



2024

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 2024 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 2024

Subdivision Plats	Certified Survey Maps	Condominium Plats
1	10	0

Table 2: Approved Building Permits in 2024

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
171	83	2	0

Table 3: Proposed New Residential Dwelling Units within Plats and CSM's in 2024 (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
56	6	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 and assist in offsetting costs 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 #	Use	Zoning	Water	Sewer	AC
321000900	Residential	RSF	y	y	0.165
321002300	Residential	RSF	y	y	0.165
321011600	Residential	RTF	y	y	0.178
321023400	Residential	RTF	y	y	0.168
321033701	Residential	RTF	y	y	0.160
321038501	Residential	RTF	y	y	0.220
321040900	Residential	RTF	y	y	0.200
321046600	Residential	RSF	y	y	0.140
321052100	Residential	RTF	y	y	0.330
321057200	Residential	RTF	y	y	0.170
321063301	Residential	RTF	y	y	0.270
321063400	Commercial	CHD	y	y	3.028
321063600	Commercial	CHD	y	y	4.360
321064500	Commercial	CHD	y	y	9.480
321064801	Commercial	CHD	y	y	0.407
321065700	Commercial	IND	y	y	1.400
321068300	Commercial	RMF	y	y	0.210
321068301	Commercial	RMF	y	y	0.210
321068302	Commercial	RMF	y	y	0.210
321070800	Residential	RTF	y	y	0.170
321071800	Residential	RTF	y	y	0.160
321077701	Residential	RSF	y	y	0.600
321094000	Residential	RTF	y	y	0.210
321098800	Residential	RSF	y	y	0.380
321112200	Residential	RSF	y	y	0.410
322003600	Residential	RTF	y	y	0.170
322015700	Residential	RTF	y	y	0.170
322016500	Residential	RTF	y	y	0.170
322018800	Residential	RTF	y	y	0.170
322022300	Residential	RTF	y	y	0.250
322022700	Residential	RTF	y	y	0.250
322022900	Residential	RTF	y	y	0.170
322023100	Residential	RTF	n	n	0.170
322023200	Residential	RTF	y	y	0.170
322023300	Residential	RTF	n	n	0.170
322023500	Residential	RTF	n	n	0.140

Parcel #	Use	Zoning	Water	Sewer	AC
322025200	Residential	RTF	y	y	0.270
322025300	Residential	RTF	n	n	0.120
322029200	Residential	RTF	y	y	0.160
322031200	Commercial	IND	y	y	0.162
322031300	Commercial	IND	y	y	0.160
322032911	Commercial	CCD	y	y	3.380
322033200	Commercial	CCD	y	y	0.310
322035800	Residential	RTF	y	y	0.170
322036900	Residential	RTF	y	y	0.170
322040600	Commercial	CCD	y	y	0.117
322045500	Commercial	CCD	y	y	0.136
322063900	Residential	RTF	y	y	0.170
322064302	Commercial	IND	y	y	1.520
322064303	Commercial	IND	y	y	4.570
322064500	Residential	RTF	y	y	0.230
322064701	Residential	RTF	y	y	0.110
322065300	Residential	RTF	y	y	0.160
322066500	Residential	RTF	y	y	0.170
322070201	Residential	RTF	y	y	0.700
322070300	Residential	RTF	n	y	4.340
322071000	Residential	RTF	n	n	2.320
322071205	Residential	RSF	n	n	2.010
322071206	Residential	RSF	n	n	2.470
322071207	Residential	RSF	n	n	0.410
322072500	Commercial	IND	y	y	0.550
322072600	Commercial	IND	y	y	0.550
322074600	Commercial	IND	y	y	0.178
322075000	Commercial	IND	y	y	0.190
322075900	Residential	RTF	y	y	1.150
322090000	Residential	RTF	y	y	0.165
322090100	Residential	RTF	y	y	0.165
322090200	Residential	RTF	y	y	0.165
322091905	Commercial	IPD	y	y	1.124
322095801	Commercial	CHD	y	y	1.000
322097100	Commercial	CHD	y	y	2.220
322097200	Commercial	CHD	y	y	2.728
322097201	Commercial	IND	y	y	4.270
322102401	Residential	RSF	y	y	1.480

Parcel #	Use	Zoning	Water	Sewer	AC
322105100	Commercial	IND	y	y	0.360
322108200	Commercial	CHD	y	y	6.230
322108400	Commercial	CHD	y	y	4.440
322108555	Residential	RSF	y	y	0.250
322108557	Residential	RSF	y	y	0.250
322108559	Residential	RSF	y	y	0.250
322108560	Residential	RSF	y	y	0.250
322108561	Residential	RSF	y	y	0.250
322108562	Residential	RSF	y	y	0.550
322108563	Residential	RSF	y	y	0.320
322108564	Residential	RSF	y	y	0.350
322108565	Residential	RSF	y	y	0.380
322108566	Residential	RSF	y	y	0.420
322108567	Residential	RSF	y	y	1.230
322108568	Residential	RSF	y	y	0.250
322108569	Residential	RSF	y	y	0.260
322108570	Residential	RSF	y	y	0.330
322108571	Residential	RSF	y	y	0.350
322108574	Residential	RSF	y	y	0.370
322108575	Residential	RSF	y	y	0.420
322108576	Residential	RSF	y	y	0.260
322108577	Residential	RSF	y	y	0.260
322108580	Residential	RSF	y	y	0.260
322111600	Commercial	IND	n	n	4.910
323000100	Residential	RSF	y	y	0.400
323001200	Residential	RSF	y	y	0.820
323010200	Residential	RSF	y	y	0.130
323053400	Residential	RTF	y	y	0.170
323065000	Residential	RTF	y	y	0.212
323067100	Residential	RTF	y	y	0.310
323067800	Residential	RTF	y	y	0.143
323074900	Residential	RTF	y	y	0.265
323075300	Residential	RTF	n	n	1.170
323077800	Residential	RTF	y	y	1.000
323084900	Residential	RTF	y	y	0.179
323101900	Residential	RTF	y	y	0.270
323106700	Residential	RTF	y	y	0.206
323111108	Commercial	CHD	y	y	1.03

Parcel #	Use	Zoning	Water	Sewer	AC
323118600	Residential	RSF	y	y	0.203
323123600	Residential	RSF	y	y	0.218
323125000	Residential	RTF	y	y	0.183
323137900	Residential	RSF	y	y	0.275
323138800	Residential	RSF	y	y	0.632
323157600	Residential	RSF	y	y	0.207
323159200	Residential	RSF	y	y	0.231
323179901	Residential	RSF	y	y	0.302
323180500	Residential	RSF	y	y	0.248
323182700	Residential	RSF	y	y	0.351
323183105	Residential	RTF	y	y	0.350
323183108	Residential	RTF	y	y	0.313
323190101	Residential	RTF	y	y	0.150
323195200	Residential	RSF	y	y	0.240
323195400	Residential	RTF	y	y	0.242
323220600	Residential	RSF	n	n	10.850
323220800	Residential	RSF	y	y	9.030
323222102	Residential	RSF	y	y	7.400
323222108	Residential	RSF	y	y	0.920
323222110	Residential	RSF	y	y	1.000
323222112	Residential	RSF	y	y	1.640
323222114	Residential	RSF	y	y	0.860
323222119	Residential	RSF	y	y	0.450
323222128	Residential	RTF	y	y	0.330
323222130	Residential	RTF	y	y	0.310
323222131	Residential	RTF	y	y	0.310
323222132	Residential	RTF	y	y	0.310
323225100	Residential	RSF	y	y	0.863
323243400	Commercial	CHD	y	y	1.410
323245702	Residential	RMF	y	y	0.300
324001101	Commercial	CHD	y	y	0.388
324013500	Residential	RTF	y	y	0.152
324013600	Residential	RTF	y	y	0.152
324015300	Residential	RTF	y	y	0.179
324015400	Residential	RTF	y	y	0.292
324022200	Residential	RTF	y	y	0.143
324025200	Residential	RTF	y	y	0.165
324026500	Residential	RTF	y	y	0.165

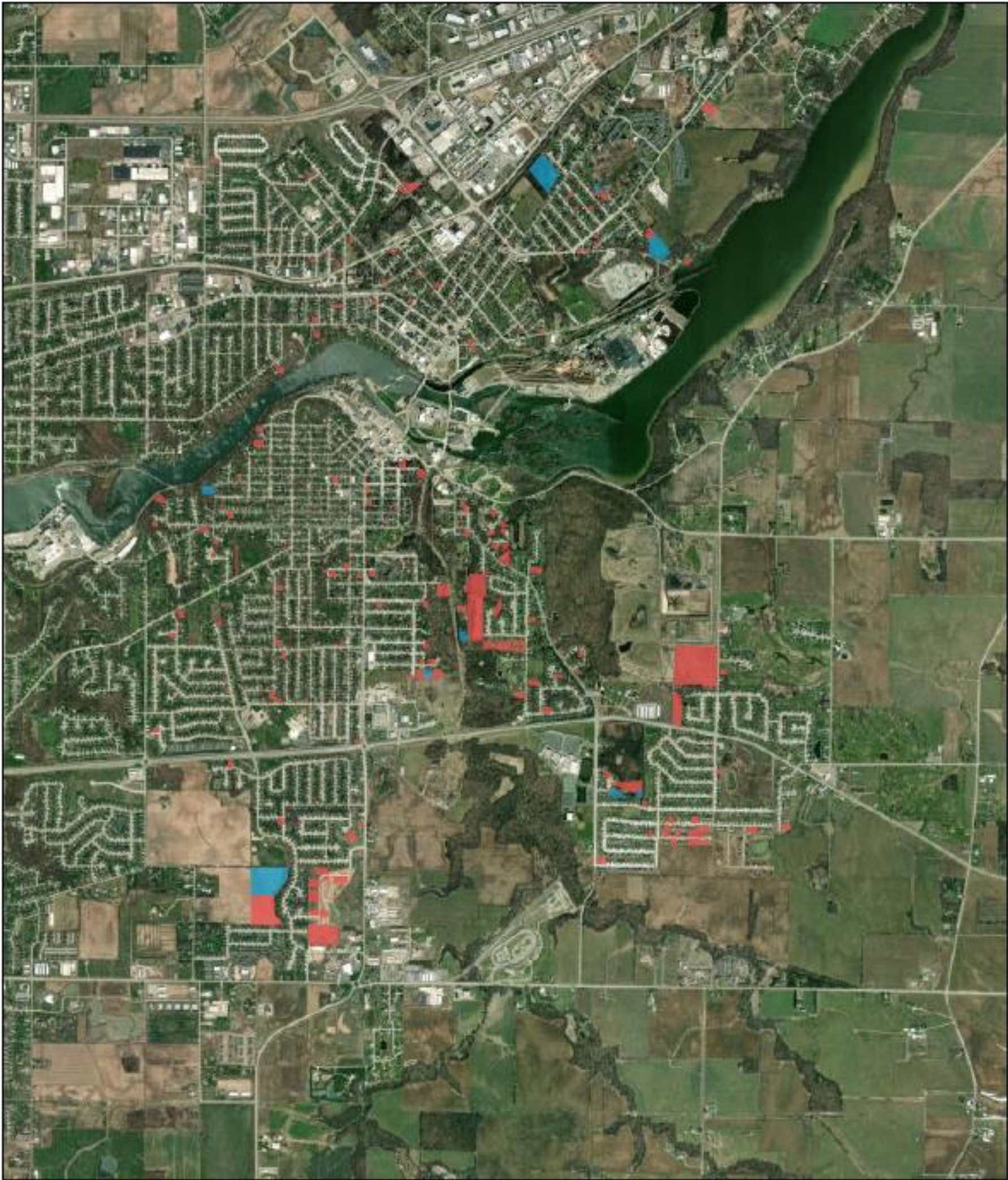
Parcel #	Use	Zoning	Water	Sewer	AC
324028100	Residential	RTF	y	y	0.096
324034700	Residential	RTF	y	y	0.170
324037400	Residential	CHD	y	y	0.140
324045200	Residential	RSF	y	y	1.750
324049600	Residential	RSF	y	y	0.170
324050800	Residential	RSF	y	y	0.120
324061001	Residential	RSF	y	y	0.330
324067400	Residential	RSF	y	y	0.240
324069800	Residential	RSF	y	y	0.180
324070000	Residential	RSF	y	y	0.200
324070100	Residential	RSF	y	y	0.210
324074101	Residential	RSF	y	y	0.340
324075600	Commercial	CHD	y	y	1.310
324075601	Commercial	CHD	y	y	2.686
324075603	Commercial	CHD	y	y	1.450
324075800	Residential	RTF	y	y	0.250
324075900	Residential	RTF	y	y	0.374
324076000	Residential	RTF	y	y	0.390
324076100	Residential	RTF	n	n	0.390
324076200	Residential	RTF	n	n	0.390
324076300	Residential	RTF	y	y	0.371
324076400	Residential	RTF	y	y	0.812
325001300	Residential	RTF	y	y	0.140
325001600	Residential	RTF	y	y	0.140
325003100	Residential	RTF	y	y	0.140
325003600	Residential	RTF	y	y	0.220
325006000	Residential	RTF	y	y	0.140
325013105	Residential	RTF	y	y	0.700
325014604	Residential	RSF	y	y	0.710
325017103	Residential	RTF	y	y	0.480
325017105	Residential	RTF	y	y	0.440
325017300	Residential	RTF	y	y	1.120
325020200	Residential	RTF	y	y	3.350
325020400	Residential	RTF	y	y	5.850
325020800	Residential	RTF	y	y	2.600
325020900	Residential	RTF	n	n	0.950
325021000	Residential	RTF	y	y	0.720
325023500	Residential	RTF	y	y	0.560

Parcel #	Use	Zoning	Water	Sewer	AC
325023600	Residential	RTF	y	y	0.460
325023905	Residential	RSF	y	y	24.650
325025000	Residential	RSF	y	y	0.220
325030000	Residential	RTF	y	y	0.330
325032303	Residential	RSF	y	y	0.972
325032304	Residential	RSF	y	y	1.913
325032600	Residential	RSF	y	y	0.210
325034200	Residential	RSF	y	y	0.200
325034800	Residential	RSF	y	y	0.350
325039900	Residential	RSF	y	y	0.320
325047500	Residential	RTF	y	y	0.350
325048100	Residential	RTF	y	y	0.380
325048400	Residential	RTF	y	y	0.360
325048401	Residential	RTF	y	y	0.190
325049100	Residential	RTF	y	y	0.342
325049601	Commercial	RSF	y	y	18.180
325057400	Residential	RSF	y	y	0.350
325059300	Commercial	RSF	y	y	17.090
325059400	Commercial	RSF	y	y	25.550
325059502	Residential	RSF	y	y	0.790
325059705	Residential	RTF	y	y	0.310
325059800	Residential	RSF	y	y	0.450
325070200	Residential	RSF	y	y	0.850
325078700	Residential	RSF	y	y	0.370
325078800	Residential	RSF	y	y	0.310
325078900	Residential	RSF	y	y	0.400
325079000	Residential	RSF	y	y	0.390
325079100	Residential	RSF	y	y	0.320
325079200	Residential	RSF	y	y	0.360
325079300	Residential	RSF	y	y	0.420
325079400	Residential	RSF	y	y	0.460
325079500	Residential	RSF	y	y	0.270
325079600	Residential	RSF	y	y	0.470
325085300	Residential	RSF	y	y	0.270
325100300	Residential	RSF	y	y	0.280
325102800	Residential	RSF	y	y	0.290
325103400	Residential	RSF	y	y	0.280
325104000	Residential	RSF	y	y	0.280

Parcel #	Use	Zoning	Water	Sewer	AC
325104200	Residential	RSF	y	y	0.280
325105000	Residential	RSF	y	y	0.280
325105300	Residential	RSF	y	y	0.280
325105600	Residential	RSF	y	y	0.280
325105900	Residential	RSF	y	y	0.280
325106000	Residential	RSF	y	y	0.280
325106100	Residential	RSF	y	y	0.280
325106200	Residential	RSF	y	y	0.280
325106600	Residential	RSF	y	y	0.290
325106800	Residential	RSF	y	y	0.280
325106900	Residential	RSF	y	y	0.280
325107000	Residential	RSF	y	y	0.280
325107400	Residential	RSF	y	y	0.280
325111000	Residential	RSF	y	y	0.530
325111300	Residential	RSF	y	y	3.028
325111401	Residential	RSF	n	n	0.413
325111500	Residential	RSF	n	n	0.870
325114900	Residential	RSF	y	y	0.640
325118002	Residential	RSF	y	y	0.310
325118057	Residential	RSF	y	y	0.310
325118058	Residential	RSF	y	y	0.360
325118065	Residential	RSF	y	y	0.320
325118066	Residential	RSF	y	y	0.290
325118067	Residential	RSF	y	y	0.290
325118068	Residential	RSF	y	y	0.290
325118069	Residential	RSF	y	y	0.290
325118070	Residential	RSF	y	y	0.290
325118071	Residential	RSF	y	y	0.290
325118072	Residential	RSF	y	y	0.330
325118073	Residential	RSF	y	y	0.330
325118074	Residential	RSF	y	y	0.290
325118075	Residential	RSF	y	y	0.290
325118076	Residential	RSF	y	y	0.290
325118077	Residential	RSF	y	y	0.290
325118078	Residential	RSF	y	y	0.290
325118079	Residential	RSF	y	y	0.320
325118080	Residential	RSF	y	y	0.380
325118081	Residential	RSF	y	y	0.310

Parcel #	Use	Zoning	Water	Sewer	AC
325118082	Residential	RSF	y	y	0.330
325118083	Residential	RSF	y	y	0.320
325118084	Residential	RSF	y	y	0.310
325118085	Residential	RSF	y	y	0.310
325118086	Residential	RSF	y	y	0.310
325118087	Residential	RSF	y	y	0.310
325118088	Residential	RSF	y	y	0.330
325118089	Residential	RSF	y	y	0.280
325118090	Residential	RSF	y	y	0.330
325118097	Residential	RSF	y	y	0.310
325118098	Residential	RSF	y	y	0.310
325118099	Residential	RSF	y	y	0.360
325118115	Residential	RSF	y	y	0.410
325118116	Residential	RSF	y	y	0.410
325118138	Residential	RSF	y	y	0.320
325118139	Residential	RSF	y	y	0.290
325118144	Residential	RSF	y	y	0.290
325118146	Residential	RSF	y	y	0.340
325118147	Residential	RSF	y	y	0.330
325118148	Residential	RSF	y	y	0.370
325118149	Residential	RSF	y	y	0.340
325118151	Residential	RSF	y	y	0.340
325118154	Residential	RSF	y	y	0.270
325118155	Residential	RSF	y	y	0.270
325118156	Residential	RSF	y	y	0.230
325118157	Residential	RSF	y	y	0.230
325118158	Residential	RSF	y	y	0.230
325118159	Residential	RSF	y	y	0.230
325118160	Residential	RSF	y	y	0.230
325118161	Residential	RSF	y	y	0.230
325118162	Residential	RSF	y	y	0.330

Undeveloped Parcels Zoned for Residential Development



11/26/2025

2024_RES_Vacant_Final

Blue-no sewer/water within 100ft

RED-sewer and water available

World Imagery

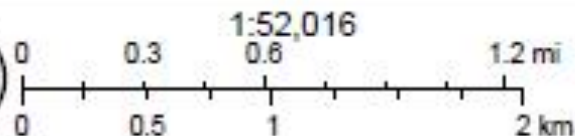
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

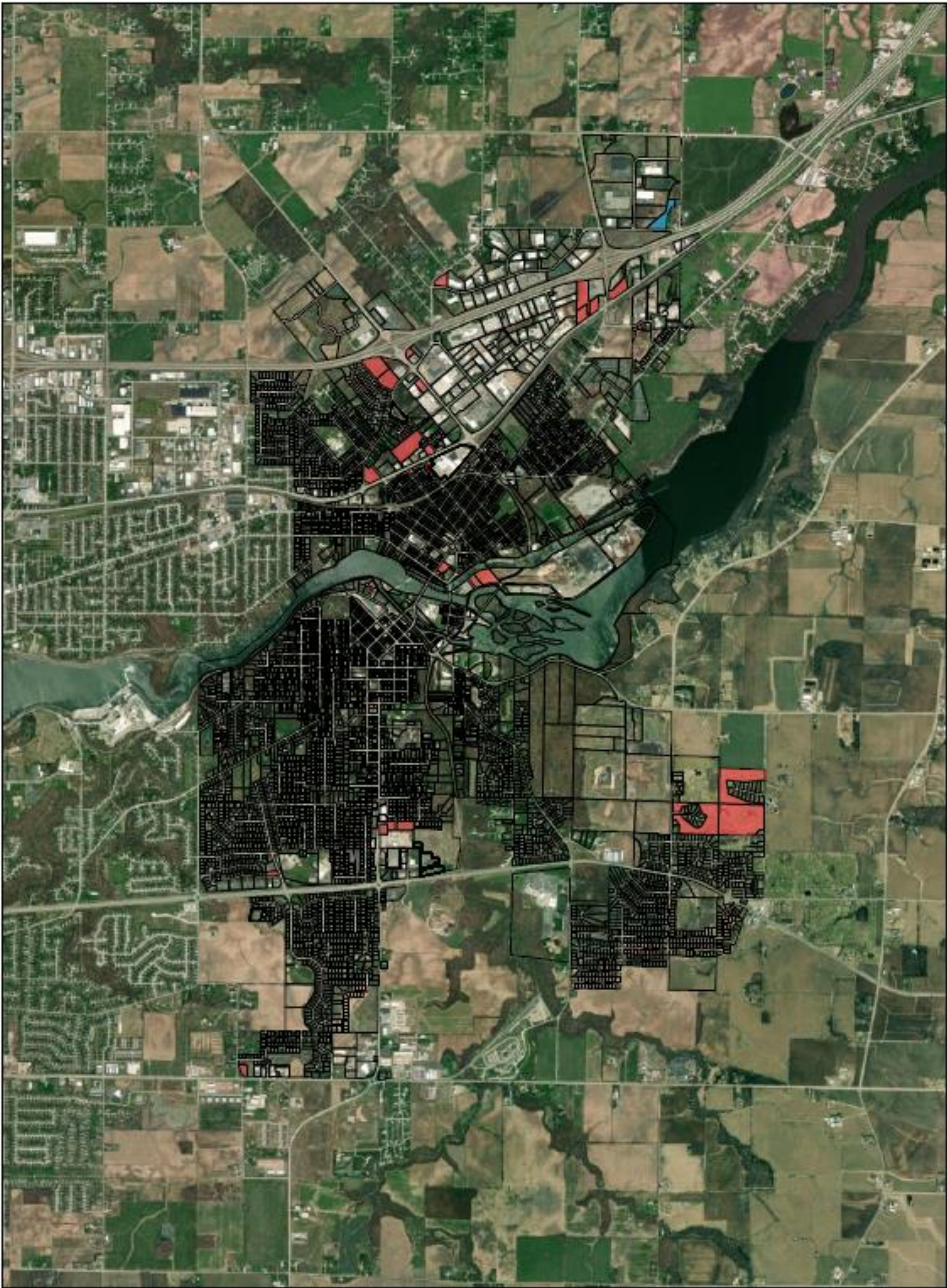
Citations

9.6m Resolution Metadata



Vantor

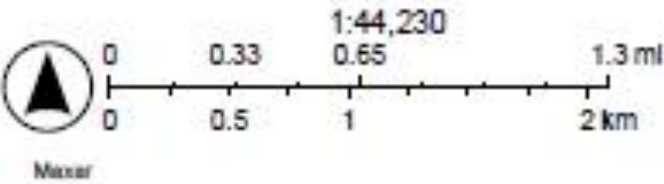
Undeveloped Commercial Parcels



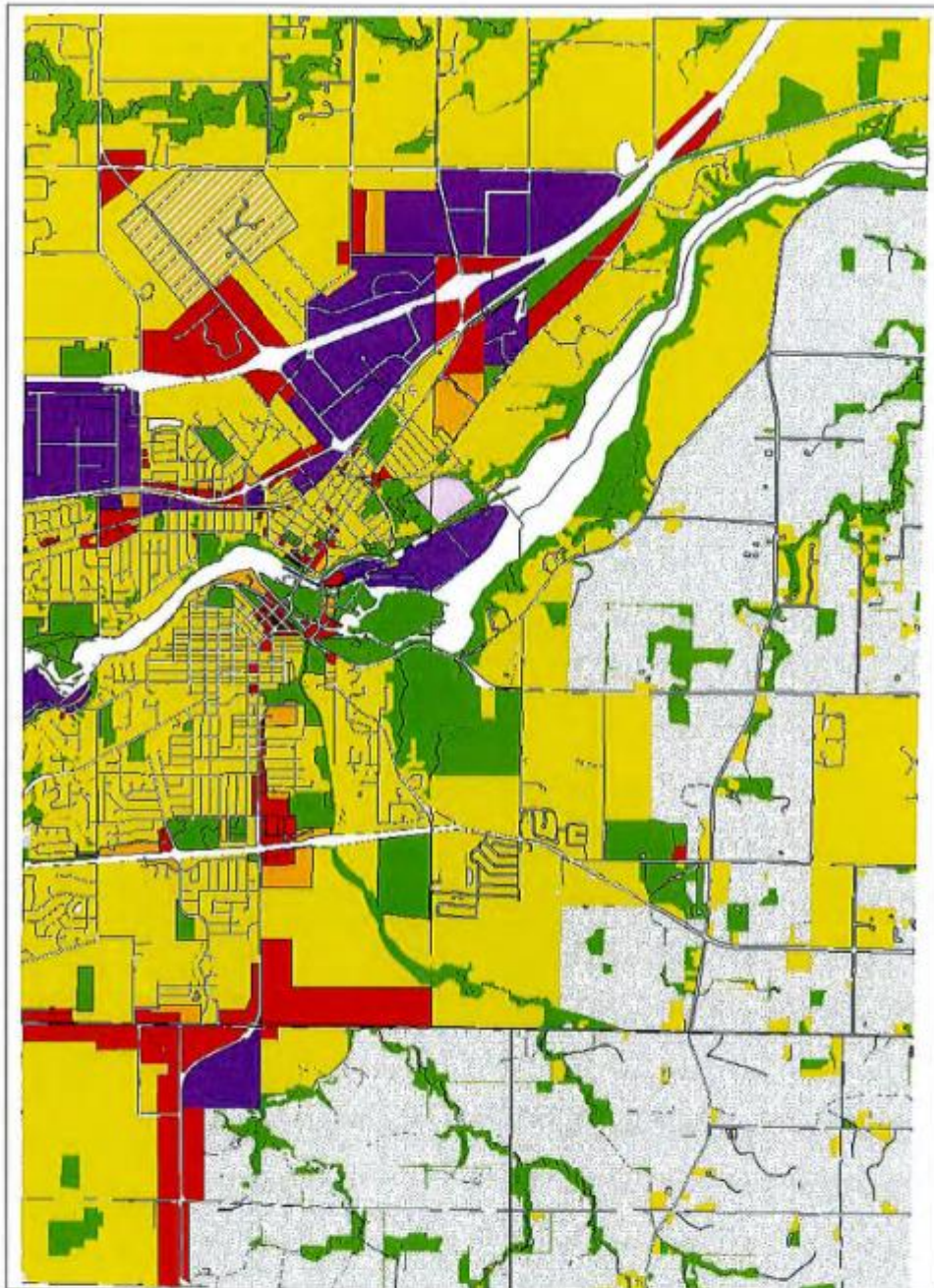
1/30/2025

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