

Housing Affordability Analysis

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

1. 2019 Plat and Building Permit Approvals

Certified Survey Maps Approved	10
Lots Created by CSMs	25
Subdivision Plats Approved	3
Lots Created via Subdivision Plats	92

Building Permits Issued	
Single Family Homes	47
Duplex Housing	2
Residential Additions	135
New Commercial	2
Commercial Additions	23
Building Demolition	6

2. 2019 Dwelling Unit Approvals

Number of All Dwelling Units Approved	139
Number of Units Receiving Building Permits	59

3. List and Map of Undeveloped Land Zoned Residential (Map #1)

- Site 1 – Lawe Street
- Site 2 – High Street
- Site 3 – Augustine Street
- Site 4 – Catherine Street
- Site 5 – Central Park Area (Downtown Multi-Family)
- Site 6 – Hennes Court Extension
- Site 7 – Eleventh Street Extension
- Site 8 – Area referred to as The Orchard
- Site 9 – Cherry Lane Extension
- Site 10 – Peters Road
- Site 11 – Haas Road
- Site 12 – Eagle Links redevelopment site

4. List of Properties Suitable But Not Zoned For Residential Use (Map #2)

- Site 1 – Commercial Highway lot at I41 and STH 55. Public facilities are available however, the lot has wetlands and is adjacent an interstate highway off-ramp.

5. Analysis of Residential Development Regulations

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 costs necessary to approve and develop new residential subdivisions in the municipality by 20%.

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. Only the final plat is approved by the Kaukauna Common Council providing for a streamlined approval process. The only impact fee for platting is a \$250.00 park fee per residential unit.

Per code, the minimum lot width for single family housing is 60 feet detached or 35 feet for attached zero lot line. Developers have platted lots as low as 80 feet in width but most platted lots range from 90 to 110 feet in width. Accordingly, municipal regulations have not adversely impacted cost or timing.

Of the three new subdivisions adopted in 2019, the Kaukauna park fee has been assessed as follows:

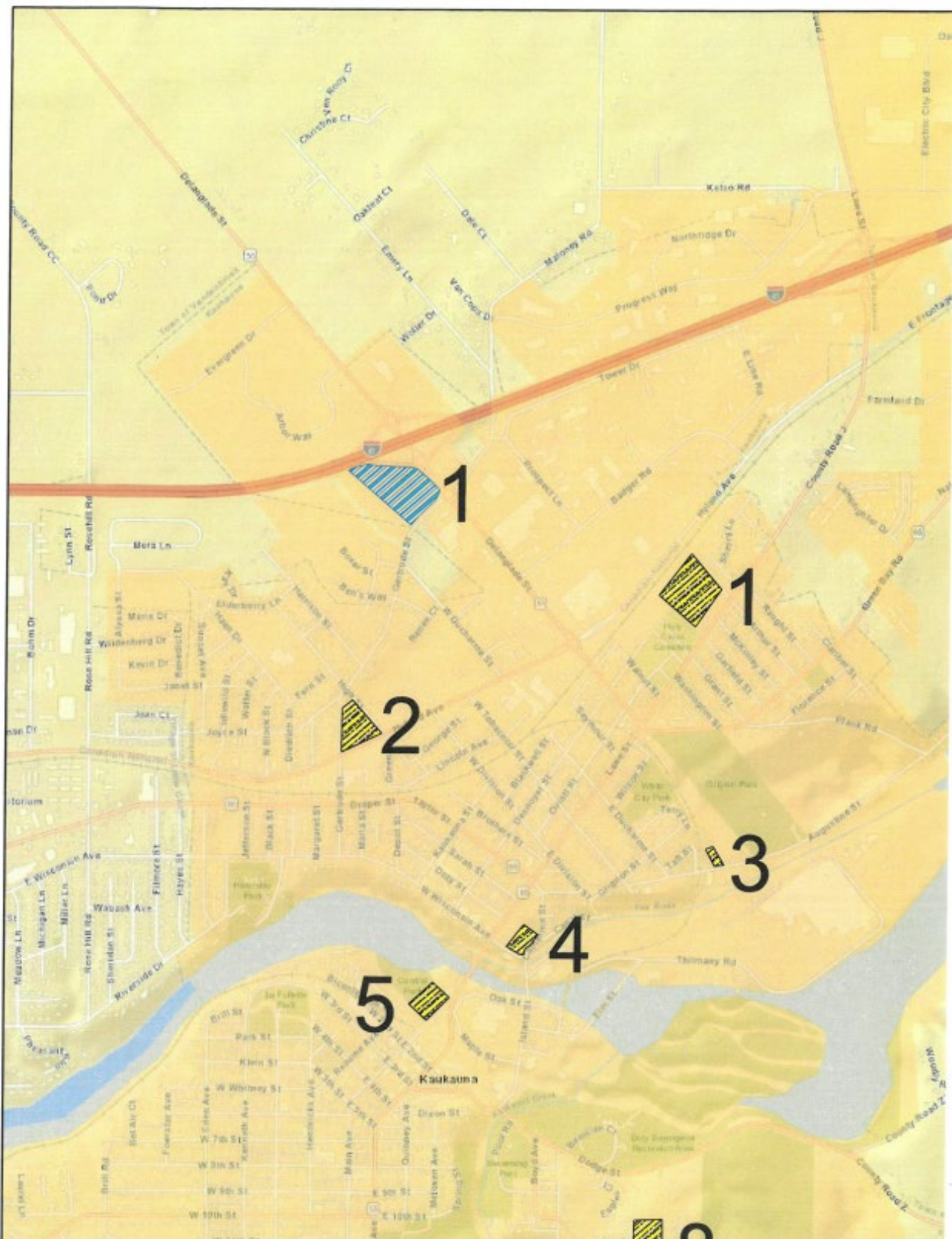
The Donory	
Number of Lots	23
Units Assessed \$250 Park Fee	47
Total Park Fee for Plat	\$11,750.00
Average Park Fee Per Lot	\$510.87

Blue Stem Meadows	
Number of Lots	37
Units Assessed \$250 Park Fee	37
Total Park Fee for Plat	\$9,250.00
Average Park Fee Per Lot	\$250.00

Hurkman Heights III	
Number of Lots	32
Units Assessed \$250 Park Fee	32
Total Park Fee for Plat	\$8,000.00
Average Park Fee Per Lot	\$250.00

Given that the City has an excess of lots to meet the needs of a variety of housing in a timely manner, there appears to be no incentive to modify the City's approval process, guidelines, or related fees.

There is no municipal method by which time or cost of subdivision platting can be reduced and not adversely impact the City's general tax base or services.



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Kaukauna