



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

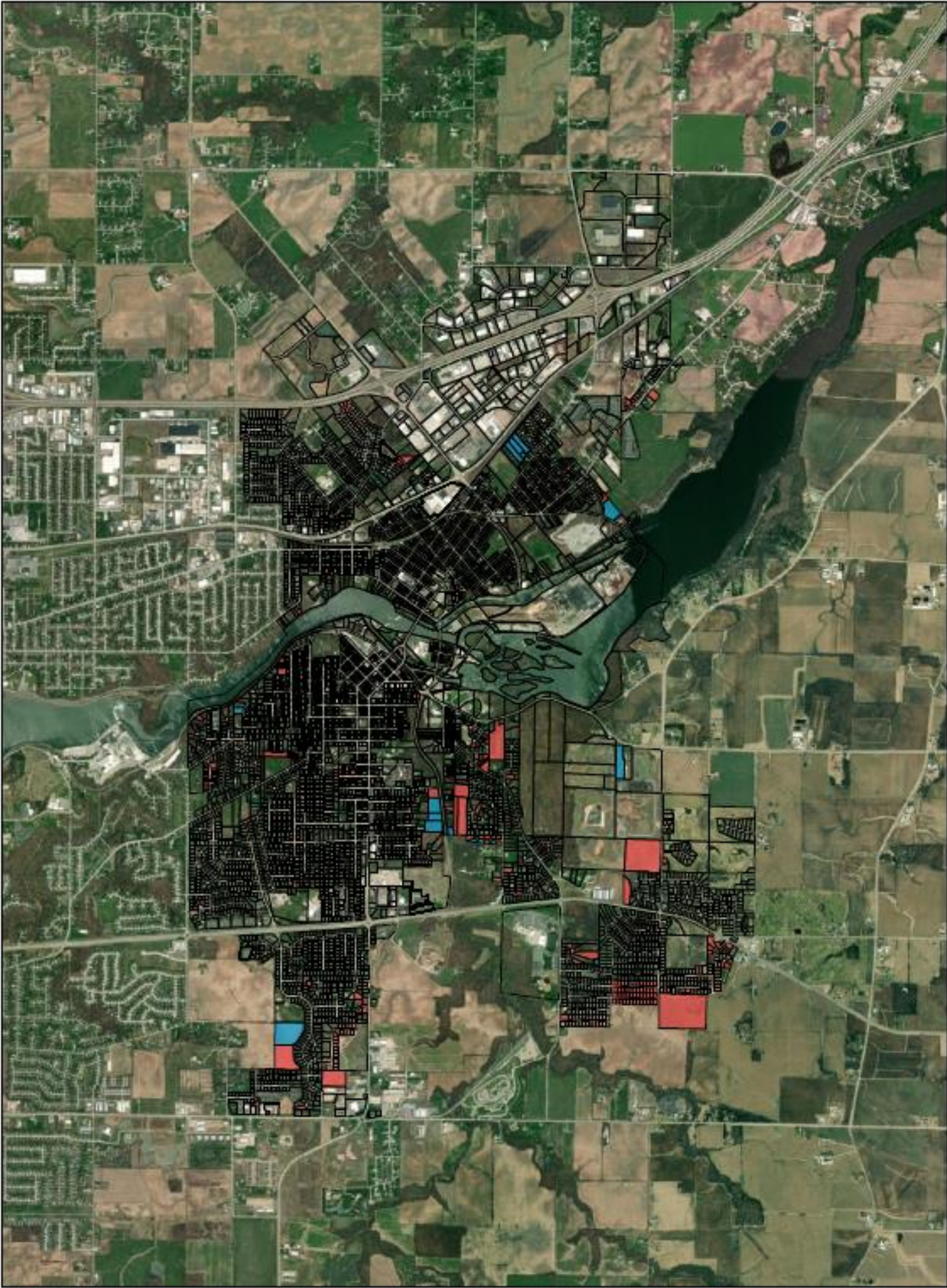
Parcel	Zoning	Water	Sewer	Acres
324045300	RSF	n	n	3.3
324046100	RSF	n	n	1.93
324046300	RSF	y	y	0.21
324046500	RSF	n	n	3.61
324049600	RSF	y	y	0.17
324050800	RSF	y	y	0.12
324061001	RSF	y	y	0.33
324067400	RSF	y	y	0.24
324069800	RSF	y	y	0.18
324070000	RSF	y	y	0.2
324070100	RSF	y	y	0.21
324074101	RSF	y	y	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

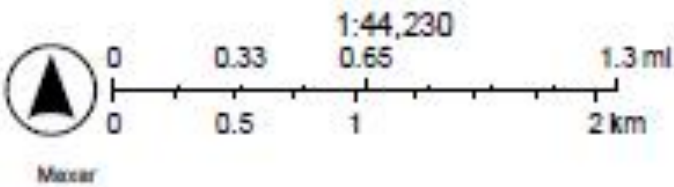
Parcel	Zoning	Water	Sewer	Acres
325106400	RSF	y	y	0.34
325106500	RSF	y	y	0.35
325106600	RSF	y	y	0.29
325106700	RSF	y	y	0.29
325106800	RSF	y	y	0.28
325106900	RSF	y	y	0.28
325107000	RSF	y	y	0.28
325107100	RSF	y	y	0.28
325107200	RSF	y	y	0.28
325107300	RSF	y	y	0.28
325107400	RSF	y	y	0.28
325107500	RSF	y	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

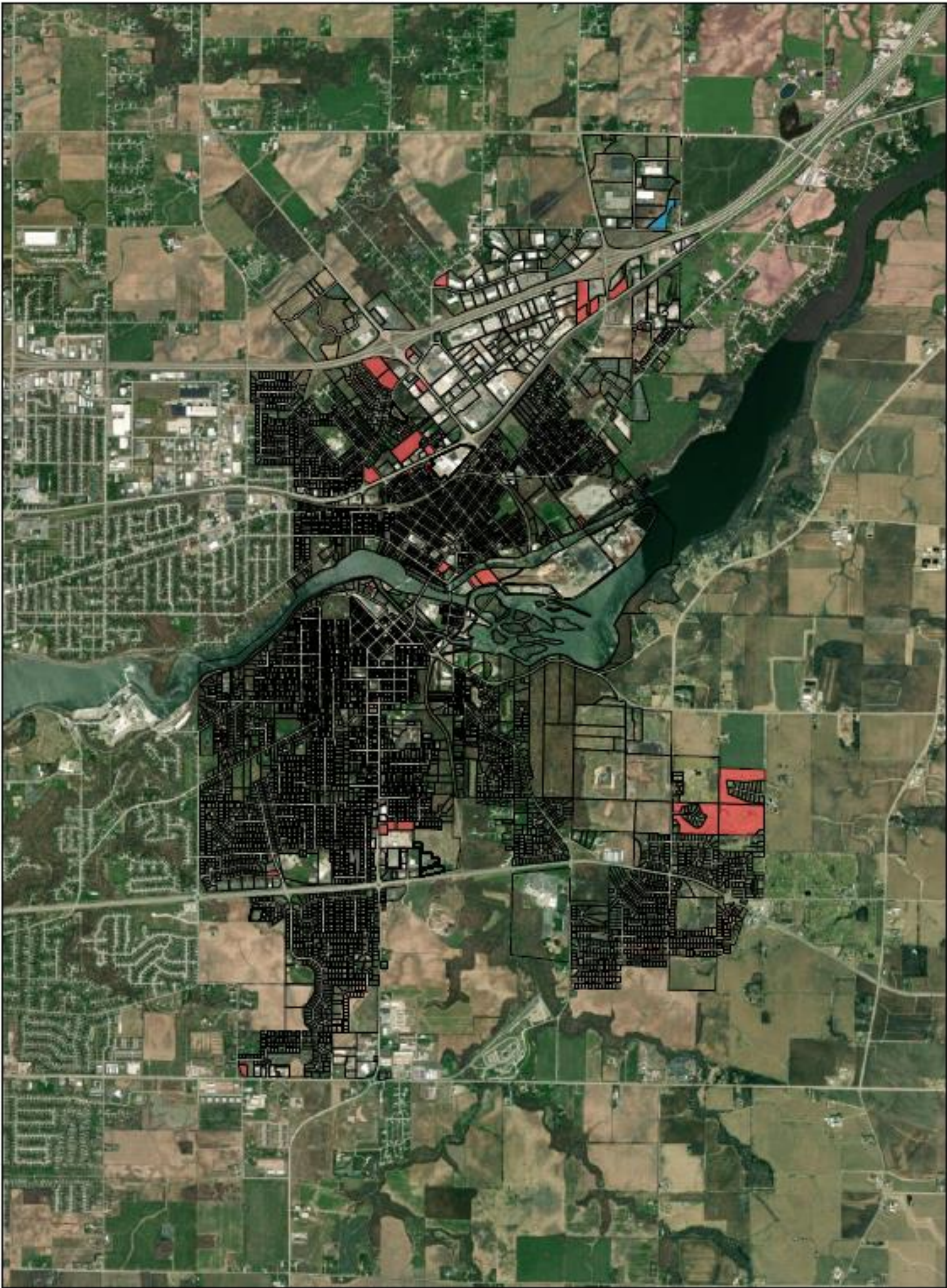


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Blue=no sewer/water within 100ft
RED=sewer and water available



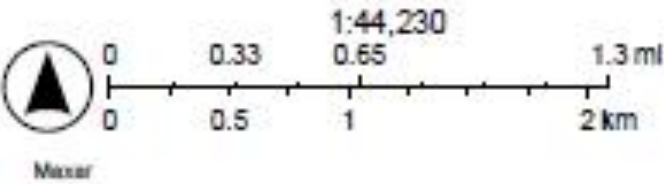
Undeveloped Commercial Parcels



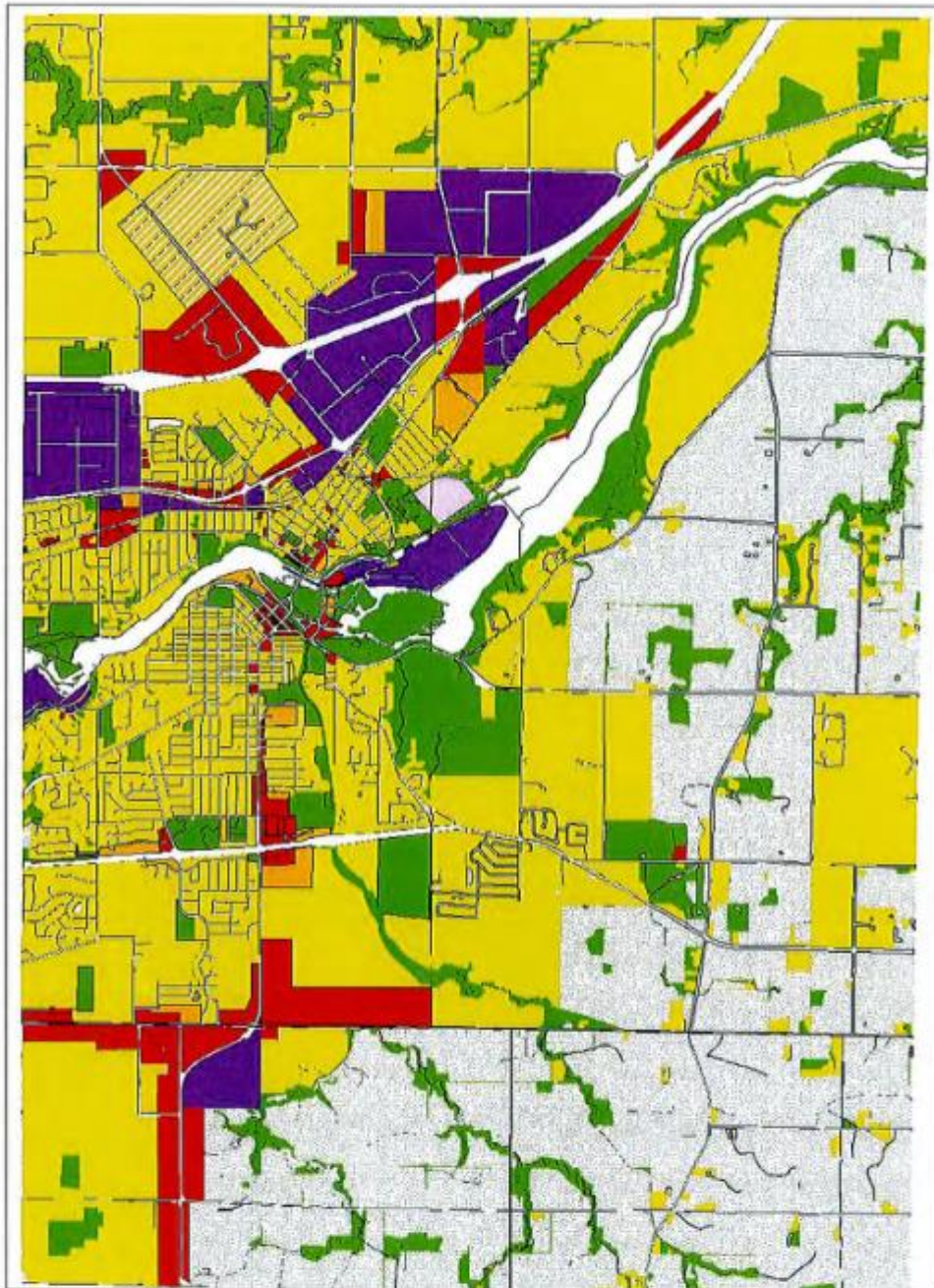
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Blue=no sewer/water within 100ft

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