



City of Menomonie

Housing Affordability Analysis

Covering Permit Year 2021

Introduction

The State of Wisconsin requires municipalities with a population of 10,000 or more to prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan created under s. 66.1001. The municipality shall update the report annually, no later than January 31. The report shall contain all of the following:

1. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
2. 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.
3. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
4. 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.
5. 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.
6. 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:
 - a. Meet existing and forecasted housing demand.
 - b. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

A municipality shall post the report on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

PROCESS AND DATA SOURCES

This report was prepared by the City of Menomonie staff, with assistance by Cedar Corporation for the calendar year ending December 31, 2021. Staff used various sources while compiling this data, such as the City of Menomonie Zoning Code, Fee Schedule, and permits/development records from 2021. Staff also used some data from the 2016-2036 City of Menomonie Comprehensive Plan and U.S. Census Bureau. The City maintains a GIS database of land uses and the vacant parcel information was retrieved from the database.

This report has been posted to the City's website <https://www.menomonie-wi.gov/> and the information will be shared with the City Plan Commission and Common Council. For record keeping purposes, projects that were approved in 2021 are included in this report.

AFFORDABILITY

Renter-Occupied

It is necessary to define “affordability” in order to further discuss the topic of affordability in Menomonie’s housing market. According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable when the housing costs (mortgage/rent, insurance, taxes, etc.) do not exceed 30 percent of a household’s income. Families who pay more than 30 percent of their income for housing are considered to be cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. The most recent data on housing and income is from the 2014-2019 U.S. Census Bureau American Community Survey (ACS).

The median gross rent in the City of Menomonie is approximately \$762, which is lower than the median gross rent for Dunn County (\$796). Menomonie also has a lower median rent than the State (\$856). Approximately 73.4% of all renters pay less than \$1,000 for rent, which is consistent with Dunn County. The city’s median household income is approximately \$44,121; thus, housing is considered affordable if all housing costs are equal or less than \$1,103 each month if using the median household income as an example. In this case, a median-priced rental unit is considered affordable to a median-income level household; please note that renters’ insurance was not included in median gross rent figure. The 2015-2019 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 46.3% of Menomonie renters pay 30 percent or more of their household incomes for housing. The percentage of renters paying more than 30% of their income for housing costs is greater than Dunn County (41.3%) and the State of Wisconsin (45%).

Table 1 – Renter-Occupied Data

Menomonie City, Wisconsin			Dunn County, Wisconsin		
	Units	%		Units	%
Units paying rent	3,232		Units paying rent	4,925	
Less than \$500	303	9.4%	Less than \$500	465	9.40%
\$500 to \$999	2,069	64.0%	\$500 to \$999	3,111	63.20%
\$1,000 to \$1,499	675	20.9%	\$1,000 to \$1,499	1,131	23.00%
\$1,500 to \$1,999	119	3.7%	\$1,500 to \$1,999	146	3.00%
\$2,000 to \$2,499	18	0.6%	\$2,000 to \$2,499	24	0.50%
\$2,500 to \$2,999	48	1.5%	\$2,500 to \$2,999	48	1.00%
\$3,000 or more	-	-	\$3,000 or more	-	-
No Rent Paid	88		No Rent Paid	443	
Median Gross Rent	\$762		Median Gross Rent	\$796	

Owner-Occupied

The median amount spent on housing costs for homeowners with a mortgage is approximately \$1,155, which is lower than Dunn County (\$1,304). Housing costs include mortgage payments, condominium and other fees, real estate taxes, and premiums for home-owners’ insurance. The 2015-2019 U.S. Census Bureau American Community Survey (ACS) estimates approximately

22.9% of Menomonie's homeowners with a mortgage pay 30 percent or more of their household income for housing. Menomonie has a slightly lower percentage than Dunn County (24.0%), and about the same as Wisconsin (22.8%). In 2021, the median single-family home sale price was \$255,000. In theory, a median income household could afford to purchase a median-price home with a 30-year fixed mortgage at 4.0% interest with 5% down (\$1,157). That does not factor taxes, insurance, and other monthly home expenses. Therefore, the median sale prices of a home in Menomonie would exceed 30% of the median household income and would not be considered affordable.

Table 2 – Owner-Occupied Data

Menomonie City, Wisconsin			Dunn County, Wisconsin		
	Units	%		Units	%
Owner w/Mortgage	1,601		Owner w/Mortgage	7,156	
Less than \$500	14	0.9%	Less than \$500	87	1.2%
\$500 to \$999	500	31.2%	\$500 to \$999	1,566	21.9%
\$1,000 to \$1,499	690	43.1%	\$1,000 to \$1,499	2,850	39.8%
\$1,500 to \$1,999	237	14.8%	\$1,500 to \$1,999	1,603	22.4%
\$2,000 to \$2,499	92	5.7%	\$2,000 to \$2,499	692	9.7%
\$2,500 to \$2,999	35	2.2%	\$2,500 to \$2,999	218	3.0%
\$3,000 or more	33	2.1%	\$3,000 or more	140	2.0%
Median Housing Cost	\$1,149		Median Housing Cost	\$1,315	

Approved Residential Development Applications

Menomonie experienced a slower year for new residential construction in 2021. There were 11 new single-family homes, and 1 new two-family homes approved for construction in 2021. In total, 13 new housing units were approved in 2021.

The Building Inspections Department also approved 157 residential repair/addition/remodel permits. The repairing and remodeling of older housing units will likely be a top priority for the City in the next few years because there is a relatively large number of older residential structures that could be improved to provide better housing at more affordable prices.

Table 3 – Residential Development Building Permit Applications

Building Permit Applications, 2021					
Type	Number	Units	Fees	Fees per Project	Value of Project
Building Permits (single family)	11	11	\$11,900.00	\$943.89	\$3,119,394.50
Building Permits (duplex)	1	2	\$730.00	\$730.00	\$280,000.00
Building Permits (multifamily)	1	12	\$2,400.00	\$2,400.00	\$1,000,000.00
Building Permits (remodel)	157		\$5,889.50	\$36.88	\$1,863,682.26

Proposed Residential Dwelling Units

In 2021, there was one (1) final subdivision plat and three (3) CSMs related to residential development. The approved Certified Survey Maps (CSM) created three (3) total lots – three (3) new ones..

Table 4 – Proposed Residential Developments

Land Division Applications, 2021		
Type	Number	Lots
Subdivision Plats - Preliminary	1	0
Subdivision Plats - Final	2	20
Certified Survey Maps	3	3
Condominium Plats	0	0

List and Map of Undeveloped Parcels Zoned for Residential Development

Appendix A shows a list and map of properties in the City of Menomonie that are zoned a residential classification. This includes subdivided and undeveloped properties. Most subdivided properties are served by municipal utilities.

List of Undeveloped Parcels Not Zoned for Residential Development

Appendix B shows a list of properties in the City of Menomonie that are vacant be not zoned for residential development, but have the potential to be residential. The list was developed by using the best available data to identify vacant parcels and using the zoning districts to identify parcels that are not zoned residential. No detailed site suitability analysis or environmental assessment was conducted to develop this list. This list includes subdivided and undeveloped properties. Most subdivided properties are served by municipal utilities.

Analysis of Residential Development Regulations and Financial Impact

New residential development is managed primarily through the zoning ordinance, subdivision ordinance, and building code and must follow erosion control and stormwater management requirements. There are relatively few regulations or requirements for new residential development in Menomonie on platted lots on residential zoning and where the use is a permitted use. For single- and two-family housing, the building plans can typically be approved administratively, unless a rezoning is required; it can typically take anywhere from 1-5 days for the City to approve and issue a building permit. The building inspector reviews the proposal to ensure that the type of housing is permitted in the specific zoning district, check the site plans for setbacks and other bulk density standards. This review can take anywhere between 1 to 3 days, depending on the complexity of the project and the availability of staff. The public works staff reviews the project for erosion control, stormwater requirements, driveway access, and any other approvals if needed. The inspection staff reviews the plans to ensure compliance with building codes and to ensure that state approval was granted, if needed.

The approval process for a new subdivision can take at least 40-90 days, but often the process takes longer if changes are required after the preliminary plat. There are no design standards or

guidelines applied to new single- or two-family housing developments, unless the development is located in a Planned Unit Development or a subdivision with covenants.

Table 5 below lists the type of permits required and associated fees charged for construction a new residential unit.

Table 5 – Permits and Associated Fees

Type of Permit	Fee
Building Permit - New One or Two-family dwelling	\$0.20 per sq. ft. floor & garage area
Plumbing Permit	\$100.00 per dwelling unit
Electrical Permit	\$100.00 per dwelling unit
HVAC Permit	\$100.00 per dwelling unit
Land Dedication or Fee in Lieu of Land Dedication	\$100.00 per dwelling unit, or minimum of 2 acres
Minor Land Division (CSM)	\$200
Condominium Plat	\$200
Major Subdivision Preliminary Plat	\$100.00 and \$5 per lot
Stormwater Management Fee	\$50.00 per acre, minimum \$200.00
Erosion Control	\$100.00 plus \$20.00 per acre for each acre in excess of the first 5 acres
Residential Remodel	\$0.15 per sq. ft., min. \$25

The fees collected (or estimated to be collected based on the Fee Schedule) for new one or two-family residential development in 2021 are shown in Table 6. The analysis was done by taking the actual number of new one and two-family residential units that were approved, estimating that each unit was charged a standard permit for each of the following: plumbing, electrical, HVAC, stormwater management, erosion control, and land dedication. Although the CSMs approved in 2021 were not all developed, the estimate used in the average lot cost estimate calculate was based on the average cost getting a lot approved in 2021 (\$100 per lot).

Table 6 – 2021 Permits and Cost per Permit

Permit	Units	Total Fees	Estimated Fee Per Project Average
New One or Two Family Dwelling	13	\$11,112.80	\$854.83
Plumbing Permit	13	\$1,300.00	\$100.00
Electrical Permit	13	\$1,300.00	\$100.00
HVAC Permit	13	\$1,300.00	\$100.00
Stormwater Management Fee	12	\$2,400.00	\$200.00
Erosion Control	12	\$1,200.00	\$100.00
Land Dedication Requirement	12	\$1,200.00	\$100.00
Land Division (CSM)	3	\$600.00	\$100.00
Total		\$20,412.80	\$1,654.83

The total cost of new one or two-family residential permits was \$20,412.80 with an average of \$1,654.83 per dwelling unit. The actual cost to develop could be higher or lower depending on how the lots were subdivided and if any land was donated for parkland instead of providing a fee in lieu of the land contribution.

Forecasted Housing Demand

The Wisconsin Department of Administration (DOA) projects that the City will only grow by an additional 646 new households from 2020 to 2040. Considering the household size is gradually shrinking, the minimal projected growth would indicate steady, and continued growth in population by 2040. These projections are based on data from the 2010 U.S. Census. These projections will likely change when the new 2020 U.S. Census data becomes available.

To keep up with the projected household growth, the projected housing units needed by 2040 is approximately 468. The number of dwelling units approved in 2020 was 31 and in 2021 it was 13. To meet the projection, the city would have to average adding just over 23.5 housing units per year. (468 units needed – 44 dwelling units provided = 424 units/18 yrs = 23.5 units per/yr)

Table 7 – Projected Housing Demand

	2010	2015	2020 Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Households*	5,743	6,112	6,290	6,467	6,604	6,688	6,758
Population**	16,264	16,640	16,840	17,050	17,120	17,070	17,050
Persons Per Household	2.83	2.72	2.68	2.64	2.59	2.55	2.52

*DOA Household Projections

**DOA Population Projections

Table 8 shows the estimated lots based on residential zoning. Based on the projected demand of 23.5 homes per year, there appears to be enough total lots for the next 9-10 years, but that will depend on the type of housing that is developed as there are fewer multifamily lots available. Additionally, some of those lots are not currently for sale and some of the sites may be unbuildable.

Table 8 – Estimated Lots by Zoning

Zoning District	Vacant Platted Lots	Un-Platted Vacant Lots (Acres)
R-1 Single Family Residential	133	434.14
R-2 Limited Multiple Residential	43	88.35
R-3 Multiple Residential	36	23.64
R-4 Limited Family Residential Twin Home District	4	14.89

Analysis of Ways to Modify Regulations to Meet Housing Demand and Reduce Approval Process

The City of Menomonie's Zoning Districts provide a wide range of lot options for developers.

There are a number of ways the City can help reduce the cost and time necessary to approve and develop new residential subdivisions. These include but are not limited to:

- Reduce fees by 20%. Generally, municipalities do not break even on the services provided when reviewing and conducting inspections for building permits. Although lowering fees would reduce the cost to developers, this would actually have an impact to tax payers as the revenue would likely have to be made up in taxes.
- Increase density, allowing smaller lots to be developed, thereby reducing the cost of development per dwelling unit. This will likely be completed on a case by case basis through a PUD process. The PUD approval process can take significant time for approval and would likely add time instead of reduce it for most residential development.
- Create a Developers Kit that provides all regulations, review requirements, fees and meeting schedules so a developer can prepare a complete set of plans for review.
- Establish a Development Review Team process for all major subdivision reviews where developers and staff meet to discuss all requirements, expectations, and timelines for approval.
- Create incentives to fast-track development such as development that include low to moderate-income housing.

Comprehensive Plan Implementation

The City's Housing Chapter of its Comprehensive Plan includes the following list of Goals, Objectives, Programs, Policies, and Actions

Goal 1: Ensure land is available for future housing needs.

Objective

1. Maintain steady and planned growth in the City of Menomonie.

Programs, Policies, and Actions

1. Use proposed land use map to guide residential growth.
2. Explore extra-territorial zoning with surrounding towns to avoid land use conflicts.

Goal 2: Provide a balance between single family and multi family housing.

Objectives

1. Increase owner-occupied home ownership.
2. Protect property values.

Programs, Policies, and Actions

1. Help residents locate housing programs and agencies that will help them achieve home ownership.
2. Encourage developers to provide a variety of housing sizes and styles to meet the needs of all residents.
3. Encourage R-1, R-2, and R-4 zoning over the full multiple-family zoning of R-3 because they are more compatible and are more easily intermixed.

4. Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
5. Require 70% of dwelling units in new subdivisions to be single family/owner.
6. Review existing zoning map for rezoning of multiple family areas to single family areas when redevelopment occurs.

Goal 3: Address the aesthetics of new developments and housing.

Objective

1. Avoid residential development that uses repetitive styles and colors.

Programs, Policies, and Actions

1. Specify housing aesthetics in the developer's agreement.
2. Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
3. Require developments to use a variety of building footprints, colors, windows, etc...
4. Discuss possible ordinances on property maintenance code.

Goal 4: Encourage infill development on vacant lots within the City Limits.

Objectives

1. Reduce urban sprawl.
2. Lower the cost of infrastructure expansion.

Programs, Policies, and Actions

1. Allow for the extension of utilities to the vacant lots within the City.
2. Review stormwater ordinance requirements for infill development.
3. Analyze the potential for incentives to lower costs for those building on infill lots.
4. Promote the housing program to assist lower income families to build.

Goal 5: Support and encourage sustainable design of residential development including "Green Building."

Objectives

1. Reduce energy consumption.
2. Promote environmental sustainability and responsibility.

Programs, Policies, and Actions

1. Work with local contractors to construct a home that meets the Leadership in Energy and Environmental Design (LEED) Standards.
2. Encourage architects and developers to incorporate LEED Standards and promote "green buildings."
3. Review ordinances to identify opportunities to provide incentives for green building.
4. Develop standards and incentives for promoting greenspace and walkability in residential developments.

Appendix A – List and Map of Undeveloped Parcels Zoned for Residential Development

Map ID	PARCELID	SITEADDRESS
10	1725122713022100007	318 SISTERS CT
11	1725122713022100008	309 SISTERS CT
13	1725122713030060001	3113 INGALLS RD SW
14	1725122713030060002	3121 INGALLS RD SW
15	1725122713030060012	3503 INGALLS RD SW
16	1725122713030060013	926 WAGNER RD SW
17	1725122713030060016	902 WAGNER RD SW
18	1725122713030060017	903 WAGNER RD SW
19	1725122713030060019	927 WAGNER RD SW
20	1725122713030060027	914 JUNIPER CT SW
21	1725122713030060030	915 JUNIPER CT SW
24	1725122713031100015	
25	1725122713031100016	
38	1725122812180040001	2804 EAGLE POINT RD NE
63	1725122812303300023	
67	1725122812312100001	
68	1725122812312100060	
69	1725122812312200001	
70	1725122812312300004	
71	1725122812312400001	
72	1725122813114200001	
73	1725122813114300013	
74	1725122813114300029	
75	1725122813114300030	
76	1725122813114300031	
77	1725122813130030002	2323 EAGLE RIDGE DR NE
78	1725122813130040002	
79	1725122813130040006	2514 EAGLE RIDGE DR NE
80	1725122813130040009	2313 EAGLE RIDGE DR NE
81	1725122813130050004	2610 CEDAR FALLS RD NE
82	1725122813130060013	2306 BUNDY LA NE
83	1725122813130060014	2304 BUNDY LA NE
84	1725122813130060015	2302 BUNDY LA NE
85	1725122813130070002	1932 PINE AVE E
86	1725122813130070003	1938 PINE AVE E
87	1725122813130070004	1944 PINE AVE E
88	1725122813130070005	2002 PINE AVE E
89	1725122813130070006	2008 PINE AVE E
90	1725122813130070007	2014 PINE AVE E
91	1725122813130070008	2020 PINE AVE E
92	1725122813130070010	
93	1725122813130080001	
94	1725122813130080003	
95	1725122813130080017	1920 PINE AVE E
96	1725122813130080018	1926 PINE AVE E
97	1725122813132100003	2430 PARKVIEW LA
98	1725122813132100019	2622 RIDGEWOOD ST
99	1725122813132100023	
100	1725122813132200001	
105	1725122813132400004	2309 RIDGEWOOD ST
106	1725122813132400019	2302 RIDGEWOOD ST
107	1725122813133100009	
108	1725122813141100002	
110	1725122813141200055	

111	1725122813141300012	
112	1725122813141300014	
113	1725122813141300019	
114	1725122813142100001	
118	1725122813143100004	826 TAINTER ST NE
121	1725122813143400022	
122	1725122813143400039	
123	1725122813143400067	1622 DOUGLAS ST NE
124	1725122813144200001	
125	1725122813144200017	856 21ST AVE N
126	1725122813144200018	868 21ST AVE N
127	1725122813144300004	
128	1725122813144300019	
129	1725122813144300030	1722 MATHEWS ST NE
135	1725122813221100005	629 ELM AVE W
136	1725122813221100018	
137	1725122813221100021	705 ELM AVE W
138	1725122813221200010	1415 ELM AVE W
139	1725122813221300006	1005 ELM AVE W
140	1725122813221300007	1013 ELM AVE W
141	1725122813221300009	1029 ELM AVE W
142	1725122813221300031	
147	1725122813224100001	931 MEADOW HILL DR NW
153	1725122813230030005	
154	1725122813230030038	
155	1725122813230050001	
156	1725122813231200002	
157	1725122813231200024	
158	1725122813231200069	
159	1725122813232100010	
160	1725122813232300006	
161	1725122813232400073	
162	1725122813232400084	
163	1725122813233100002	832 TAINTER ST NE
164	1725122813233100003	818 TAINTER ST NE
165	1725122813233100004	812 TAINTER ST NE
166	1725122813240010002	
167	1725122813240010003	
168	1725122813240010004	
169	1725122813240010006	
170	1725122813243400009	615 FAGSTAD ST NE
171	1725122813244100002	815 24TH ST N
172	1725122813244100039	305 RED CEDAR ST NE
173	1725122813244200007	2119 POINT COMFORT RD NE
174	1725122813244200008	2125 POINT COMFORT RD NE
175	1725122813244200012	2218 POINT COMFORT RD NE
176	1725122813244400004	
177	1725122813244400014	
178	1725122813244400019	2719 CHERRY BLOSSOM LA NE
179	1725122813244400025	2743 CHERRY BLOSSOM LA NE
180	1725122813244400036	2714 SHADY PINE LA NE
181	1725122813244400037	
182	1725122813244400038	
183	1725122813244400039	
184	1725122813244400040	

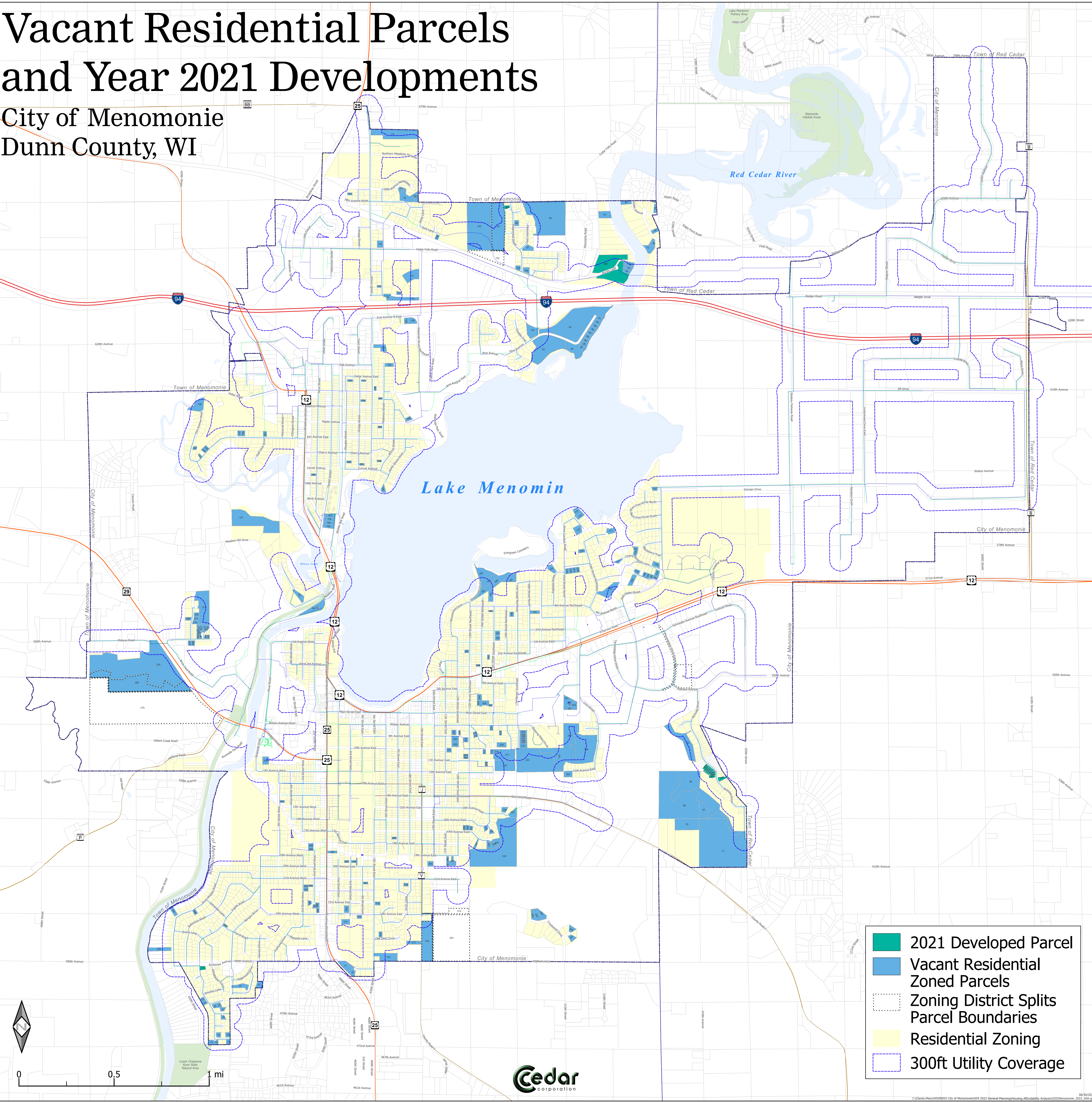
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186	1725122813244400059	
187	1725122813251200009	
190	1725122813252100001	
191	1725122813252100010	
192	1725122813252200003	
193	1725122813252200004	
194	1725122813252200005	
195	1725122813252200021	
196	1725122813252200036	
197	1725122813252300007	
198	1725122813252300028	
199	1725122813252300050	1503 1ST AVE E
200	1725122813252300051	
204	1725122813253200047	
205	1725122813253200055	
206	1725122813253200060	
207	1725122813253200061	
209	1725122813253300004	
210	1725122813253300012	
211	1725122813253300014	
212	1725122813253300016	
213	1725122813253300018	
214	1725122813253300027	
215	1725122813253300028	
216	1725122813253300036	
217	1725122813253300038	
218	1725122813253300039	1512 10TH AVE E
219	1725122813253300070	
220	1725122813253300071	
221	1725122813253400007	
222	1725122813253400008	
223	1725122813253400009	
224	1725122813253400015	868 17TH ST SE
225	1725122813253400016	872 17TH ST SE
226	1725122813253400017	912 17TH ST SE
227	1725122813253400018	916 17TH ST SE
228	1725122813253400019	948 17TH ST SE
229	1725122813253400020	952 17TH ST SE
231	1725122813254200008	689 21ST ST S
232	1725122813254200009	659 21ST ST S
233	1725122813254200010	639 21ST ST S
234	1725122813254300001	
235	1725122813254300004	
236	1725122813254300005	
237	1725122813254300006	
238	1725122813254300007	
239	1725122813254300012	717 24TH ST N
240	1725122813260030009	
241	1725122813260030010	
242	1725122813260040002	
243	1725122813261300002	
244	1725122813261400048	
251	1725122813264400037	
252	1725122813264400039	1021 13TH ST SE

253	1725122813264400040	1017 13TH ST SE
254	1725122813264400042	
255	1725122813264400046	
256	1725122813264400074	
257	1725122813264400082	
258	1725122813264400084	
259	1725122813270010011	
261	1725122813270040031	1221 BRICKYARD RD
262	1725122813270040032	1227 BRICKYARD RD
263	1725122813270040033	113 FAIRVIEW CT
264	1725122813270040034	121 FAIRVIEW CT
265	1725122813270040037	1205 BRICKYARD RD
266	1725122813270040038	1213 BRICKYARD RD
269	1725122813271200006	213 AMBER VIEW ST
270	1725122813271200031	234 AMBER VIEW ST
271	1725122813271200032	226 AMBER VIEW ST
272	1725122813271200033	210 AMBER VIEW ST
273	1725122813271200037	139 FAIRVIEW CT
274	1725122813271200038	151 FAIRVIEW CT
275	1725122813271200039	148 FAIRVIEW CT
276	1725122813271200040	128 FAIRVIEW CT
277	1725122813271200041	
278	1725122813272400001	
285	1725122813340010015	
286	1725122813340020031	
287	1725122813342200020	1416 5TH ST W
288	1725122813342300016	
289	1725122813342300018	
290	1725122813344300016	
291	1725122813350020005	1109 RIVER HEIGHTS RD SW
292	1725122813351400022	
293	1725122813351400023	
294	1725122813351400074	
295	1725122813351400079	
296	1725122813351400081	
297	1725122813351400082	
298	1725122813352400037	
299	1725122813352400045	1915 3RD ST E
300	1725122813352400054	1818 S BROADWAY ST
301	1725122813353100030	
302	1725122813353100081	
303	1725122813353200016	2110 3RD ST W
304	1725122813353200017	2120 3RD ST W
305	1725122813353200018	
306	1725122813353200027	2220 2ND ST W
307	1725122813353200028	2226 2ND ST W
308	1725122813353200030	
309	1725122813353200044	
310	1725122813353400010	342 24TH AVE E
311	1725122813353400031	2415 3RD ST E
314	1725122813354200015	
315	1725122813354200043	
316	1725122813354300007	
317	1725122813354300010	2621 9TH ST E
318	1725122813354300026	505 OAKPARK CIR SE

324	1725122813361200004	2127 DAIRYLAND RD SE
328	1725122813362200024	1509 15TH AVE E
329	1725122813362200026	1609 15TH AVE E
330	1725122813362300001	1900 13TH ST SE
331	1725122813362300008	1408 16TH AVE E
332	1725122813362300010	1620 15TH ST SE
333	1725122813362300015	1301 17TH AVE E
334	1725122813362300023	1804 17TH AVE E
335	1725122813362300024	1500 17TH AVE E
336	1725122813362300025	1419 17TH AVE E
337	1725122813362300032	
342	1725122813363400013	
343	1725122813363400014	
344	1725122813363400015	
346	1725122813364300002	
347	1725122813364300004	
101	1725122813132200016	
312	1725122813354100025	
319	1725122813354400001	2500 9TH ST E
280	1725122813273100001	

Vacant Residential Parcels and Year 2021 Developments

City of Menomonie
Dunn County, WI



- 2021 Developed Parcel
- Vacant Residential Zoned Parcels
- Zoning District Splits
- Parcel Boundaries
- Residential Zoning
- 300ft Utility Coverage

Appendix B - List of Undeveloped Parcels Not Zoned for Residential Development

PARCELID	SITEADDRESS	VO Housing	Utility Access
1725122812303100003		true	true
1725122812303400003		true	true
1725122812304200009		true	true
1725122812304200010		true	true
1725122812081300001		true	
1725122812081400001		true	
1725122812084200001		true	
1725122812084300003		true	
1725122812084300004	3203 59TH ST NE	true	
1725122812171300006	5500 PACKER DR NE	true	
1725122812171300007		true	
1725122812172400008	5102 PACKER DR NE	true	
1725122812173100001		true	
1725122812173200001		true	
1725122812174200004		true	
1725122812174300005		true	
1725122812184100001		true	
1725122812184400001		true	
1725122812191100001		true	
1725122812191300001		true	
1725122812191400001		true	
1725122812192400001		true	
1725122812301200002		true	
1725122812301400001		true	
1725122812302100005		true	
1725122812302300002		true	
1725122812302300004		true	
1725122813132300002	1606 CEDAR FALLS RD NE	true	
1725122813132300010	1765 CEDAR FALLS RD NE	true	
1725122813141100004	925 CEDAR FALLS RD NE	true	
1725122813142400003	2233 WILSON ST NE	true	
1725122813142400004		true	
1725122813142400009		true	
1725122813143100005	2021 TALEN ST NE	true	
1725122813143300033	328 OAK AVE W	true	
1725122813151400001		true	
1725122813154400025	442 OAK AVE W	true	
1725122813154400028	301 HELLER RD NW	true	
1725122813164100001		true	true
1725122813221100001		true	
1725122813222300016	1163 CANYON RD	true	true
1725122813222300017	1140 CANYON RD	true	true
1725122813222400001		true	true
1725122813223400002		true	true
1725122813224200002		true	true
1725122813224300002		true	true
1725122813224300009		true	true
1725122813224400009	720 MEADOW HILL DR NW	true	true
1725122813224400010	646 MEADOW HILL DR NW	true	true
1725122813251400004	402 TECHNOLOGY DR W	true	
1725122813251400007		true	
1725122813252300091		true	
1725122813252300092		true	
1725122813252300097	419 TECHNOLOGY DR E	true	

1725122813253200086		true	
1725122813254200002		true	
1725122813263100061		true	
1725122813263200038	521 2ND ST W	true	
1725122813263200039	603 2ND ST W	true	
1725122813263200040	611 2ND ST W	true	
1725122813263200045		true	
1725122813263200046	506 4TH ST W	true	
1725122813270030001		true	true
1725122813273100001		true	true
1725122813273200001	511 2ND ST W	true	
1725122813273300001		true	true
1725122813273400005		true	true
1725122813284100001		true	true
1725122813361100001		true	true
1725122813361200001	1305 21ST ST S	true	
1725122813361200002		true	
1725122813361300003		true	true
1725122813361300004		true	true
1725122813362100012	1905 DAIRYLAND RD SE	true	
1725122813362400001		true	true
1725122813363300002		true	true
1725122813363400001		true	true
1725122813363400004		true	true
1725122813364100001		true	true
1725122813364400001		true	true
1725122813132200016		true	
1725122813354400001	2500 9TH ST E	true	true
1725122813354100025		true	true
1725122812302300001		true	