



City of Menomonie
Housing Affordability Analysis

Covering Permit Year 2022

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 their comprehensive plan housing element 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, 2022. Staff used various sources while compiling this data, such as the City of Menomonie Zoning Code, Fee Schedule, and permits/development records from 2022. Staff also used some data from the 2016-2036 City of Menomonie Comprehensive Plan and U.S. Census Bureau American Community Survey (ACS) 2017-2021. 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 2022 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 2017-2021 U.S. Census Bureau American Community Survey (ACS).

Table 1 – Renter-Occupied Data

Menomonie City, Wisconsin			Dunn County, Wisconsin		
	Units	%		Units	%
Units paying rent	3,640		Units paying rent	5,636	
Less than \$500	405	11.1%	Less than \$500	586	10.40%
\$500 to \$999	2,252	61.9%	\$500 to \$999	3,329	59.07%
\$1,000 to \$1,499	812	22.3%	\$1,000 to \$1,499	1,479	26.24%
\$1,500 to \$1,999	136	3.7%	\$1,500 to \$1,999	204	3.62%
\$2,000 to \$2,499	18	0.5%	\$2,000 to \$2,499	21	0.37%
\$2,500 to \$2,999	17	0.5%	\$2,500 to \$2,999	17	0.30%
\$3,000 or more	-	-	\$3,000 or more	-	-
No Rent Paid	87		No Rent Paid	359	
Median Gross Rent	\$817		Median Gross Rent	\$850	

Source: 2017-2021 U.S. Census Bureau American Community Survey (ACS)

The median gross rent in the City of Menomonie is approximately \$817, which is lower than the median gross rent for Dunn County (\$850). Menomonie also has a lower median rent than the State (\$916). Approximately 73% of all renters pay less than \$1,000 for rent, which is 3.5% greater than 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 \$1,192 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 2017-2021 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 44.1% 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 (38.5%) and the State of Wisconsin (42.2%).

Owner-Occupied

The median amount spent on housing costs for homeowners with a mortgage is approximately \$1,243, which is lower than Dunn County (\$1,380). Housing costs include mortgage payments, condominium and other fees, real estate taxes, and premiums for home-owners' insurance. The 2017-2021 U.S. Census Bureau American Community Survey (ACS) estimates approximately 19.3% 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 (24.1%), and Wisconsin (21.7%). In 2022, the median single-family home sold was \$260,000. In the past year, mortgage rates have climbed to over 6% for a 30-year fixed mortgage. In theory, a median income household could afford to purchase a median- price home with a 30-year fixed mortgage at 6.6% interest with 20% down (\$1,328). That does not factor taxes, insurance, and other monthly home expenses. Therefore, the median sale price 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	%			
Owner w/Mortgage	1,463		Owner w/Mortgage	7,127	
Less than \$500	16	1.1%	Less than \$500	78	1.1%
\$500 to \$999	273	18.7%	\$500 to \$999	1,209	17.0%
\$1,000 to \$1,499	785	53.7%	\$1,000 to \$1,499	2,915	40.9%
\$1,500 to \$1,999	262	17.9%	\$1,500 to \$1,999	1,817	25.5%
\$2,000 to \$2,499	56	3.8%	\$2,000 to \$2,499	656	9.2%
\$2,500 to \$2,999	41	2.8%	\$2,500 to \$2,999	287	4.0%
\$3,000 or more	30	2.1%	\$3,000 or more	165	2.3%
Median Housing Cost	\$1,243		Median Housing Cost	\$1,380	

Source: 2017-2021 U.S. Census Bureau American Community Survey (ACS)

Approved Residential Development Applications

Menomonie experienced a slower year for new residential construction in 2022. There were 18 new single-family homes, and 2 new two-family homes approved for construction. In total, 22 new housing units were approved last year.

The Building Inspections Department also approved 128 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, 2022					
Type	Number	Units	Fees	Fees per Project	Value of Project
Building Permits (single family)	18	18	\$14,810.40	\$822.80	\$3,799,711.00
Building Permits (duplex)	2	2	\$1,874.00	\$937.00	\$600,000.00
Building Permits (multifamily)	0	0	\$0.00	\$0.00	\$0.00
Building Permits (remodel)	128	-	\$7,680.00	\$60.00	\$1,976,075.08

Source: City of Menomonie Building Inspection Department

Proposed Residential Dwelling Units

In 2022, there was one (1) final subdivision plat and three (3) CSMs related to residential development. The approved Certified Survey Maps (CSM) created only one (1) new lot as two of the CSMs were used to combine lots.

Table 4 – Proposed Residential Developments

Land Division Applications, 2022		
Type	Number	New Lots
Subdivision Plats - Preliminary	0	0
Subdivision Plats - Final	1	6
Certified Survey Maps	3	1
Condominium Plats	0	0

Source: City of Menomonie Building Inspection Department

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 but 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.

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

Source: City of Menomonie Building Inspection Department

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.

The fees collected (or estimated to be collected based on the Fee Schedule) for new one or two-family residential development in 2022 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 2022 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 2022 (\$100 per lot).

Table 6 – 2022 Permits and Cost per Permit

Permit	Units	Total Fees	Estimated Fee Per Project Average
New One or Two Family Dwelling	22	\$16,684.40	\$758.38
Plumbing Permit	22	\$2,200.00	\$100.00
Electrical Permit	22	\$2,200.00	\$100.00
HVAC Permit	22	\$2,200.00	\$100.00
Stormwater Management Fee	13	\$2,600.00	\$200.00
Erosion Control	13	\$1,300.00	\$100.00
Land Dedication Requirement	22	\$2,200.00	\$100.00
Land Division (CSM)	5	\$600.00	\$120.00
Total		\$29,984.40	\$1,578.38

Source: City of Menomonie Building Inspection Department

The total cost of new one or two-family residential permits was \$16,684.40 with an average of \$1,578.38 per dwelling unit when factoring all the other subcontracted permits. 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 since 2020 are as follows:

- 2020 – 31 new dwelling units
- 2021 – 13 new dwelling units
- 2022 – 22 new dwelling units

To meet the projection, the city would have to average adding just over 22.3 housing units per year. (468 units needed – 66 dwelling units provided = 402 units/18 yrs = 22.3 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

Source: U.S. Census Bureau; Wisconsin Department of Administration

*DOA Household Projections

**DOA Population Projections

Table 8 shows the estimated lots based on residential zoning. Based on the projected demand of 22.3 homes per year, there appears to be enough total lots for the next 8-9 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. Vacant patted lots are based on the number of undeveloped lots, zoned residential, and lot size (less than 1-acre in area if zoned R-1 and R-4, less than 2-acres in area if zoned R-2, and less than 3-acres in area if zoned R-3). Un-Platted Vacant lots include all remaining vacant lots that fall within each zoning designation. This is a change from how the lots were determined in previous reports and some of the Un-Platted lots may be part of a plat but were larger in area and could potentially be further platted in the future.

Table 8 – Estimated Lots by Zoning

Zoning District	Vacant Platted Lots	Un-Platted Vacant Lots (Acres)
R-1 Single Family Residential	141	387.03
R-2 Limited Multiple Residential	29	37.17
R-3 Multiple Residential	14	29.6
R-4 Limited Family Residential Twin Home District	23	3.3

Source: Cedar Corporation

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

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

Map ID	PARCELID	Status	SITEADDRESS
1	1725122713022100007	Vacant	318 SISTERS CT
2	1725122713022100008	Vacant	309 SISTERS CT
5	1725122713030060002	Vacant	3121 INGALLS RD SW
6	1725122713030060012	Vacant	3503 INGALLS RD SW
7	1725122713030060013	Vacant	926 WAGNER RD SW
8	1725122713030060016	Vacant	902 WAGNER RD SW
9	1725122713030060017	Vacant	903 WAGNER RD SW
10	1725122713030060019	Vacant	927 WAGNER RD SW
15	1725122713031100015	Vacant	N/A
16	1725122713031100016	Vacant	N/A
17	1725122812180040001	Vacant	2804 EAGLE POINT RD NE
18	1725122812303300023	Vacant	N/A
22	1725122812312100001	Vacant	N/A
27	1725122812312100060	Vacant	N/A
33	1725122812312200001	Vacant	N/A
36	1725122812312300004	Vacant	N/A
37	1725122812312400001	Vacant	N/A
38	1725122813114200001	Vacant	N/A
39	1725122813114300013	Vacant	N/A
40	1725122813114300029	Vacant	N/A
41	1725122813114300030	Vacant	N/A
42	1725122813114300031	Vacant	N/A
43	1725122813130030002	Vacant	2323 EAGLE RIDGE DR NE
44	1725122813130040002	Vacant	N/A
45	1725122813130040006	Vacant	2514 EAGLE RIDGE DR NE
46	1725122813130040009	Vacant	2313 EAGLE RIDGE DR NE
47	1725122813130050004	Vacant	2610 CEDAR FALLS RD NE
49	1725122813130060013	Vacant	2306 BUNDY LA NE
50	1725122813130060014	Vacant	2304 BUNDY LA NE
51	1725122813130060015	Vacant	2302 BUNDY LA NE
52	1725122813130070002	Vacant	1932 PINE AVE E
53	1725122813130070003	Vacant	1938 PINE AVE E
54	1725122813130070004	Vacant	1944 PINE AVE E
55	1725122813130070005	Vacant	2002 PINE AVE E
56	1725122813130070006	Vacant	2008 PINE AVE E
57	1725122813130070007	Vacant	2014 PINE AVE E
58	1725122813130070008	Vacant	2020 PINE AVE E
59	1725122813130070010	Vacant	N/A
60	1725122813130080001	Vacant	N/A
61	1725122813130080003	Vacant	N/A
62	1725122813130080017	Vacant	1920 PINE AVE E
63	1725122813130080018	Vacant	1926 PINE AVE E
67	1725122813132100023	Vacant	N/A

Map ID	PARCELID	Status	SITEADDRESS
	72 172512281313220001	Vacant	N/A
	73 172512281313220016	Vacant	N/A
	75 172512281313240004	Vacant	2309 RIDGEWOOD ST
	76 172512281313240019	Vacant	2302 RIDGEWOOD ST
	77 172512281313310009	Vacant	N/A
	78 172512281314110002	Vacant	N/A
	79 172512281314120055	Vacant	N/A
	80 172512281314130012	Vacant	N/A
	81 172512281314130014	Vacant	N/A
	82 172512281314130019	Vacant	N/A
	83 172512281314210001	Vacant	N/A
	84 172512281314310004	Vacant	826 TAINTER ST NE
	85 172512281314340022	Vacant	N/A
	86 172512281314340039	Vacant	N/A
	87 172512281314340067	Vacant	1622 DOUGLAS ST NE
	88 172512281314420001	Vacant	N/A
	89 1725122813144200017	Vacant	856 21ST AVE N
	90 1725122813144200018	Vacant	868 21ST AVE N
	91 172512281314430004	Vacant	N/A
	92 172512281314430019	Vacant	N/A
	93 172512281314430030	Vacant	1722 MATHEWS ST NE
	94 172512281322110005	Vacant	629 ELM AVE W
	95 1725122813221100018	Vacant	N/A
	96 1725122813221100021	Vacant	705 ELM AVE W
	97 1725122813221200010	Vacant	1415 ELM AVE W
	99 172512281322130006	Vacant	1005 ELM AVE W
	100 1725122813221300007	Vacant	1013 ELM AVE W
	101 1725122813221300009	Vacant	1029 ELM AVE W
	102 1725122813221300031	Vacant	N/A
	103 1725122813224100001	Vacant	931 MEADOW HILL DR NW
	104 1725122813230030005	Vacant	N/A
	105 1725122813230030038	Vacant	N/A
	106 1725122813230050001	Vacant	N/A
	107 1725122813231200002	Vacant	N/A
	108 1725122813231200024	Vacant	N/A
	109 1725122813231200069	Vacant	N/A
	110 1725122813232100010	Vacant	N/A
	111 1725122813232300006	Vacant	N/A
	112 1725122813232400073	Vacant	N/A
	113 1725122813232400084	Vacant	N/A
	114 1725122813233100002	Vacant	832 TAINTER ST NE
	115 1725122813233100003	Vacant	818 TAINTER ST NE
	116 1725122813233100004	Vacant	812 TAINTER ST NE

Map ID	PARCELID	Status	SITEADDRESS
	117 1725122813240010002	Vacant	N/A
	118 1725122813240010003	Vacant	N/A
	119 1725122813240010004	Vacant	N/A
	120 1725122813240010006	Vacant	N/A
	121 1725122813243400009	Vacant	615 FAGSTAD ST NE
	122 1725122813244100002	Vacant	815 24TH ST N
	123 1725122813244100039	Vacant	305 RED CEDAR ST NE
	124 1725122813244200007	Vacant	2119 POINT COMFORT RD NE
	125 1725122813244200008	Vacant	2125 POINT COMFORT RD NE
	126 1725122813244200012	Vacant	2218 POINT COMFORT RD NE
	127 1725122813244400004	Vacant	N/A
	128 1725122813244400014	Vacant	N/A
	129 1725122813244400019	Vacant	2719 CHERRY BLOSSOM LA NE
	130 1725122813244400025	Vacant	2743 CHERRY BLOSSOM LA NE
	131 1725122813244400036	Vacant	2714 SHADY PINE LA NE
	132 1725122813244400037	Vacant	N/A
	133 1725122813244400038	Vacant	N/A
	134 1725122813244400039	Vacant	N/A
	135 1725122813244400040	Vacant	N/A
	136 1725122813244400041	Vacant	N/A
	137 1725122813244400059	Vacant	N/A
	138 1725122813251200009	Vacant	N/A
	139 1725122813252100010	Vacant	N/A
	140 1725122813252200003	Vacant	N/A
	141 1725122813252200004	Vacant	N/A
	142 1725122813252200005	Vacant	N/A
	143 1725122813252200021	Vacant	N/A
	144 1725122813252200036	Vacant	N/A
	145 1725122813252300007	Vacant	N/A
	146 1725122813252300028	Vacant	N/A
	147 1725122813252300050	Vacant	1503 1ST AVE E
	148 1725122813252300051	Vacant	N/A
	149 1725122813253200047	Vacant	N/A
	150 1725122813253200055	Vacant	N/A
	151 1725122813253200060	Vacant	N/A
	152 1725122813253200061	Vacant	N/A
	153 1725122813253300004	Vacant	N/A
	154 1725122813253300012	Vacant	N/A
	155 1725122813253300014	Vacant	N/A
	156 1725122813253300016	Vacant	N/A
	157 1725122813253300018	Vacant	N/A
	158 1725122813253300027	Vacant	N/A
	159 1725122813253300028	Vacant	N/A

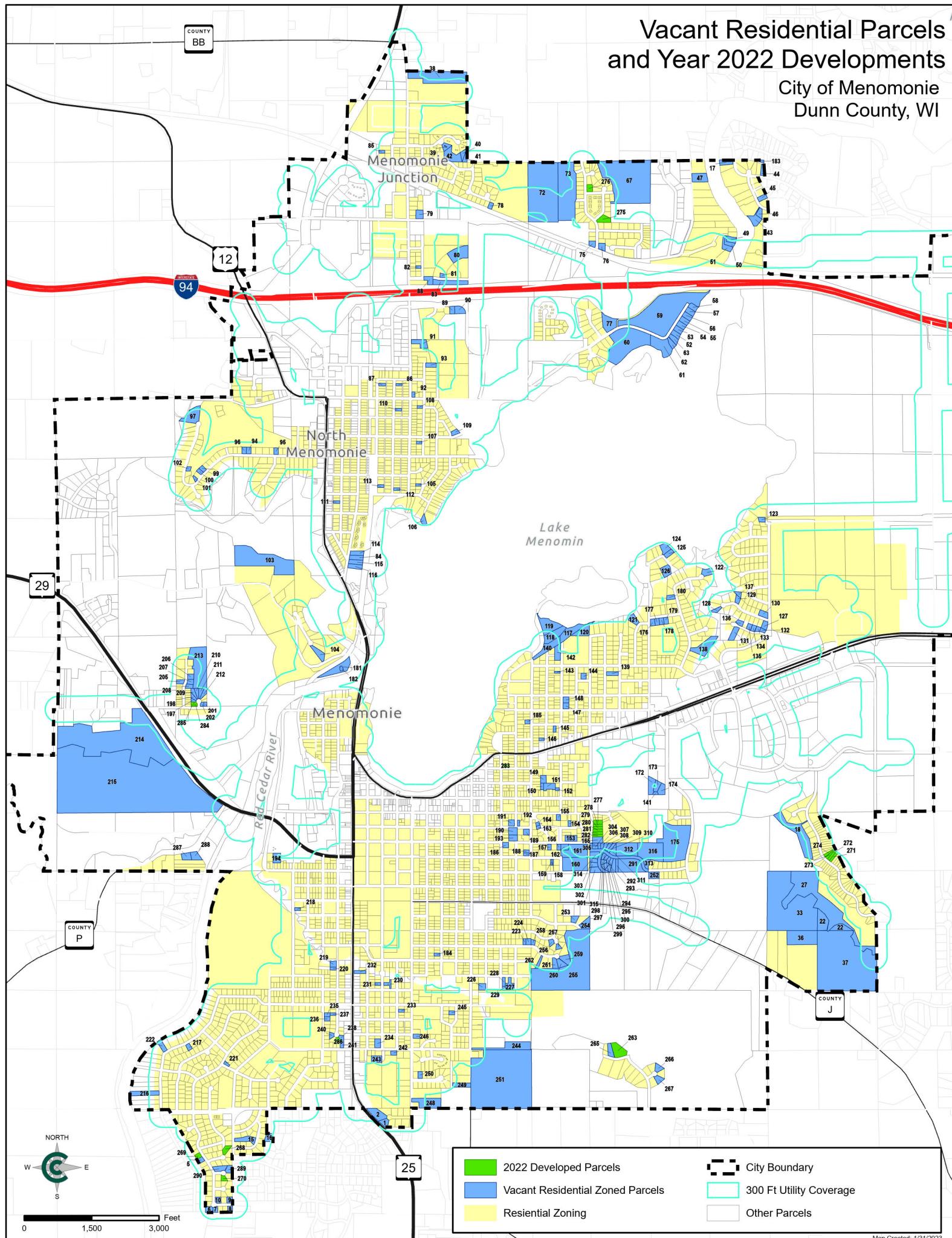
Map ID	PARCELID	Status	SITEADDRESS
160	1725122813253300036	Vacant	N/A
161	1725122813253300038	Vacant	N/A
162	1725122813253300039	Vacant	1512 10TH AVE E
163	1725122813253300070	Vacant	N/A
164	1725122813253300071	Vacant	N/A
165	1725122813253400007	Vacant	N/A
172	1725122813254200008	Vacant	689 21ST ST S
173	1725122813254200009	Vacant	659 21ST ST S
174	1725122813254200010	Vacant	639 21ST ST S
175	1725122813254300001	Vacant	N/A
176	1725122813254300004	Vacant	N/A
177	1725122813254300005	Vacant	N/A
178	1725122813254300006	Vacant	N/A
179	1725122813254300007	Vacant	N/A
180	1725122813254300012	Vacant	717 24TH ST N
181	1725122813260030009	Vacant	N/A
182	1725122813260030010	Vacant	N/A
183	1725122813260040002	Vacant	N/A
184	1725122813261300002	Vacant	N/A
185	1725122813261400048	Vacant	N/A
186	1725122813264400037	Vacant	N/A
187	1725122813264400039	Vacant	1021 13TH ST SE
188	1725122813264400040	Vacant	1017 13TH ST SE
189	1725122813264400042	Vacant	N/A
190	1725122813264400046	Vacant	N/A
191	1725122813264400074	Vacant	N/A
192	1725122813264400082	Vacant	N/A
193	1725122813264400084	Vacant	N/A
194	1725122813270010011	Vacant	N/A
197	1725122813270040033	Vacant	113 FAIRVIEW CT
198	1725122813270040034	Vacant	121 FAIRVIEW CT
201	1725122813270040037	Vacant	1205 BRICKYARD RD
202	1725122813270040038	Vacant	1213 BRICKYARD RD
205	1725122813271200006	Vacant	213 AMBER VIEW ST
206	1725122813271200031	Vacant	234 AMBER VIEW ST
207	1725122813271200032	Vacant	226 AMBER VIEW ST
208	1725122813271200033	Vacant	210 AMBER VIEW ST
209	1725122813271200037	Vacant	139 FAIRVIEW CT
210	1725122813271200038	Vacant	151 FAIRVIEW CT
211	1725122813271200039	Vacant	148 FAIRVIEW CT
212	1725122813271200040	Vacant	128 FAIRVIEW CT
213	1725122813271200041	Vacant	N/A
214	1725122813272400001	Vacant	N/A

Map ID	PARCELID	Status	SITEADDRESS
	215 1725122813273100001	Vacant	N/A
	216 1725122813340010015	Vacant	N/A
	217 1725122813340020031	Vacant	N/A
	218 1725122813342200020	Vacant	1416 5TH ST W
	219 1725122813342300016	Vacant	N/A
	220 1725122813342300018	Vacant	N/A
	221 1725122813344300016	Vacant	N/A
	222 1725122813350020005	Vacant	1109 RIVER HEIGHTS RD SW
	223 1725122813351400022	Vacant	N/A
	224 1725122813351400023	Vacant	N/A
	226 1725122813351400074	Vacant	N/A
	227 1725122813351400079	Vacant	N/A
	228 1725122813351400081	Vacant	N/A
	229 1725122813351400082	Vacant	N/A
	230 1725122813352400037	Vacant	N/A
	231 1725122813352400045	Vacant	1915 3RD ST E
	232 1725122813352400054	Vacant	1818 S BROADWAY ST
	233 1725122813353100030	Vacant	N/A
	234 1725122813353100081	Vacant	N/A
	235 1725122813353200016	Vacant	2110 3RD ST W
	236 1725122813353200017	Vacant	2120 3RD ST W
	237 1725122813353200018	Vacant	N/A
	238 1725122813353200027	Vacant	2220 2ND ST W
	240 1725122813353200030	Vacant	N/A
	241 1725122813353200044	Vacant	N/A
	242 1725122813353400010	Vacant	342 24TH AVE E
	243 1725122813353400031	Vacant	2415 3RD ST E
	244 1725122813354100025	Vacant	N/A
	245 1725122813354200015	Vacant	N/A
	246 1725122813354200043	Vacant	N/A
	248 1725122813354300007	Vacant	N/A
	249 1725122813354300010	Vacant	2621 9TH ST E
	250 1725122813354300026	Vacant	505 OAKPARK CIR SE
	251 1725122813354400001	Vacant	2500 9TH ST E
	252 1725122813361200004	Vacant	2127 DAIRYLAND RD SE
	253 1725122813362200024	Vacant	1509 15TH AVE E
	254 1725122813362200026	Vacant	1609 15TH AVE E
	255 1725122813362300001	Vacant	1900 13TH ST SE
	256 1725122813362300008	Vacant	1408 16TH AVE E
	257 1725122813362300010	Vacant	1620 15TH ST SE
	258 1725122813362300015	Vacant	1301 17TH AVE E
	259 1725122813362300023	Vacant	1804 17TH AVE E
	260 1725122813362300024	Vacant	1500 17TH AVE E

Map ID	PARCELID	Status	SITEADDRESS
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262	1725122813362300032	Vacant	N/A
265	1725122813363400015	Vacant	N/A
266	1725122813364300002	Vacant	N/A
267	1725122813364300004	Vacant	N/A
287	1725122813270060034	Vacant	1220 HOFLAND RD
288	1725122813270060035	Vacant	1102 PARADISE VALLEY RD
289	1725122713030060029	Vacant	903 JUNIPER CT SW
290	1725122713030060031	Vacant	927 JUNIPER CT SW
291	1725122813253400025	Vacant	
292	1725122813253400026	Vacant	
293	1725122813253400027	Vacant	
294	1725122813253400028	Vacant	
295	1725122813253400029	Vacant	
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305	1725122813253400039	Vacant	
306	1725122813253400040	Vacant	
307	1725122813253400041	Vacant	
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309	1725122813253400043	Vacant	
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314	1725122813253400048	Vacant	
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316	1725122813254300036	Vacant	

Vacant Residential Parcels and Year 2022 Developments

City of Menomonie
Dunn County, WI



PARCELID	SITEADDRESS	VO_Housing	Utility Access
1725122812303100003		true	true
1725122812303400003		true	true
1725122812304200009		true	true
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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	
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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	

PARCELID	SITEADDRESS	VO_Housing	Utility Access
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
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