RTF    | y     | y     | 0.165 |
| 324028100 | RTF    | y     | y     | 0.096 |
| 324034700 | RTF    | y     | y     | 0.17  |
| 324037400 | CHD    | y     | y     | 0.14  |
| 324045200 | RSF    | y     | y     | 1.75  |

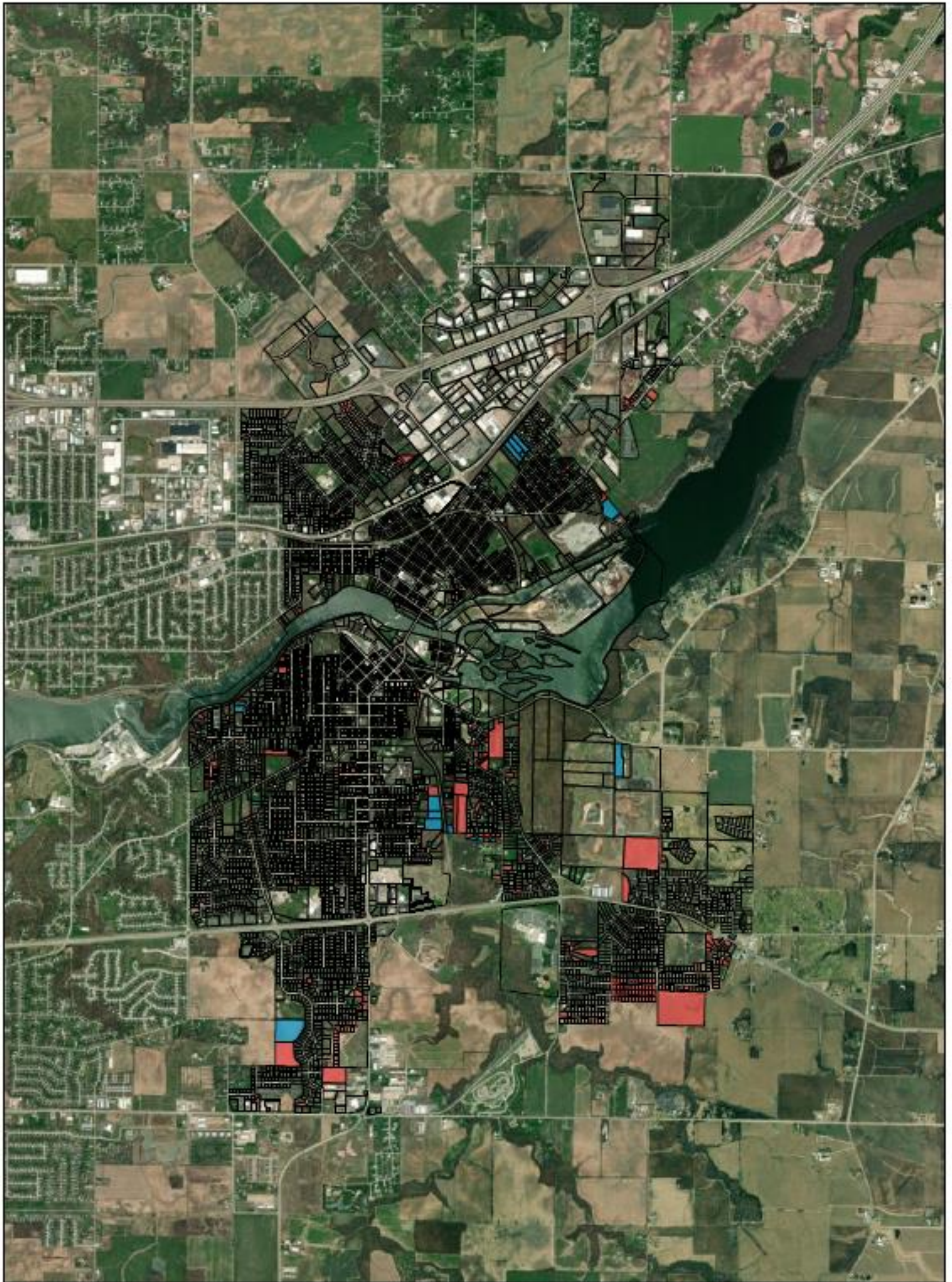
| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 324045300 | RSF    | n     | n     | 3.3   |
| 324046100 | RSF    | n     | n     | 1.93  |
| 324046300 | RSF    | y     | y     | 0.21  |
| 324046500 | RSF    | n     | n     | 3.61  |
| 324049600 | RSF    | y     | y     | 0.17  |
| 324050800 | RSF    | y     | y     | 0.12  |
| 324061001 | RSF    | y     | y     | 0.33  |
| 324067400 | RSF    | y     | y     | 0.24  |
| 324069800 | RSF    | y     | y     | 0.18  |
| 324070000 | RSF    | y     | y     | 0.2   |
| 324070100 | RSF    | y     | y     | 0.21  |
| 324074101 | RSF    | y     | y     | 0.34  |
| 324075600 | CHD    | y     | y     | 1.31  |
| 324075601 | CHD    | y     | y     | 2.686 |
| 324075603 | CHD    | y     | y     | 1.45  |
| 324075800 | RTF    | y     | y     | 0.25  |
| 324075900 | RTF    | y     | y     | 0.374 |
| 324076000 | RTF    | y     | y     | 0.39  |
| 324076100 | RTF    | n     | n     | 0.39  |
| 324076200 | RTF    | n     | n     | 0.39  |
| 324076300 | RTF    | y     | y     | 0.371 |
| 324076400 | RTF    | y     | y     | 0.812 |
| 325001300 | RTF    | y     | y     | 0.14  |
| 325001600 | RTF    | y     | y     | 0.14  |
| 325003600 | RTF    | y     | y     | 0.22  |
| 325005200 | RTF    | y     | y     | 0.14  |
| 325005400 | RTF    | y     | y     | 0.14  |
| 325005500 | RTF    | y     | y     | 0.14  |
| 325006000 | RTF    | y     | y     | 0.14  |
| 325006200 | RTF    | y     | y     | 0.14  |
| 325006300 | RTF    | n     | n     | 0.14  |
| 325006400 | RTF    | n     | n     | 0.14  |
| 325008600 | RTF    | y     | y     | 0.11  |
| 325008700 | RTF    | y     | y     | 0.11  |
| 325013105 | RTF    | y     | y     | 0.7   |
| 325014604 | RSF    | y     | y     | 0.71  |
| 325015100 | RTF    | y     | y     | 5     |
| 325017103 | RTF    | y     | y     | 0.48  |
| 325017105 | RTF    | y     | y     | 0.44  |
| 325017200 | RTF    | y     | y     | 0.43  |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 325017300 | RTF    | y     | y     | 1.12  |
| 325020200 | RTF    | y     | y     | 3.35  |
| 325020400 | RTF    | y     | y     | 5.85  |
| 325020800 | RTF    | y     | y     | 2.6   |
| 325020900 | RTF    | n     | n     | 0.95  |
| 325021000 | RTF    | y     | y     | 0.72  |
| 325023500 | RTF    | y     | y     | 0.56  |
| 325023600 | RTF    | n     | n     | 0.46  |
| 325023905 | RSF    | y     | y     | 24.65 |
| 325023910 | IND    | n     | n     | 27.57 |
| 325023925 | IND    | n     | n     | 4.88  |
| 325025000 | RSF    | y     | y     | 0.22  |
| 325030000 | RTF    | y     | y     | 0.33  |
| 325032303 | RSF    | y     | y     | 0.972 |
| 325032304 | RSF    | y     | y     | 1.913 |
| 325032600 | RSF    | y     | y     | 0.21  |
| 325034200 | RSF    | y     | y     | 0.2   |
| 325034800 | RSF    | y     | y     | 0.35  |
| 325039900 | RSF    | y     | y     | 0.32  |
| 325047500 | RTF    | y     | y     | 0.35  |
| 325048100 | RTF    | y     | y     | 0.38  |
| 325048400 | RTF    | y     | y     | 0.36  |
| 325048401 | RTF    | y     | y     | 0.19  |
| 325049100 | RTF    | y     | y     | 0.342 |
| 325049601 | RSF    | y     | y     | 18.18 |
| 325057400 | RSF    | y     | y     | 0.35  |
| 325059300 | RSF    | y     | y     | 17.09 |
| 325059400 | RSF    | y     | y     | 25.55 |
| 325059502 | RSF    | y     | y     | 0.79  |
| 325059705 | RTF    | y     | y     | 0.31  |
| 325059800 | RSF    | y     | y     | 0.45  |
| 325070200 | RTF    | y     | y     | 0.85  |
| 325078700 | RSF    | y     | y     | 0.37  |
| 325078800 | RSF    | y     | y     | 0.31  |
| 325078900 | RSF    | y     | y     | 0.4   |
| 325079000 | RSF    | y     | y     | 0.39  |
| 325079100 | RSF    | n     | n     | 0.32  |
| 325079200 | RSF    | y     | y     | 0.36  |
| 325079300 | RSF    | y     | y     | 0.42  |
| 325079400 | RSF    | n     | n     | 0.46  |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 325079500 | RSF    | n     | n     | 0.42  |
| 325079600 | RSF    | y     | y     | 0.62  |
| 325085300 | RSF    | y     | y     | 0.27  |
| 325100300 | RSF    | y     | y     | 0.28  |
| 325102600 | RSF    | y     | y     | 0.35  |
| 325102700 | RSF    | y     | y     | 0.29  |
| 325102800 | RSF    | y     | y     | 0.29  |
| 325102900 | RSF    | y     | y     | 0.29  |
| 325103000 | RSF    | y     | y     | 0.29  |
| 325103200 | RSF    | y     | y     | 0.28  |
| 325103300 | RSF    | y     | y     | 0.28  |
| 325103400 | RSF    | y     | y     | 0.28  |
| 325103500 | RSF    | y     | y     | 0.28  |
| 325103600 | RSF    | y     | y     | 0.28  |
| 325103700 | RSF    | y     | y     | 0.28  |
| 325103800 | RSF    | y     | y     | 0.33  |
| 325103900 | RSF    | y     | y     | 0.34  |
| 325104000 | RSF    | y     | y     | 0.28  |
| 325104100 | RSF    | y     | y     | 0.28  |
| 325104200 | RSF    | y     | y     | 0.28  |
| 325104300 | RSF    | y     | y     | 0.28  |
| 325104400 | RSF    | y     | y     | 0.28  |
| 325104600 | RSF    | y     | y     | 0.28  |
| 325104700 | RSF    | y     | y     | 0.28  |
| 325104800 | RSF    | y     | y     | 0.28  |
| 325104900 | RSF    | y     | y     | 0.28  |
| 325105000 | RSF    | y     | y     | 0.28  |
| 325105100 | RSF    | y     | y     | 0.33  |
| 325105200 | RSF    | y     | y     | 0.35  |
| 325105300 | RSF    | y     | y     | 0.28  |
| 325105400 | RSF    | y     | y     | 0.28  |
| 325105500 | RSF    | y     | y     | 0.28  |
| 325105600 | RSF    | y     | y     | 0.28  |
| 325105700 | RSF    | y     | y     | 0.28  |
| 325105800 | RSF    | y     | y     | 0.28  |
| 325105900 | RSF    | y     | y     | 0.28  |
| 325106000 | RSF    | y     | y     | 0.28  |
| 325106100 | RSF    | y     | y     | 0.28  |
| 325106200 | RSF    | y     | y     | 0.28  |
| 325106300 | RSF    | y     | y     | 0.28  |

| Parcel    | Zoning | Water | Sewer | Acres |
|-----------|--------|-------|-------|-------|
| 325106400 | RSF    | y     | y     | 0.34  |
| 325106500 | RSF    | y     | y     | 0.35  |
| 325106600 | RSF    | y     | y     | 0.29  |
| 325106700 | RSF    | y     | y     | 0.29  |
| 325106800 | RSF    | y     | y     | 0.28  |
| 325106900 | RSF    | y     | y     | 0.28  |
| 325107000 | RSF    | y     | y     | 0.28  |
| 325107100 | RSF    | y     | y     | 0.28  |
| 325107200 | RSF    | y     | y     | 0.28  |
| 325107300 | RSF    | y     | y     | 0.28  |
| 325107400 | RSF    | y     | y     | 0.28  |
| 325107500 | RSF    | y     | y     | 0.28  |
| 325107600 | RSF    | y     | y     | 0.28  |
| 325107700 | RSF    | y     | y     | 0.35  |
| 325111000 | RSF    | y     | y     | 0.53  |
| 325111300 | RSF    | y     | y     | 3.028 |
| 325111401 | RSF    | n     | n     | 0.413 |
| 325111500 | RSF    | y     | y     | 0.87  |
| 325113700 | RSF    | y     | y     | 0.29  |
| 325113800 | RSF    | y     | y     | 0.29  |
| 325114900 | RSF    | y     | y     | 0.64  |
| 325118002 | RSF    | y     | y     | 0.31  |
| 325118022 | RSF    | y     | y     | 0.49  |
| 325118057 | RSF    | y     | y     | 0.31  |
| 325118058 | RSF    | y     | y     | 0.36  |
| 325118101 | RSF    | y     | y     | 0.43  |
| 325118102 | RSF    | y     | y     | 1.16  |
| 325118103 | RSF    | y     | y     | 0.59  |
| 325118104 | RSF    | y     | y     | 0.36  |
| 325118115 | RSF    | y     | y     | 0.41  |
| 325118116 | RSF    | y     | y     | 0.41  |
| 325118117 | RSF    | y     | y     | 0.41  |
| 325118124 | RSF    | y     | y     | 0.32  |
| 325118125 | RSF    | y     | y     | 0.54  |
| 325118134 | RSF    | y     | y     | 0.4   |
| 325118136 | RSF    | y     | y     | 0.62  |
| 325120000 | RSF    | y     | y     | 29.18 |

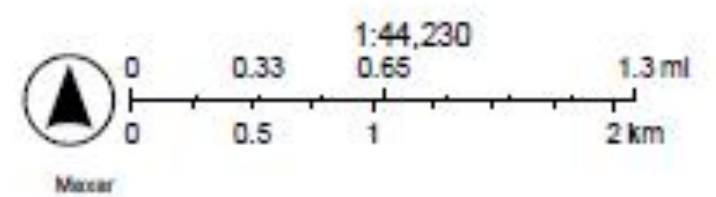
# Undeveloped Parcels Zoned for Residential Development



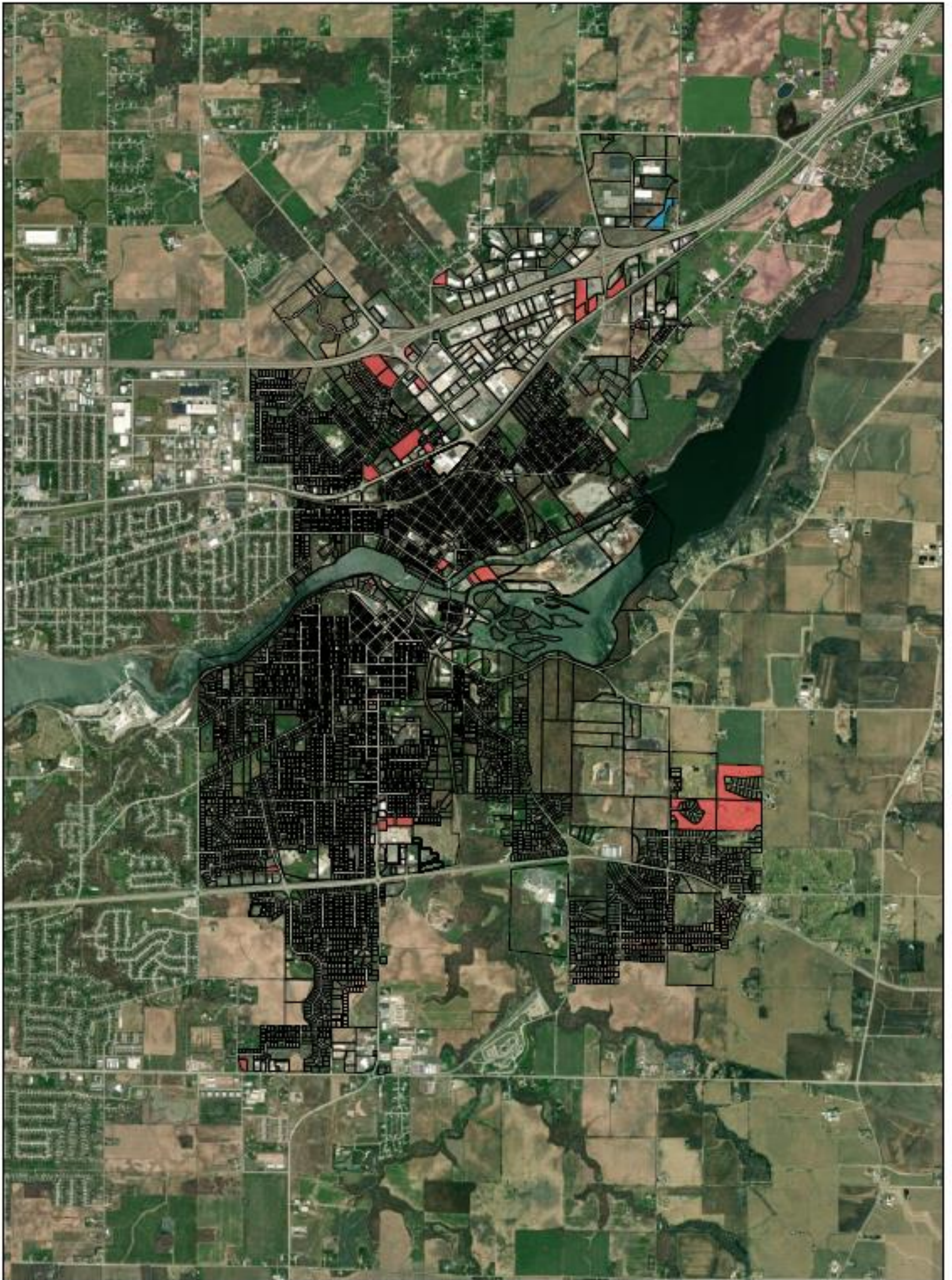
1/30/2025

Blue=no sewer/water within 100ft

RED=sewer and water available



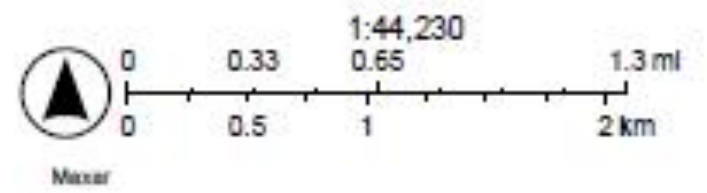
# Undeveloped Commercial Parcels



1/30/2025

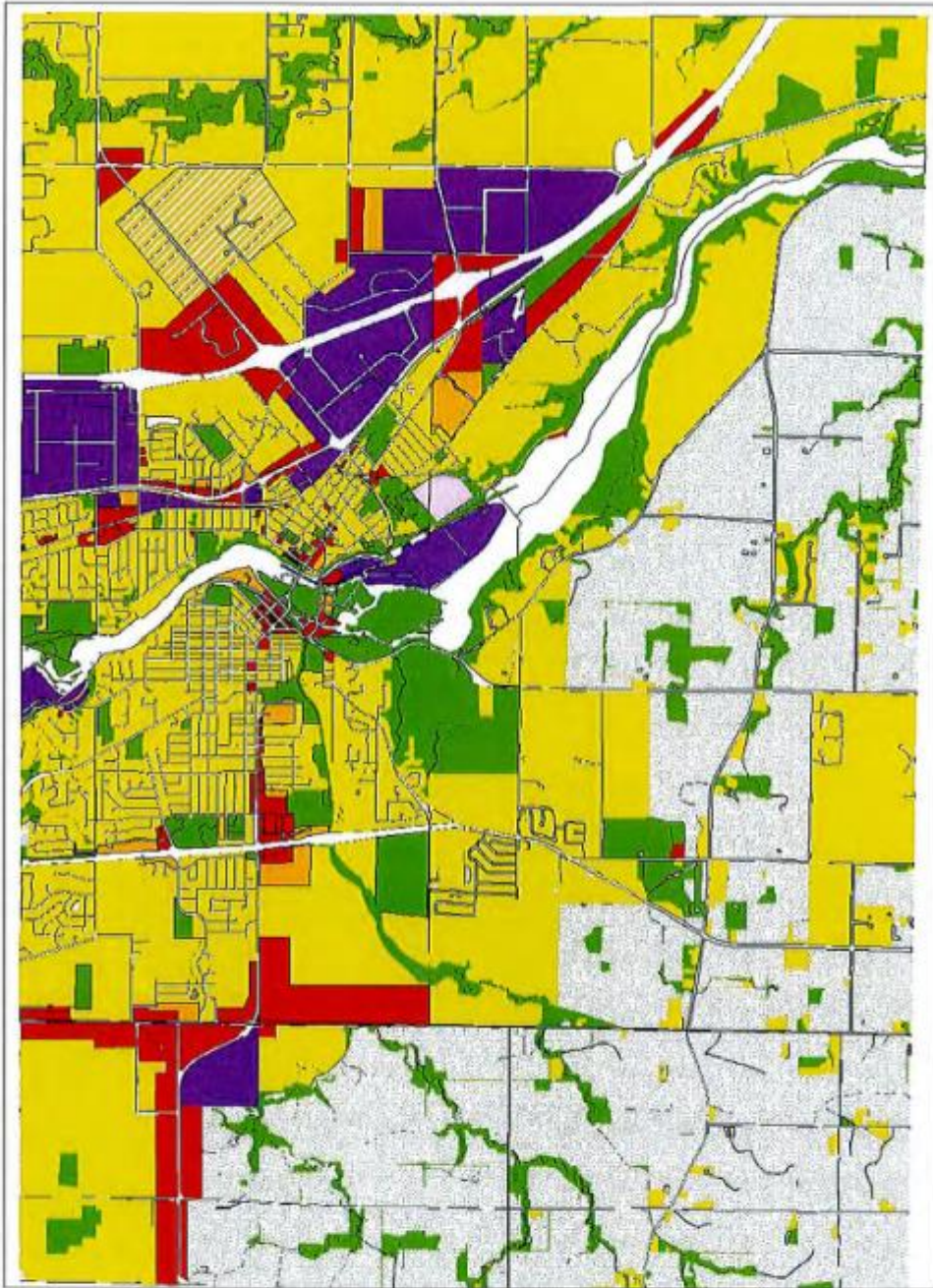
Blue=no sewer/water within 100ft

RED=sewer and water available













Appendix B: Future Land Use Map



**Map Legend**

|  |  |
|--|--|
|  Multi Family |  Agriculture            |
|  Public       |  Commercial             |
|  Industrial   |  Single Family          |
|  Mining       |  Green Designed Housing |



**City of Kaukauna Future Land Use Map**