

Housing Affordability Report

City of Menasha

2022



Prepared by the
City of Menasha
Community Development Department

ABSTRACT

TITLE: Housing Affordability Report

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SUBJECT: Housing Development Fees

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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population 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).

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HOUSING AFFORDABILITY REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide two separate annual reports related to housing and housing fees in an effort to shed light and foster change on affordable housing issues across the state. For the initial report, the City of Menasha, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing affordability report).

HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements:

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2024, 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.

HOUSING AFFORDABILITY DATA & RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2022) for the City of Menasha is illustrated in Table 1.

Table 1: City of Menasha Approved Plats, CSM's and Building Permits

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	8	N/A	23	0	97	0

Part 2B: 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 (2022) for the City of Menasha is illustrated in Table 2.

Table 2: City of Menasha Proposed Residential Dwelling Units by Type

Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
0	1	6	23	0	91	0

Parts 2C/2D: A list and map of undeveloped parcels in the municipality that are zoned for residential development. 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.

Maps for the City of Menasha were developed using a variety of GIS data sources. From a process standpoint, these maps were developed using the following methodologies:

Map 1 - Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa Sept., 2021). A subset of “vacant” parcels was created by selecting all parcels which had no “improvement value” on the property.

2. Current zoning districts for the City were overlain on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
3. The final map was illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 was created which provides the listing of parcels along with additional property characteristics.

Map 2 - Undeveloped Parcels with Available Public Facilities/Services

Map 2 was created using the aforementioned data layers, plus the inclusion of municipal water and sewer line location data.

1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
2. A 100-foot ‘buffer’ was applied to either side of these service lines.
3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.

Part 2E: 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: 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.

Plans & Regulations

The City of Menasha has a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development.

The City of Menasha’s comprehensive plan, adopted in 2008 and some parts updated in 2021, includes a future land use map, dated November, 2021. The future land use map illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5 below which were derived from a survey sent by East Central WI RPC to the City.

Table 5: City of Menasha Comprehensive Plan Summary

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	<i>2008, 2021 Amendment</i>
Since its adoption, have amendments been made to the plan to accommodate residential development?	Yes
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	<i>2020</i>
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	Yes
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	Yes
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	Yes
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	Yes
Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?	Yes
Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?	Yes
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	<i>Yes-Habitat for Humanity</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	<i>We conducted a downtown vision and Water Street Corridor plan to further refine the housing need in the downtown. From there a number parcels were rezoned to fit denser housing developments. Properties along our river front have been rezoned to C-2 to allow for dense multi-family housing. The city has passed a program called Strong Neighborhoods Menasha that will offer grants to residents that are in affordable housing to expand, update, and maintain their home. A number of housing plats were approved that allowed for more units per acre (Lake Park Villas).</i>
Please list specific goal/objective/strategy/recommendation/action items within the housing element that have been implemented or addressed to any degree (including planned/pending implementation).	<i>We have maintained a close working relationship with Habitat for Humanity. This has allowed us to get numerous rock the block events, including the largest rock the block the Fox Valley has ever had in 2019. Meeting goal 2.11 #23</i>
	<i>The City developed a first time home buyer program that was launched in 2020. Meeting goal 2.11 #26 (Program was removed in 2021*)</i>
	<i>We have started building 11 foot lanes in neighborhoods instead of our typical 15 foot lane. Helping us to meet goal 2.11 #29. In addition the City offers a deferred assessment program.</i>
	<i>We have actively been pursuing senior housing developments of the highest quality that meet all needs of disabled and senior individuals. Moving us toward completion of goal 2.11 #39</i>
	<i>We are activity encouraging mixed used development in our downtown. Moving us closer to meeting Goal 10: 1</i>
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	No
Have you completed other housing market or assessment studies?	No
What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan's housing element? Please describe.	<i>Funding is an issue and incorporation of towns has cut off our ability to plan for future housing developments and made navigating new areas of the city exceedingly difficult.</i>

Additional plans, policies and regulations have been adopted by the City to address residential housing including:

- City of Menasha Zoning Code (Title 13) outlines basic land use requirements, lot sizes and property setbacks.

- City of Menasha Subdivision Regulations (Title 14) specifies site improvement requirements and land dedication requirements, if any.
- Plan Review & Building Permit procedures have been adopted by the City of Menasha and are reviewed periodically.
- The use of PUD zoning and zero lot line R-2A zoning have helped to decrease lot sizes and create more available housing lots. The City is land locked and the only way to increase our housing stock is to increase density.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. The City of Menasha currently has several types of fees schedules published on its website which may apply to new housing development:
 - Zoning Fee Schedule
 - Residential Fee Schedule
- Tax Increment Finance Districts:
 - TIF District #7 located in the downtown area was created to support the development of Marina Place condominium/apartment project;
 - TIF#8 Broad Street area was created to support a condominium project in the 500 block of Broad Street; and
 - TIF#12 was created to stimulate development in the Lake Park Villas area at Lake Park Road. TIF 12 was amended in 2020 to allow for additional growth and development.
 - TIF #10 was amended to allow excess increment to support housing within a half mile radius of TIF 10. Allowing the city to promote affordable high quality housing developments and offering substantial financial incentives to both developers and home owners.
 - TID #13 was created to support the blighted areas and will also include the Brin redevelopment of mixed-use commercial and apartments when TID #10 closes.
 - The city is open to using TIF for mixed unit developments that encourage diversifying the city's housing stock. Future TIF districts are always a possibility.

Financial Impact of Plans & Regulations

The financial impacts of local regulations are outlined in the City of Menasha Housing Fee Report. Regulations enforced by federal and state government also contributed to the increase in costs for development, yet municipalities have no control over these regulations or the associated costs to enforce. Wisconsin has adopted a state-wide uniform building code, which establishes standards for residential dwelling units. In addition, the requirements of NR216 have substantially increased the cost of stormwater management. Under NR216, municipalities are required to reduce stormwater runoff by implementing

stormwater management programs. These programs include construction site pollutant control, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

Modification of Construction & Development Regulations

This analysis identifies ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees in order 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.

Housing demand for the City of Menasha has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 6 and 7 illustrate the forecast household growth for the City and the corresponding demands by housing unit type using existing land use density information.

Table 6: City of Menasha Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
City of Menasha	7,405	7,567	7,868	8,125	8,356	8,486	8,505	1,100

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Table 7: City of Menasha Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
City of Menasha	527	91	302	4.38	8.75	19.21	120	10	16

Source: ECWRPC, 2019

Table 8 illustrates the current “Housing Cost Burden” for City of Menasha households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note that the City of Menasha’s numbers do not vary much from the urbanized area average as a whole.

Table 8: City of Menasha and Regional Housing Burden (2016-2020)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		C. Menasha	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	83,147		5,056	
Less than \$20,000:	4,956		342	
Less than 20 percent	111	< 1%	14	4%
30 percent or more	4,250	86%	272	80%
\$20,000 to \$34,999:	8,681		472	
Less than 20 percent	1,978	23%	193	41%
30 percent or more	4,060	47%	123	26%
\$35,000 to \$49,999:	9,618		589	
Less than 20 percent	3,979	41%	172	29%
30 percent or more	2,665	28%	116	20%
\$50,000 to \$74,999:	16,823		1,077	
Less than 20 percent	8,917	53%	627	58%
30 percent or more	2,009	12%	87	8%
\$75,000 or more:	42,661		2,557	
Less than 20 percent	33,222	78%	2,234	87%
30 percent or more	796	2%	91	4%
Zero or negative income	435		36	
Total Renter-occupied housing units:	47,871		3,212	
Less than \$20,000:	10,279		846	
Less than 20 percent	155	1%	0	0%
30 percent or more	9,148	89%	769	91%
\$20,000 to \$34,999:	11,164		848	
Less than 20 percent	577	5%	21	2%
30 percent or more	7,155	64%	554	65%
\$35,000 to \$49,999:	8,366		573	
Less than 20 percent	2,411	29%	233	41%
30 percent or more	1,430	17%	32	6%
\$50,000 to \$74,999:	9,154		557	
Less than 20 percent	6,338	69%	358	64%
30 percent or more	266	3%	0	0%
\$75,000 or more:	7,244		315	
Less than 20 percent	6,795	94%	291	92%
30 percent or more	31	<1%	0	0%
Zero or negative income	495		8	
No cash rent	1,169		65	

Source: 2016-2020 ACS 5-Year Estimates, B25106

Based on this information more affordable homes and rentals are needed within the City, particularly for those with lower incomes. However, providing affordable housing involves more than reducing costs imposed by municipalities or revising local policies. Policies imposed by others and limited funding also affect housing affordability. The U.S. Department of Housing and Urban Development provides housing choice vouchers for very low-income families to reduce the cost of housing. Yet, this program has not been

expanded in years and does not supply a sufficient supply of vouchers to address housing affordability for renters. Other programs correspondingly provide assistance for low-income renters and homeowners but these programs likewise fall short of the needs. Banks and other financial institutions must also accept some of the responsibility since they must approve financing for affordable housing.

It is important to note that the City of Menasha has a number of housing initiatives that will be available in the year 2022. These initiatives are targeted at expanding the existing housing stock and maintaining and improving the existing housing stock. Both homeowners, renters, and developers qualify for many of the housing initiatives in 2020. In the next five years the city plans to substantially expand and diversify the City's housing stock. Numerous plans have been completed in 2019 that encourage the use of townhome style units and apartment complexes within the City's core.

Reductions & Time and Cost

In order to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent, a number of things need to be taken into consideration.

- 1) Where exactly this burden should be placed? Should this burden be placed on the public sector entirely? Or should the private sector (homebuilders, realty professionals, etc.) share some of this burden? Housing style, design, size and materials choice make up a large portion of the cost of housing. When the development community places restrictive covenants on subdivisions, this inherently increases the costs for housing.
- 2) The cost of infrastructure and maintenance was not part of the State's requirement to analyze and include in this report yet is a critical factor for the costs associated with new housing development. Over the past decade inflation and the cost to construct has significantly increased and exceeded inflation rates. Solving this issue could cut costs for new construction by as much as 60%. Unfortunately municipalities have very little influence over the cost of materials to build. Furthermore, state imposed levy limits further impact the municipalities' ability to maintain or construct new infrastructure.
- 3) Lastly, as noted in the Housing Fee Report, a number of additional costs are imposed by County, State or local entities (sanitary districts) for things such as plumbing plan reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.
- 4) The City of Menasha is landed locked and does not have the ability to acquire large swaths of open farm land for new subdivisions, like many other municipalities can. Increasing the city's housing stock takes a more creative approach and requires substantial city investment to prepare, clean, and market redevelopment sites.

The City of Menasha could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see Housing Fee Report). This revenue is used by the City to fund the necessary services and safety inspections that are required by State law and/or are simply

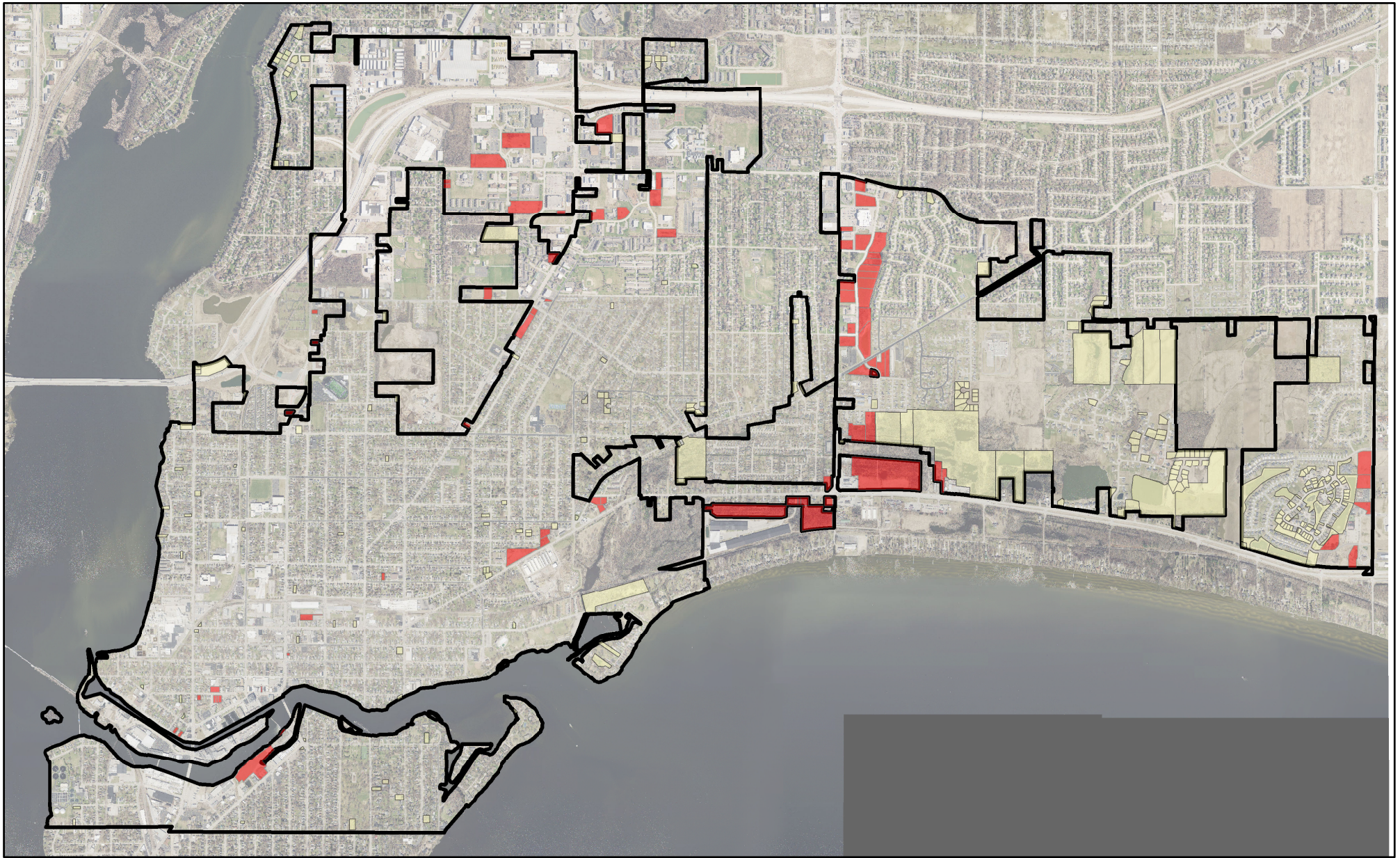
good practice. By cutting fees 20%, it is likely that the plan review, approval and permit issuance processes will take longer due to reduced staffing and capacity.

The City could also reduce minimum lot sizes, but would this actually encourage smaller more affordable houses? Reducing parking requirements and street width could potentially reduce the cost to build and maintain infrastructure, making housing more affordable. The added benefit is that this would not only reduce infrastructure costs but would also reduce stormwater runoff from impervious surfaces. While the City could make a number of changes, ultimately it is whether or not the development community takes advantage of changes in order to create more affordable homes. Taking this a step further, new models of housing development such as Cottage-Style developments or Accessory Dwelling Units (ADUs), or new public-private financing partnerships could be looked at as a way to further reduce housing costs. Partnerships with non-profit organizations such as Habitat for Humanity have also proven successful.

Reductions in time could reduce costs; however, developers and the state also play a role in the process (cost) to approve a new residential subdivision. For example an incomplete application will necessitate additional time by the developer to submit further information. Plats must be approved following state statute 236, which clearly sets out procedures which must be followed by an entity approving a plat. If the proposed development is outside of a municipality, it must first be annexed into the community. Again the process to annex properties is also laid out in the state statutes (66.0217, 66.0219, 66.0221 and 66.0223), and municipalities must follow these procedures. Municipalities may be able to incorporate additional efficiencies in the subdivision review process which may impact the time necessary to approve a plat.

APPENDIX A
PARCEL ANALYSIS MAPS & TABLES





MAP 1. VACANT RESIDENTIAL & NON-RESIDENTIAL PARCELS

Source:
Parcel data - Wisconsin Land Information
Program (WLIP). Version 5 Statewide Parcel
Database (2021). Madison, WI: Wisconsin
Department of Administration (DOA);
Wisconsin State Cartographer's Office (SCO).
Available via web download site:
<http://www.sco.wisc.edu/parcels/data>. [December 2, 2021].

Vacant Parcels (320)

- Zoned Residential (239)
- Zoned Non-Residential (81)



0 700 1,400 Feet

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
760063803	0.19	C1		General Commercial
740003000	0.24	C1		General Commercial
740077604	3.90	C1		General Commercial
740077611	4.09	C1		General Commercial
740078001	0.29	C1		General Commercial
740078002	0.29	C1		General Commercial
740078103	1.00	C1		General Commercial
740092400	0.73	C1		General Commercial
740100301	0.23	C1		General Commercial
750049300	2.73	C1		General Commercial
750049400	0.65	C1		General Commercial
750049500	0.65	C1		General Commercial
750088801	0.78	C1		General Commercial
750090201	0.37	C1		General Commercial
750090300	0.62	C1		General Commercial
750090802	0.40	C1		General Commercial
760063700	1.62	C1		General Commercial
760063703	0.22	C1		General Commercial
760063802	0.26	C1		General Commercial
760166500	2.69	C1		General Commercial
770000111	1.46	C1		General Commercial
770000112	0.73	C1		General Commercial
770001108	1.02	C1		General Commercial
770001501	1.30	C1		General Commercial
770001502	0.62	C1		General Commercial
770001504	0.32	C1		General Commercial
770005212	0.94	C1		General Commercial
770005213	0.57	C1		General Commercial
770005214	2.04	C1		General Commercial
770005217	1.95	C1		General Commercial
770005302	2.38	C1		General Commercial
770170013	1.17	C1		General Commercial
770170015	1.71	C1		General Commercial
770170016	3.00	C1		General Commercial
770183902	1.46	C1		General Commercial
	42.62	C1 Total		
720008400	0.16	C2		Central Business

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
730052704	5.53	C2		Central Business
730085000	0.18	C2		Central Business
730085200	0.18	C2		Central Business
	6.05	C2 Total		
740078305	4.00	C3		Business and Office
770000103	0.79	C3		Business and Office
770000104	1.05	C3		Business and Office
770000105	1.22	C3		Business and Office
770000106	1.21	C3		Business and Office
770000107	1.65	C3		Business and Office
770000110	2.90	C3		Business and Office
770000117	1.83	C3		Business and Office
770000118	1.15	C3		Business and Office
	15.80	C3 Total		
760163600	1.34	C4		Business Park
760163800	1.25	C4		Business Park
760164100	1.73	C4		Business Park
760166100	0.91	C4		Business Park
	5.23	C4 Total		
750051610	8.98	GU		Government Use
750051611	0.84	GU		Government Use
750051612	0.22	GU		Government Use
750051613	0.61	GU		Government Use
750051614	0.62	GU		Government Use
750051615	6.93	GU		Government Use
	18.20	GU Total		
770170002	2.10	PUD	Planned Unit Development	
770170018	0.18	PUD	Planned Unit Development	
770170024	0.14	PUD	Planned Unit Development	
770170025	0.15	PUD	Planned Unit Development	
770170039	0.16	PUD	Planned Unit Development	
770170040	0.14	PUD	Planned Unit Development	
770170041	0.15	PUD	Planned Unit Development	
770170042	0.13	PUD	Planned Unit Development	
770170045	0.13	PUD	Planned Unit Development	
770170048	0.14	PUD	Planned Unit Development	
770170049	0.15	PUD	Planned Unit Development	
770170050	0.16	PUD	Planned Unit Development	
770170051	0.15	PUD	Planned Unit Development	

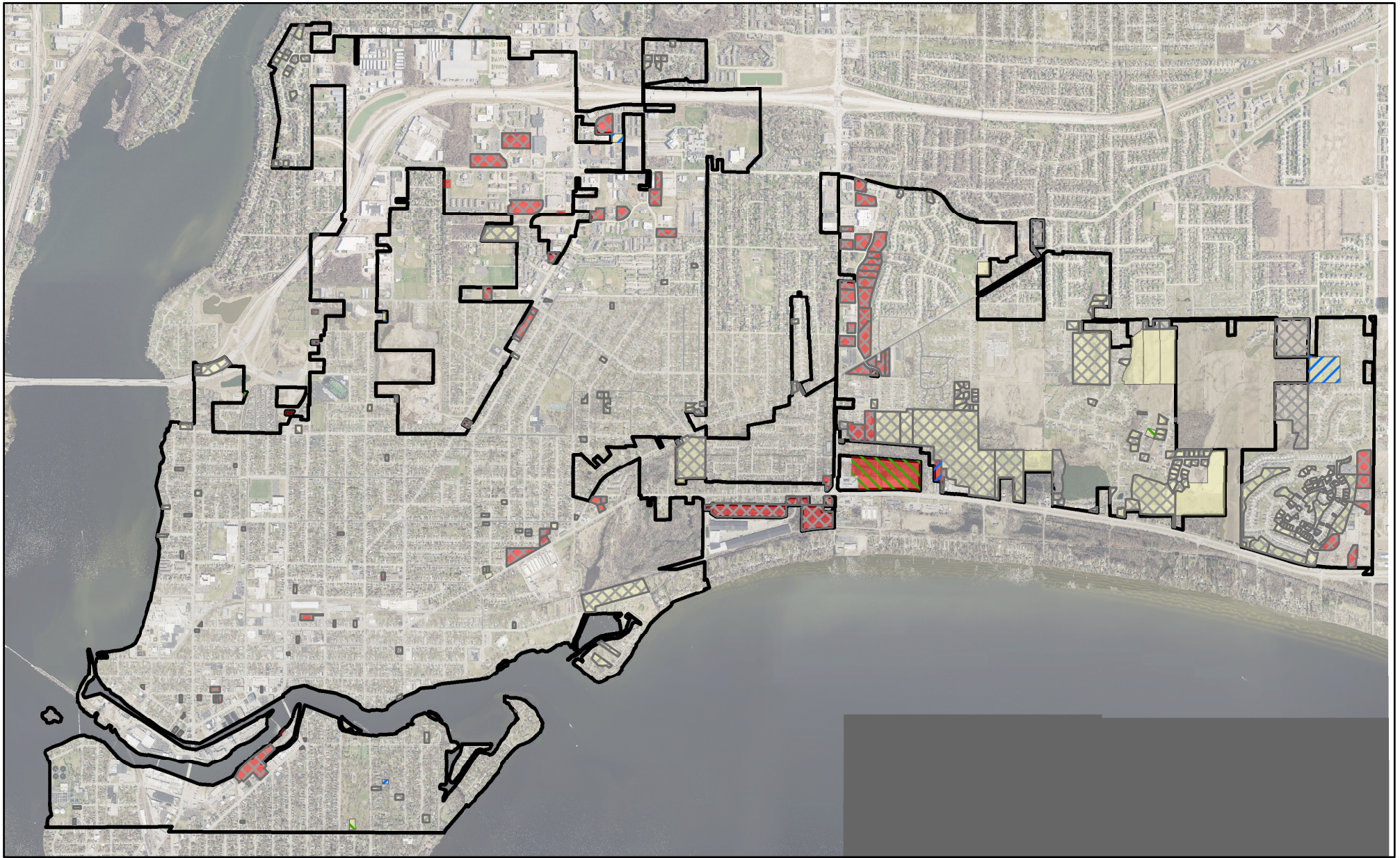
Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
770170054	0.23	PUD	Planned Unit Development	
770170057	0.24	PUD	Planned Unit Development	
770170062	0.16	PUD	Planned Unit Development	
770170064	0.21	PUD	Planned Unit Development	
770170067	0.28	PUD	Planned Unit Development	
770170068	0.19	PUD	Planned Unit Development	
770170072	0.14	PUD	Planned Unit Development	
770170073	0.19	PUD	Planned Unit Development	
770170074	0.22	PUD	Planned Unit Development	
770170076	0.23	PUD	Planned Unit Development	
770170082	0.17	PUD	Planned Unit Development	
770170088	0.12	PUD	Planned Unit Development	
770170094	0.15	PUD	Planned Unit Development	
770170111	0.22	PUD	Planned Unit Development	
770170112	0.16	PUD	Planned Unit Development	
770170122	0.16	PUD	Planned Unit Development	
770170126	0.23	PUD	Planned Unit Development	
770170130	0.16	PUD	Planned Unit Development	
770177502	0.26	PUD	Planned Unit Development	
770177512	1.31	PUD	Planned Unit Development	
770177513	0.75	PUD	Planned Unit Development	
770177518	0.06	PUD	Planned Unit Development	
770177523	0.09	PUD	Planned Unit Development	
770177527	0.06	PUD	Planned Unit Development	
770177592	0.10	PUD	Planned Unit Development	
770177593	0.14	PUD	Planned Unit Development	
770177596	0.24	PUD	Planned Unit Development	
770177597	0.08	PUD	Planned Unit Development	
	10.43	PUD Total		
710022000	0.15	R1	Single Family	
710032000	0.23	R1	Single Family	
710040800	0.08	R1	Single Family	
710078301	0.42	R1	Single Family	
720003900	0.10	R1	Single Family	
720005100	0.17	R1	Single Family	
720016300	0.09	R1	Single Family	
720032400	0.28	R1	Single Family	
720037900	0.17	R1	Single Family	
720044500	0.11	R1	Single Family	
720052800	0.08	R1	Single Family	

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
720067900	0.26	R1	Single Family	
730003801	0.22	R1	Single Family	
730004000	0.28	R1	Single Family	
730007002	0.41	R1	Single Family	
730010508	0.41	R1	Single Family	
730012600	0.46	R1	Single Family	
730037300	0.10	R1	Single Family	
730054400	0.07	R1	Single Family	
740011400	0.18	R1	Single Family	
740012100	0.13	R1	Single Family	
740016300	0.14	R1	Single Family	
740056600	0.16	R1	Single Family	
740065500	0.17	R1	Single Family	
740070200	0.21	R1	Single Family	
740079500	0.09	R1	Single Family	
740081500	0.32	R1	Single Family	
740082900	0.28	R1	Single Family	
740086200	0.32	R1	Single Family	
740086500	0.28	R1	Single Family	
740089800	0.40	R1	Single Family	
740091000	0.42	R1	Single Family	
740091600	0.80	R1	Single Family	
750037802	0.34	R1	Single Family	
750049306	0.22	R1	Single Family	
750049323	0.18	R1	Single Family	
750049324	0.18	R1	Single Family	
750052013	9.00	R1	Single Family	
750053600	0.81	R1	Single Family	
750057101	1.10	R1	Single Family	
750059500	0.16	R1	Single Family	
760014500	0.17	R1	Single Family	
760066900	0.24	R1	Single Family	
760082200	0.19	R1	Single Family	
760094600	0.22	R1	Single Family	
760098200	0.12	R1	Single Family	
760114200	0.28	R1	Single Family	
760114500	0.35	R1	Single Family	
760114600	0.24	R1	Single Family	
760114700	0.36	R1	Single Family	
760115400	0.35	R1	Single Family	
760133700	0.20	R1	Single Family	

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
760137500	0.22	R1	Single Family	
760140015	0.28	R1	Single Family	
760140097	0.04	R1	Single Family	
760140099	0.18	R1	Single Family	
760142508	0.28	R1	Single Family	
770020024	0.21	R1	Single Family	
770020025	0.27	R1	Single Family	
770020028	0.32	R1	Single Family	
770020030	0.36	R1	Single Family	
770020031	0.35	R1	Single Family	
770070050	0.41	R1	Single Family	
770070072	4.27	R1	Single Family	
770070073	0.37	R1	Single Family	
770072557	0.58	R1	Single Family	
770073000	0.89	R1	Single Family	
770073500	17.74	R1	Single Family	
770080000	7.13	R1	Single Family	
770080104	0.46	R1	Single Family	
770080300	8.36	R1	Single Family	
770080400	8.37	R1	Single Family	
770080500	0.89	R1	Single Family	
770080600	0.96	R1	Single Family	
770080700	11.36	R1	Single Family	
770081000	7.08	R1	Single Family	
770081600	0.33	R1	Single Family	
770081601	0.21	R1	Single Family	
770081602	0.24	R1	Single Family	
770081603	0.28	R1	Single Family	
770081604	0.21	R1	Single Family	
770081605	0.21	R1	Single Family	
770081606	0.21	R1	Single Family	
770081607	0.23	R1	Single Family	
770081608	0.29	R1	Single Family	
770081609	0.25	R1	Single Family	
770081610	0.24	R1	Single Family	
770081611	0.24	R1	Single Family	
770081612	0.24	R1	Single Family	
770081613	0.20	R1	Single Family	
770081614	0.26	R1	Single Family	
770081615	0.37	R1	Single Family	
770081616	0.41	R1	Single Family	

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
770081617	1.14	R1	Single Family	
770081618	0.52	R1	Single Family	
770081619	0.48	R1	Single Family	
770081620	0.40	R1	Single Family	
770081621	0.48	R1	Single Family	
770081622	0.81	R1	Single Family	
770081623	1.08	R1	Single Family	
770081624	0.72	R1	Single Family	
770081625	0.62	R1	Single Family	
770081626	0.25	R1	Single Family	
770081627	0.22	R1	Single Family	
770081628	0.23	R1	Single Family	
770081629	0.23	R1	Single Family	
770081630	0.23	R1	Single Family	
770084902	0.49	R1	Single Family	
770084904	0.66	R1	Single Family	
770084905	0.37	R1	Single Family	
770084906	0.34	R1	Single Family	
770084907	0.35	R1	Single Family	
770084908	0.35	R1	Single Family	
770084909	0.32	R1	Single Family	
770084910	0.35	R1	Single Family	
770084911	0.44	R1	Single Family	
770084912	0.46	R1	Single Family	
770084913	0.52	R1	Single Family	
770084914	0.67	R1	Single Family	
770084915	0.44	R1	Single Family	
770084916	0.44	R1	Single Family	
770084918	0.46	R1	Single Family	
770084919	0.44	R1	Single Family	
770084920	0.46	R1	Single Family	
770084802	0.48	R1	Single Family	
770084804	0.63	R1	Single Family	
770084808	0.73	R1	Single Family	
770084812	0.50	R1	Single Family	
770084820	0.47	R1	Single Family	
770084821	0.47	R1	Single Family	
770090084	1.01	R1	Single Family	
770090400	3.23	R1	Single Family	
770090500	1.56	R1	Single Family	
770181112	0.49	R1	Single Family	

Parcle ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
770181113	0.33	R1	Single Family	
770181200	10.07	R1	Single Family	
770181201	5.75	R2	Single Family	
770184103	0.60	R1	Single Family	
	139.79	R1 Total		
770042900	0.33	R1A	Low Density Single Family	
	0.33	R1A Total		
730058800	0.17	R2	Two-Family	
740102500	0.37	R2	Two-Family	
760152800	0.32	R2	Two-Family	
760153500	0.32	R2	Two-Family	
760153600	0.34	R2	Two-Family	
760153900	0.38	R2	Two-Family	
	1.90	R2 Total		
770072000	0.34	R2A	Multi-Family Zero Lot Line	
	0.34	R2A Total		
750049101	0.17	R3	Multi-Family Medium Density	
750049100	0.17	R3	Multi-Family Medium Density	
	0.34	R3 Total		
760128500	0.23	R4	Multi-Family High Density	
760128700	0.33	R4	Multi-Family High Density	
760128900	0.34	R4	Multi-Family High Density	
760166601	1.00	R4	Multi-Family High Density	
	1.90	R4 Total		
	242.93	Grand Total		



MAP 2. VACANT RESIDENTIAL & NON-RESIDENTIAL PARCELS WITH SERVICES

Source:
Parcel data - Wisconsin Land Information
Program (WLIP). Version 5 Statewide Parcel
Database (2021). Madison, WI: Wisconsin
Department of Administration (DOA);
Wisconsin State Cartographer's Office (SCO).
Available via web download site:
<http://www.sco.wisc.edu/parcels/data>. [December 2, 2021].

Vacant Parcels (320)

- Zoned Residential (239)
- Zoned Non-Residential (81)

Access to Services (320)

- Water Access (309)
- Sewer Access (307)
- Both Water and Sewer Access (303)



0 700 1,400 Feet

Table 4: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
760063803	0.19	C1		General Commercial	Yes	Yes
740003000	0.24	C1		General Commercial	Yes	Yes
740077604	3.90	C1		General Commercial	Yes	Yes
740077611	4.09	C1		General Commercial	Yes	Yes
740078001	0.29	C1		General Commercial	Yes	Yes
740078002	0.29	C1		General Commercial	Yes	Yes
740078103	1.00	C1		General Commercial	Yes	Yes
740092400	0.73	C1		General Commercial	Yes	Yes
740100301	0.23	C1		General Commercial	Yes	Yes
750049300	2.73	C1		General Commercial	Yes	Yes
750049400	0.65	C1		General Commercial	Yes	Yes
750049500	0.65	C1		General Commercial	Yes	Yes
750088801	0.78	C1		General Commercial	Yes	Yes
750090201	0.37	C1		General Commercial	Yes	Yes
750090300	0.62	C1		General Commercial	Yes	Yes
750090802	0.40	C1		General Commercial	Yes	Yes
760063700	1.62	C1		General Commercial	Yes	Yes
760063703	0.22	C1		General Commercial	Yes	Yes
760063802	0.26	C1		General Commercial	Yes	Yes
760166500	2.69	C1		General Commercial	Yes	Yes
770000111	1.46	C1		General Commercial	Yes	Yes
770000112	0.73	C1		General Commercial	Yes	Yes
770001108	1.02	C1		General Commercial	Yes	Yes
770001501	1.30	C1		General Commercial	Yes	Yes
770001502	0.62	C1		General Commercial	Yes	Yes
770001504	0.32	C1		General Commercial	Yes	Yes
770005212	0.94	C1		General Commercial	Yes	Yes
770005213	0.57	C1		General Commercial	Yes	Yes
770005214	2.04	C1		General Commercial	Yes	Yes
770005217	1.95	C1		General Commercial	Yes	Yes
770005302	2.38	C1		General Commercial	Yes	Yes
770170013	1.17	C1		General Commercial	Yes	Yes
770170015	1.71	C1		General Commercial	Yes	Yes
770170016	3.00	C1		General Commercial	Yes	Yes
770183902	1.46	C1		General Commercial	Yes	No

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
	42.62	C1 Total				
720008400	0.16	C2		Central Business	Yes	Yes
730052704	5.53	C2		Central Business	Yes	Yes
730085000	0.18	C2		Central Business	Yes	Yes
730085200	0.18	C2		Central Business	Yes	Yes
	6.05	C2 Total				
740078305	4.00	C3		Business and Office	Yes	Yes
770000103	0.79	C3		Business and Office	Yes	Yes
770000104	1.05	C3		Business and Office	Yes	Yes
770000105	1.22	C3		Business and Office	Yes	Yes
770000106	1.21	C3		Business and Office	Yes	Yes
770000107	1.65	C3		Business and Office	Yes	Yes
770000110	2.90	C3		Business and Office	Yes	Yes
770000117	1.83	C3		Business and Office	Yes	Yes
770000118	1.15	C3		Business and Office	Yes	Yes
	15.80	C3 Total				
760163600	1.34	C4		Business Park	Yes	Yes
760163800	1.25	C4		Business Park	Yes	Yes
760164100	1.73	C4		Business Park	Yes	Yes
760166100	0.91	C4		Business Park	Yes	Yes
	5.23	C4 Total				
750051610	8.98	GU		Government Use	Yes	Yes
750051611	0.84	GU		Government Use	Yes	Yes
750051612	0.22	GU		Government Use	Yes	Yes
750051613	0.61	GU		Government Use	Yes	Yes
750051614	0.62	GU		Government Use	Yes	Yes
750051615	6.93	GU		Government Use	Yes	Yes
	18.20	GU Total				
770170002	2.10	PUD	Planned Unit Development		Yes	Yes
770170018	0.18	PUD	Planned Unit Development		Yes	Yes
770170024	0.14	PUD	Planned Unit Development		Yes	Yes
770170025	0.15	PUD	Planned Unit Development		Yes	Yes
770170039	0.16	PUD	Planned Unit Development		Yes	Yes

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
770170040	0.14	PUD	Planned Unit Development		Yes	Yes
770170041	0.15	PUD	Planned Unit Development		Yes	Yes
770170042	0.13	PUD	Planned Unit Development		Yes	Yes
770170045	0.13	PUD	Planned Unit Development		Yes	Yes
770170048	0.14	PUD	Planned Unit Development		Yes	Yes
770170049	0.15	PUD	Planned Unit Development		Yes	Yes
770170050	0.16	PUD	Planned Unit Development		Yes	Yes
770170051	0.15	PUD	Planned Unit Development		Yes	Yes
770170054	0.23	PUD	Planned Unit Development		Yes	Yes
770170057	0.24	PUD	Planned Unit Development		Yes	Yes
770170062	0.16	PUD	Planned Unit Development		Yes	Yes
770170064	0.21	PUD	Planned Unit Development		Yes	Yes
770170067	0.28	PUD	Planned Unit Development		Yes	Yes
770170068	0.19	PUD	Planned Unit Development		Yes	Yes
770170072	0.14	PUD	Planned Unit Development		Yes	Yes
770170073	0.19	PUD	Planned Unit Development		Yes	Yes
770170074	0.22	PUD	Planned Unit Development		Yes	Yes
770170076	0.23	PUD	Planned Unit Development		Yes	Yes
770170082	0.17	PUD	Planned Unit Development		Yes	Yes
770170088	0.12	PUD	Planned Unit Development		Yes	Yes
770170094	0.15	PUD	Planned Unit Development		Yes	Yes
770170111	0.22	PUD	Planned Unit Development		Yes	Yes
770170112	0.16	PUD	Planned Unit Development		Yes	Yes
770170122	0.16	PUD	Planned Unit Development		Yes	Yes
770170126	0.23	PUD	Planned Unit Development		Yes	Yes
770170130	0.16	PUD	Planned Unit Development		Yes	Yes
770177502	0.26	PUD	Planned Unit Development		Yes	Yes
770177512	1.31	PUD	Planned Unit Development		Yes	Yes
770177513	0.75	PUD	Planned Unit Development		Yes	Yes
770177518	0.06	PUD	Planned Unit Development		Yes	Yes
770177523	0.09	PUD	Planned Unit Development		Yes	Yes
770177527	0.06	PUD	Planned Unit Development		Yes	Yes
770177592	0.10	PUD	Planned Unit Development		Yes	Yes
770177593	0.14	PUD	Planned Unit Development		Yes	Yes
770177596	0.24	PUD	Planned Unit Development		Yes	Yes
770177597	0.08	PUD	Planned Unit Development		Yes	Yes

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
	10.43	PUD Total				
710022000	0.15	R1	Single Family		Yes	Yes
710032000	0.23	R1	Single Family		Yes	Yes
710040800	0.08	R1	Single Family		Yes	Yes
710078301	0.42	R1	Single Family		Yes	Yes
720003900	0.10	R1	Single Family		Yes	Yes
720005100	0.17	R1	Single Family		Yes	Yes
720016300	0.09	R1	Single Family		Yes	Yes
720032400	0.28	R1	Single Family		Yes	Yes
720037900	0.17	R1	Single Family		Yes	Yes
720044500	0.11	R1	Single Family		Yes	Yes
720052800	0.08	R1	Single Family		Yes	Yes
720067900	0.26	R1	Single Family		Yes	Yes
730003801	0.22	R1	Single Family		Yes	No
730004000	0.28	R1	Single Family		Yes	Yes
730007002	0.41	R1	Single Family		Yes	Yes
730010508	0.41	R1	Single Family		Yes	Yes
730012600	0.46	R1	Single Family		Yes	Yes
730037300	0.10	R1	Single Family		Yes	Yes
730054400	0.07	R1	Single Family		Yes	Yes
740011400	0.18	R1	Single Family		Yes	Yes
740012100	0.13	R1	Single Family		Yes	Yes
740016300	0.14	R1	Single Family		Yes	Yes
740056600	0.16	R1	Single Family		Yes	Yes
740065500	0.17	R1	Single Family		Yes	Yes
740070200	0.21	R1	Single Family		Yes	Yes
740079500	0.09	R1	Single Family		Yes	Yes
740081500	0.32	R1	Single Family		Yes	Yes
740082900	0.28	R1	Single Family		Yes	Yes
740086200	0.32	R1	Single Family		Yes	Yes
740086500	0.28	R1	Single Family		Yes	Yes
740089800	0.40	R1	Single Family		Yes	Yes
740091000	0.42	R1	Single Family		Yes	Yes
740091600	0.80	R1	Single Family		Yes	Yes
750037802	0.34	R1	Single Family		Yes	Yes

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
750049306	0.22	R1	Single Family		Yes	Yes
750049323	0.18	R1	Single Family		Yes	Yes
750049324	0.18	R1	Single Family		Yes	Yes
750052013	9.00	R1	Single Family		Yes	Yes
750053600	0.81	R1	Single Family		Yes	Yes
750057101	1.10	R1	Single Family		Yes	Yes
750059500	0.16	R1	Single Family		Yes	Yes
760014500	0.17	R1	Single Family		Yes	Yes
760066900	0.24	R1	Single Family		Yes	Yes
760082200	0.19	R1	Single Family		Yes	Yes
760094600	0.22	R1	Single Family		Yes	Yes
760098200	0.12	R1	Single Family		Yes	Yes
760114200	0.28	R1	Single Family		Yes	Yes
760114500	0.35	R1	Single Family		Yes	Yes
760114600	0.24	R1	Single Family		Yes	Yes
760114700	0.36	R1	Single Family		Yes	Yes
760115400	0.35	R1	Single Family		Yes	Yes
760133700	0.20	R1	Single Family		Yes	Yes
760137500	0.22	R1	Single Family		Yes	Yes
760140015	0.28	R1	Single Family		Yes	Yes
760140097	0.04	R1	Single Family		Yes	Yes
760140099	0.18	R1	Single Family		Yes	Yes
760142508	0.28	R1	Single Family		Yes	Yes
770020024	0.21	R1	Single Family		Yes	Yes
770020025	0.27	R1	Single Family		Yes	Yes
770020028	0.32	R1	Single Family		Yes	Yes
770020030	0.36	R1	Single Family		Yes	Yes
770020031	0.35	R1	Single Family		Yes	Yes
770070050	0.41	R1	Single Family		Yes	Yes
770070072	4.27	R1	Single Family		No	Yes
770070073	0.37	R1	Single Family		Yes	Yes
770072557	0.58	R1	Single Family		Yes	Yes
770073000	0.89	R1	Single Family		Yes	Yes
770073500	17.74	R1	Single Family		Yes	Yes
770080000	7.13	R1	Single Family		Yes	Yes
770080104	0.46	R1	Single Family		Yes	Yes

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
770080300	8.36	R1	Single Family		Yes	Yes
770080400	8.37	R1	Single Family		Yes	Yes
770080500	0.89	R1	Single Family		Yes	Yes
770080600	0.96	R1	Single Family		Yes	Yes
770080700	11.36	R1	Single Family		Yes	Yes
770081000	7.08	R1	Single Family		Yes	No
770081600	0.33	R1	Single Family		Yes	Yes
770081601	0.21	R1	Single Family		Yes	Yes
770081602	0.24	R1	Single Family		Yes	Yes
770081603	0.28	R1	Single Family		Yes	Yes
770081604	0.21	R1	Single Family		Yes	Yes
770081605	0.21	R1	Single Family		Yes	Yes
770081606	0.21	R1	Single Family		Yes	Yes
770081607	0.23	R1	Single Family		Yes	Yes
770081608	0.29	R1	Single Family		Yes	Yes
770081609	0.25	R1	Single Family		Yes	Yes
770081610	0.24	R1	Single Family		Yes	Yes
770081611	0.24	R1	Single Family		Yes	Yes
770081612	0.24	R1	Single Family		Yes	Yes
770081613	0.20	R1	Single Family		Yes	Yes
770081614	0.26	R1	Single Family		Yes	Yes
770081615	0.37	R1	Single Family		Yes	Yes
770081616	0.41	R1	Single Family		Yes	Yes
770081617	1.14	R1	Single Family		Yes	Yes
770081618	0.52	R1	Single Family		Yes	Yes
770081619	0.48	R1	Single Family		Yes	Yes
770081620	0.40	R1	Single Family		Yes	Yes
770081621	0.48	R1	Single Family		Yes	Yes
770081622	0.81	R1	Single Family		Yes	Yes
770081623	1.08	R1	Single Family		Yes	Yes
770081624	0.72	R1	Single Family		Yes	Yes
770081625	0.62	R1	Single Family		Yes	Yes
770081626	0.25	R1	Single Family		Yes	Yes
770081627	0.22	R1	Single Family		Yes	Yes
770081628	0.23	R1	Single Family		Yes	Yes
770081629	0.23	R1	Single Family		Yes	Yes

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
770081630	0.23	R1	Single Family		Yes	Yes
770084902	0.49	R1	Single Family		Yes	Yes
770084904	0.66	R1	Single Family		Yes	Yes
770084905	0.37	R1	Single Family		Yes	Yes
770084906	0.34	R1	Single Family		Yes	Yes
770084907	0.35	R1	Single Family		Yes	Yes
770084908	0.35	R1	Single Family		Yes	Yes
770084909	0.32	R1	Single Family		Yes	Yes
770084910	0.35	R1	Single Family		Yes	Yes
770084911	0.44	R1	Single Family		Yes	Yes
770084912	0.46	R1	Single Family		Yes	Yes
770084913	0.52	R1	Single Family		Yes	Yes
770084914	0.67	R1	Single Family		Yes	Yes
770084915	0.44	R1	Single Family		Yes	Yes
770084916	0.44	R1	Single Family		Yes	Yes
770084918	0.46	R1	Single Family		Yes	Yes
770084919	0.44	R1	Single Family		Yes	Yes
770084920	0.46	R1	Single Family		Yes	Yes
770084802	0.48	R1	Single Family		Yes	Yes
770084804	0.63	R1	Single Family		Yes	Yes
770084808	0.73	R1	Single Family		Yes	Yes
770084812	0.50	R1	Single Family		Yes	Yes
770084820	0.47	R1	Single Family		Yes	Yes
770084821	0.47	R1	Single Family		Yes	Yes
770090084	1.01	R1	Single Family		Yes	Yes
770090400	3.23	R1	Single Family		Yes	Yes
770090500	1.56	R1	Single Family		Yes	Yes
770181112	0.49	R1	Single Family		Yes	Yes
770181113	0.33	R1	Single Family		Yes	Yes
770181200	10.07	R1	Single Family		Yes	Yes
770181201	5.75	R1	Single Family		Yes	Yes
770184103	0.60	R1	Single Family		Yes	Yes
	139.79	R1 Total				
770042900	0.33	R1A	Low Density Single Family		Yes	Yes
	0.33	R1A Total				

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
730058800	0.17	R2	Two-Family		Yes	Yes
740102500	0.37	R2	Two-Family		Yes	No
760152800	0.32	R2	Two-Family		Yes	Yes
760153500	0.32	R2	Two-Family		Yes	Yes
760153600	0.34	R2	Two-Family		Yes	Yes
760153900	0.38	R2	Two-Family		Yes	Yes
	1.90	R2 Total				
770072000	0.34	R2A	Multi-Family Zero Lot Line		Yes	Yes
	0.34	R2A Total				
750049101	0.17	R3	Multi-Family Medium Density		Yes	Yes
750049100	0.17	R3	Multi-Family Medium Density		Yes	Yes
	0.34	R3 Total				
760128500	0.23	R4	Multi-Family High Density		Yes	Yes
760128700	0.33	R4	Multi-Family High Density		Yes	Yes
760128900	0.34	R4	Multi-Family High Density		Yes	Yes
760166601	1.00	R4	Multi-Family High Density		Yes	No
	1.90	R4 Total				
	242.93	Grand Total				

APPENDIX B
FUTURE LAND USE MAP



