

# City of Menomonie

## HOUSING AFFORDABILITY REPORT

January 1, 2020



### State of Wisconsin Requirements Related to Housing

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."

### Approved Residential Development and Proposed Dwelling Units

In 2019, there were two (2) subdivision plats and three (3) CSMs related to residential development. The approved subdivision plats created 69 potential dwelling units and the CSMs created four (4) potential dwelling units.

## **Undeveloped Parcels Zoned for Residential Development**

The *Residential Zoned Properties* map shows all 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.

## **Undeveloped Parcels Not Zoned for Residential Development and Zoning Requirements**

The requirements of each residential zoning district are located in Appendix A. The *Residential Zoned Properties* map shows infill opportunities and undeveloped land suitable for residential development. The City's Comprehensive Plan Land Use Chapter shows areas generally suitable for residential development (see Appendix B). It is the responsibility of the subdivider to determine the suitability of the land he or she wants to develop. Examples of land that may not be suitable for development would include wetlands or steep slopes.

Table 1 shows the number of subdivided lots and undeveloped parcels currently zoned for residential development in the City of Menomonie. The number of existing and potential lots available for residential development far surpasses the projected housing needs shown in the City's Comprehensive Plan.

## **Analysis of Residential Development Regulations and Financial Impact**

The City of Menomonie's Zoning Districts provide a wide range of lot options for developers. The financial impact on development is highlighted in the Housing Fee Report.

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:

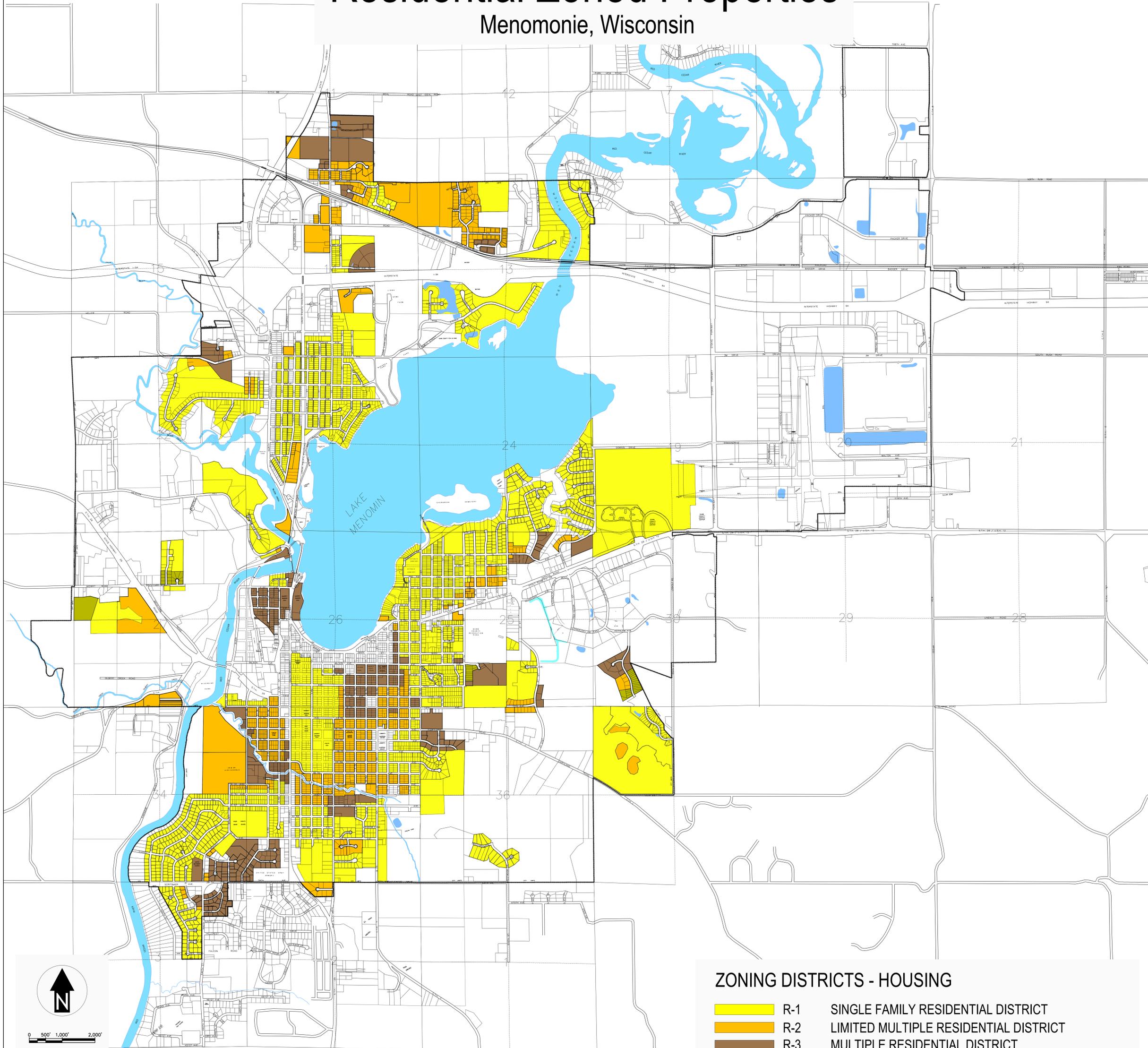
- Reduce fees by 20%.
- Create a Developers Kit that provides all regulations, review requirements, fees and meeting schedules so a developer can prepare a complete set of plans for review.
- Create incentives to fast track development such as development that include low to moderate-income housing.

## **Comprehensive Plan**

The City's Housing Chapter of its Comprehensive Plan list housing goals (see Appendix C). The City has actively tried to meet these goals through development review.

# Residential Zoned Properties

Menomonie, Wisconsin



## ZONING DISTRICTS - HOUSING

- |   |        |   |
|---|--------|---|
|  | R-1    | SINGLE FAMILY RESIDENTIAL DISTRICT            |
|  | R-2    | LIMITED MULTIPLE RESIDENTIAL DISTRICT         |
|  | R-3    | MULTIPLE RESIDENTIAL DISTRICT                 |
|  | R-4    | LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT |
|  | P.U.D. | PLANNED UNIT DEVELOPMENT                      |



0 500' 1,000' 2,000'



**Table 1: Potential Dwelling Units**

<b>City of Menomonie - Potential Dwelling Units</b>									
Zoning District	Vacant Platted Lots	Un-Platted Acreage	Level Slope Acreage	25% Area for Stormwater & Streets (Acres)	Total Un-Platted Buildable Acreage	Maximum Dwellings Per Lot	Minimum Lot Size (Sq. Ft.)	Estimated Maximum Un-Platted Lots	Estimated Maximum Un-Platted Dwelling Units
R-1 Single Family Residential	161	434.14	409.51	102.38	307.13	1	10,000	1,338	1,338
R-2 Limited Multiple Residential District	23	93.39	87.21	21.80	65.41	4	14,000	204	814
R-3 Multiple Residential District	36	23.64	21.38	5.35	16.03	4	14,000	50	200
R-4 Limited Family Residential Twin Home District	4	14.89	12.48	3.12	9.36	2	10,000	41	82
<b>Total</b>	<b>224</b>	<b>566.062</b>	<b>530.573</b>	<b>132.643</b>	<b>397.93</b>			<b>1,632</b>	<b>2,434</b>

1. Vacant lots were determined via a visual survey. A high resolution aerial photograph was overlaid with City of Menomonie lot lines and current zoning district boundaries. Geocoded address for properties that were recorded as being built in 2017 and 2018 were added to the GIS, the lots associated with these addresses were not counted.
  - a. Lidar elevation data from 2007 was used to create a slope map. Lots which had slopes greater than 12% for a majority of their area were not counted.
  - b. The number of available lots stated in the above table is an estimate. Some lots may not be for sale or contain land that is not suitable for building for reasons other than excessive slope. Additionally, due to the nature of a visual survey, human error also contributes to a slightly less accurate count.
  
2. Un-platted buildable areas were identified via a visual survey of residential zoning districts by using the same GIS model used to determine vacant lots. Acreage calculations were made for these un-platted areas. The total un-platted buildable area was then determined by subtracting areas of slope greater than 12% from the total un-platted acreage. 25% of the remaining level slope acreage was subtracted to account for area needed for streets and stormwater amenities.
  
3. The approximated number of lots was calculated by dividing the total un-platted buildable area via the minimum lot size specified for the greatest number of dwelling units in the City’s zoning code.
  - a. Minimum lot width was not considered in determining estimated lot numbers.
  - b. It is assumed that all lots will be served by public sewer.
  - c. The actual number of lots is likely lower due to the unique topography and geography of the un-platted buildable areas.

# **Appendix A**

## Residential Zoning Requirements

## Chapter 7

# R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

### 10-7-1: USES:

In the R-1 single-family residential district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

Accessory buildings or one private garage.

Churches, public and parochial schools, public libraries and other public educational and cultural institutions, including accessory commercial activities as approved by the board of zoning appeals.

Community living arrangements, as defined in section 46.03(22), Wisconsin statutes, and meeting the criteria of section 59.69(15)(c), Wisconsin statutes (8 or fewer persons).

Foster homes, as defined in section 48.02, Wisconsin statutes.

Home occupations, provided that: a) such occupation is incidental to the use of the premises for residential purposes; b) does not involve any structural alteration of the building or any external construction not customary in dwellings; c) no article is sold or offered for sale on the premises except such as is produced by such occupation; d) no stock in trade is kept or sold; e) no mechanical equipment is used other than such as is permissible for purely domestic purposes; and f) no person other than a member of the immediate family living on the premises is employed.

Model homes, for not more than eighteen (18) months.

Municipal buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums or other proprietary governmental or utilitarian use.

Not more than one person not a member of the family shall be permitted to board, lodge, reside or otherwise live with the family.

Professional office, when established in a dwelling, provided that such office shall be incidental to the residential occupation. Not more than fifty percent (50%) of the floor area of only one story of a dwelling unit shall be occupied by such office and not more than two (2) persons not members of the family may be employed in such office.

Public recreational and community center buildings and grounds, such as parks, playgrounds, golf courses and swimming pools.

Railroad right of way and passenger depots, not including switching, storage, freight yards or sidings.

Single-family dwellings.

Telephone buildings, exchanges and lines, unit or neighborhood substations and transformers, provided there is no service garage or storage yard; telephone, telegraph and power transmission poles and lines and necessary appurtenances, including portable public utility equipment housings. The setback requirements of this chapter shall not be applied to the necessary and customary construction, reconstruction and maintenance of public utility poles and lines.

Truck gardening, provided that there may be one roadside stand not more than three hundred (300) square feet in ground area on the same premises with each truck garden; nurseries for the propagation of plants; and other farming, provided that no livestock is kept or raised on the premises.

Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business. (1975 Code Ch. 18 § VII; amd. Ord. 2006-20, 11-6-2006)

## **10-7-2: HEIGHT, YARDS, AREA AND OTHER REGULATIONS:**

In the single-family residential district, the height and width of buildings, the minimum dimension of yards, the minimum dwelling size, the minimum lot area, vision clearance, off street parking and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:

- A. Height: Thirty five feet (35') or two and one-half ( $2\frac{1}{2}$ ) stories in height, whichever is least.
- B. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').
- C. Side Yard Setback: There shall be a side yard setback of six feet (6'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'); provided, however, on any corner lot having a width of sixty six feet (66') or less, and of record on the effective date hereof, the setback on the street side yard of the corner lot shall be ten feet (10').
- D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25').
- E. Minimum Dwelling Size And Building Width: A minimum "floor area", as defined in section [10-1-4](#) of this title, of eight hundred (800) square feet shall be required. A minimum building width of twenty four feet (24') shall be required. "Width" means the distance from

the exterior of one side wall to the exterior of the opposite side wall where the walls enclose living or other interior space, and that distance includes expandable rooms but not bay windows, porches, wall and roof extensions, or other attachments.

F. Lot Area: Same as provided in section [14-4-7](#) of this code.

G. Vision Clearance: Same as provided in subsection [10-4-5G](#) of this title.

H. Off Street Parking: Same as provided in section [10-4-7](#) of this title. (Ord. 2008-05, 5-19-2008)

### **10-7-3: LODGING OR ROOMING HOUSES:**

No "lodging or rooming house" as defined in section [10-1-4](#) of this title shall be permitted in this district. (1975 Code Ch. 18 § VII)

## Chapter 8

# R-2 LIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT

This section has been affected by a recently passed ordinance, 2019-21 - USES. [Go to new ordinance.](#)

### 10-8-1: USES:

In the limited multiple-family residential district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

Any other use permitted in the multiple-family residential district, except dwellings for more than four (4) families.

Any use permitted in the single-family residential district.

Community living arrangements, as defined in section 46.03(22), Wisconsin statutes, and meeting the criteria of section 59.69(15)(d), Wisconsin statutes (9 to 15 persons).

Three- and four-family dwellings.

Twin homes; provided, however, that there must be compliance with all requirements of subsection [10-10-2B](#) of this title in this zoning district (and all other permitted zoning districts).

Two-family dwellings. (1975 Code Ch. 18 § VIII; amd. Ord. 2006-12, 6-5-2006)

### 10-8-2: HEIGHT, YARDS, AREA AND OTHER REGULATIONS:

In the limited multiple-family residential district, the height and width of buildings, the minimum dimensions of yards, the minimum dwelling size, the minimum lot area, vision clearance, off street parking, usable open space and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:

A. Height: Thirty five feet (35') or two and one-half ( $2\frac{1}{2}$ ) stories, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').

- C. **Side Yard Setback:** There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'); provided, however, on any corner lot having a width of sixty six feet (66') or less, and of record on the effective date hereof, the setback on the street side yard of the corner lot shall be ten feet (10'). When a parcel of land in this zoning district abuts a single-family residential district, the required side yard setbacks shall not be used for parking, trash enclosures or accessory structures.
- D. **Rear Yard Setback:** There shall be a rear yard setback of twenty five feet (25'). When abutting a single-family residential district, the first ten feet (10') of the rear yard setback shall not be used for parking, trash enclosures or accessory structures.
- E. **Minimum Dwelling Size:** The minimum floor area for each dwelling unit shall be required as follows:

Number Of Dwelling Units	Floor Area Per Unit
1	800 square feet
2	600 square feet
Over 2	500 square feet

- F. **Minimum Building Width:** Twenty four feet (24'). "Width" is defined at subsection [10-7-2E](#) of this title.

G. **Lot Area:**

1. The following minimum lot sizes shall be provided for the indicated occupancy levels:

Number Of Dwelling Units	Lot Area	
1	8,000	square feet
2	10,000	square feet
3	12,000	square feet
4	14,000	square feet
Planned unit development	2,500	square feet per unit

2. No lot laid out, platted, divided, or redivided after the effective date hereof shall be less than eighty feet (80') in width, except as allowed in a planned unit development.

3. A minimum of ninety percent (90%) of the required minimum lot area shall be suitable for building purposes and shall be continuous to the main building site.

H. Vision Clearance: Same as provided in subsection [10-4-5G](#) of this title.

I. Off Street Parking: Two (2) spaces for each dwelling unit or one space for each occupant of a rooming and lodging house. The side yard setback and the first ten feet (10') of the rear yard setback shall not be used for parking when abutting a single-family residential district. Parking for other permitted uses shall be the same as provided in section [10-4-7](#) of this title.

J. Usable Open Space:

1. At least fifteen percent (15%) of the lot, exclusive of areas listed in subsection J2 of this section, shall be permanently reserved as usable open space.
2. The following areas shall not be included in calculating the minimum amount of usable open space:
  - a. Areas within the required front yard and side yard setbacks;
  - b. Open spaces less than twenty feet (20') in width and depth;
  - c. Existing or proposed street rights of way;
  - d. Parking areas and driveways;
  - e. Building square footage.
3. Up to twenty five percent (25%) of the usable open space may consist of designated floodway, the surface area of water bodies and/or areas having slopes greater than thirty percent (30%). (Ord. 2008-05, 5-19-2008)

**Disclaimer:**

This is provided for informational purposes only. The formatting of this ordinance may vary from the official hard copy. In the case of any discrepancy between this ordinance and the official hard copy, the official hard copy will prevail.

ORDINANCE 2019 - 21 OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2019.

An ordinance amending the uses within R-2 Limited Multiple-Family Residential District.

THE COMMON COUNCIL OF THE CITY OF MENOMONIE DO ORDAIN AS FOLLOWS:

Section 1. Section 10-8-1 of the City Code is amended as follows:

**10-8-1: USES:**

In the limited multiple-family residential district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

Any other use permitted in the multiple-family residential district, except dwellings for more than four (4) families except as herein provided.

Any use permitted in the single-family residential district.

Community living arrangements, as defined in section 46.03(22), Wisconsin statutes, and meeting the criteria of section 59.69(15)(d), Wisconsin statutes (9 to 15 persons).

Twin homes; provided, however, that there must be compliance with all requirements of subsection 10-10-2B of this title in this zoning district (and all other permitted zoning districts).

Two-family dwellings.

Three- and four-family dwellings.

Five- and six-family dwellings, provided that all the following conditions are met:

1. Must be a conversion of an existing multi-family residential unit;
2. The number of bedrooms must be reduced from the number of bedrooms that existed prior to conversion;
3. The lot area must be a minimum of 14,000 square feet; and
4. There are no exterior additions to the existing structure except for any exterior stairways required by the then applicable Wisconsin Commercial Building Code.

Section 2. This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wisconsin Statutes.

INTRODUCED 10-21-19

APPROVED THIS 18 DAY

FIRST READING waived 11-18-19

OF November, 2019

SECOND READING waived 11-18-19

Randy Knaack

MAYOR, Randy Knaack

PASSED 11-18-19

PUBLISHED 11-23-19

SUBMITTED BY:

ATTEST Cally Lauersdorf

Merrill

CITY CLERK, Cally Lauersdorf

ALDERPERSON

## Chapter 9

# R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

### 10-9-1: USES:

In the multiple-family residential district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

Any use permitted in the single-family and limited multiple-family residential districts; multiple-family buildings.

Assisted living facilities and nursing homes, as defined in section 50.01, Wisconsin statutes.

Community living arrangements as defined in subsection [10-4-2N](#) of this title.

Hospitals and clinics, but not veterinary hospitals or clinics.

Lodging or rooming houses.

Mobile home parks when the location of each such park shall have been approved in writing by the board of appeals, after public hearing. In approving such a location, the board shall view the proposed site or sites and shall consider such evidence, as may be presented at the hearing, bearing upon the general purpose and intent of this title to promote the public health, safety and general welfare and the specific purpose of this section to prevent the overcrowding of land and the development of housing blight in rural areas. The provisions of section 66.0435, Wisconsin statutes, and all amendments and ordinances of the city relating thereto, are hereby made a part of this chapter to the extent applicable, and shall be considered a part hereof the same as though herein printed and set forth in full.

Private clubs, fraternities and lodges, except those whose chief activity is a service customarily carried on as a business.

Twin homes. (1975 Code Ch. 18 § IX; amd. Ord. 2013-07, 4-1-2013)

### 10-9-2: HEIGHT, YARDS, AREA AND OTHER REGULATIONS:

In the multiple-family residential district, height and width of buildings, the minimum dimensions of yards, the minimum dwelling size, the minimum lot area, the vision clearance, off street parking, usable open space and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:

- A. Height: Forty five feet (45') or three (3) stories, whichever is least.
- B. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').
- C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'); provided, however, on any corner lot having a width of sixty six feet (66') or less, and of record on the effective date hereof, the setback on the street side yard of the corner lot shall be ten feet (10'). When a parcel of land in this zoning district abuts a single-family residential district, the required side yard setbacks shall not be used for parking, trash enclosures or accessory structures.
- D. Rear Yard Setback: Twenty five feet (25'). When abutting a single-family residential district, the first ten feet (10') of the rear yard setback shall not be used for parking, trash enclosures or accessory structures.
- E. Minimum Dwelling Size: The minimum floor area for each dwelling unit shall be required as follows:

Number Of Dwelling Units	Floor Area Per Unit
1	800 square feet
2	600 square feet
Over 2	500 square feet

- F. Minimum Building Width: Twenty four feet (24'). "Width" is defined at subsection [10-7-2E](#) of this title.
- G. Lot Area:
- The following minimum lot sizes shall be provided for the indicated occupancy levels:

Number Of Dwelling Units	Lot Area
1	8,000 square feet
2	10,000 square feet
3	12,000 square feet

4	14,000 square feet
5 to 12	14,000 square feet, plus 2,000 square feet for each unit over 4
Planned unit development	2,500 square feet per unit

2. No lot laid out, platted, divided or redivided after the effective date hereof shall be less than eighty feet (80') in width, except as allowed in a planned unit development.
3. A minimum of ninety percent (90%) of the required minimum lot area shall be suitable for building purposes and shall be continuous to the main building site.

H. Vision Clearance: Same as provided in subsection [10-4-5G](#) of this title.

I. Off Street Parking: Two (2) spaces for each dwelling unit or one space for each occupant of a rooming and lodging house. The side yard setback and the first ten feet (10') of the rear yard setback shall not be used for parking when abutting a single-family residential district. Parking for other permitted uses shall be the same as provided in section [10-4-7](#) of this title.

J. Usable Open Space:

1. At least fifteen percent (15%) of the lot, exclusive of areas listed in subsection J2 of this section, shall be permanently reserved as usable open space.
2. The following areas shall not be included in calculating the minimum amount of usable open space:
  - a. Areas within the required front and side yard setbacks;
  - b. Open spaces less than twenty feet (20') in width and depth;
  - c. Existing or proposed street rights of way;
  - d. Parking areas and driveways;
  - e. Building square footage.
3. Up to twenty five percent (25%) of the usable open space may consist of designated floodway, the surface area of water bodies and/or areas having slopes greater than thirty percent (30%). (Ord. 2008-05, 5-19-2008)

## Chapter 10

# R-4 TWIN HOME RESIDENTIAL DISTRICT

### 10-10-1: USES:

In the twin home residential district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this chapter except for one or more of the following uses:

Any use permitted in the single-family residential district.

Twin homes.

Two-family dwellings. (Ord. 2006-12, 6-5-2006)

### 10-10-2: HEIGHT, YARDS AND AREA:

In the twin home residential district the height of buildings, the minimum dimensions of yards, minimum lot area, setback, dwelling size, vision clearance and off street parking shall be the same as in the single-family residential district as provided under sections [10-7-2](#), [10-7-3](#) and [10-7-4](#) respectively of this title, except:

A. Two-family dwellings shall be subject to the following:

1. Minimum floor area of six hundred (600) square feet per dwelling unit.
2. Minimum lot size of five thousand (5,000) square feet per dwelling unit. (Ord. 2006-12, 6-5-2006)

B. Twin homes shall be further subject to the following:

1. The attached side yard setback, or common wall between the two (2) dwelling units, shall be zero feet (0'); and the opposite side yard setback shall be ten feet (10'); and (Ord. 2008-05, 5-19-2008)
2. The side yard setback on the side opposite the common wall shall be ten feet (10'); and
3. The minimum lot area for each of the two (2) dwelling units shall be six thousand five hundred (6,500) square feet; and
4. The minimum lot width for each of the two (2) dwelling units shall be fifty feet (50'); and

5. Plan commission approval; and
6. Each dwelling unit shall be located on a separate lot; and
7. A twin home may not be split or divided into additional residential units; and
8. Each residential unit shall have its own sanitary sewer and water lateral; and
9. A minimum firewall complying with the COMM 21.08 Wisconsin administrative code, as amended from time to time, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof, is required between each dwelling unit. (Ord. 2006-12, 6-5-2006)

## **Chapter 18**

# **T-2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT**

### **10-18-1: PURPOSE AND APPLICABILITY:**

- A. Purpose: The purpose of this chapter is to allow the optional development and redevelopment of land in the city consistent with the design principles of traditional neighborhoods. A traditional neighborhood:
1. Is compact and designed for the human scale.
  2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
  3. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.
  4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offers multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
  5. Retains existing buildings with historical features or architectural features that enhance the visual character of the community.
  6. Incorporates significant environmental features into the design.
- B. Applicability: This traditional neighborhood development chapter is an alternative set of standards for development within the city for redevelopment or new development of ten (10) acres or more. (1975 Code Ch. 18 § XXIV)

### **10-18-2: FEES:**

Application fees for a traditional neighborhood development general implementation plan shall be five hundred dollars (\$500.00), and for a specific implementation plan shall be two hundred fifty dollars (\$250.00). Fees are due from the applicant at the time of plan submittal. (1975 Code Ch. 18 § XXIV)

### **10-18-3: APPLICATION PROCEDURE AND APPROVAL PROCESS:**

**10-18-3-1: PROCEDURE:**

Prior to the issuance of any permits for development within a traditional neighborhood development, the following steps shall be completed according to the procedures outlined in this section:

- A. The applicant shall have had a preapplication conference.
- B. A general implementation plan and a zoning map amendment to a traditional neighborhood development district shall be approved by the common council.
- C. A specific implementation plan shall be approved by the common council. (1975 Code Ch. 18 § XXIV)

**10-18-3-2: PREAPPLICATION CONFERENCE:**

- A. Before submitting an application for a traditional neighborhood development project, the applicant shall schedule an appointment and meet with the city building inspector and staff to discuss the procedure for approval of a traditional neighborhood development district.
- B. The purpose of the preapplication conference is to provide two-way communication between the applicant and the city staff regarding the legal, planning and engineering aspects of the potential development. Accordingly, applicant shall submit sketches and other pertinent information to the city for review and discussion by other city departments prior to submittal of a general implementation plan. (1975 Code Ch. 18 § XXIV)

**10-18-3-3: GENERAL IMPLEMENTATION PLAN:**

- A. General Implementation Plan Process: Following the initial conference, the applicant shall submit a general implementation plan to the city building inspector together with an application for a zoning map amendment to a traditional neighborhood development district.
  - 1. Upon receipt of all the required submittal items for the general implementation plan and an application for zoning map amendment, the building inspector shall coordinate with other departments of the city to review the plan and formulate a recommendation to the plan commission. At such time, the city clerk shall schedule and give notice of public hearings before the plan commission and common council in the same manner as required by section [10-3-1](#) of this title.

2. The plan commission shall review the proposed general implementation plan in accordance with the review criteria set forth in this section. It shall also consider the recommendation of the city staff and other comments received. The plan commission shall then make its recommendation to the common council for approval, approval with conditions, or denial.
3. The common council shall receive the recommendation from the plan commission and a report from the municipal staff. Upon due consideration, the common council shall either:
  - a. Approve the general implementation plan and zoning map amendment;
  - b. Approve the general implementation plan and zoning map amendment with modifications; or
  - c. Deny the general implementation plan and zoning map amendment.
4. Final action on the general implementation plan lies with the common council.
5. Approval by the common council of a general implementation plan shall constitute an amendment to the zoning ordinance establishing the traditional neighborhood development district, and that district shall be noted on the official zoning map.

B. General Implementation Plan Submittal Requirements: The purpose of the general implementation plan is to establish the intent, density, and intensity for a proposed development. The general implementation plan shall include the following:

1. A general location map of suitable scale, but no less than one inch equals two hundred feet (1" = 200'), which shows the location of the property within the community and adjacent parcels including locations of any public streets, railroads, major streams or rivers and other major features within three hundred fifty feet (350') of the site.
2. A site inventory and analysis to identify site assets or resources, and constraints, including, but not limited to, floodplains, wetlands and soils classified as "poorly drained" or "very poorly drained", soils with bedrock at or within forty two inches (42") of the surface, utility easements for high tension electrical transmission lines (>69kV), steep slopes greater than twelve percent (12%) and brownfields.
3. A conceptual site plan, at a scale of no less than one inch equals one hundred feet (1" = 100'), which indicates topography in two foot (2') contours consisting of a map with proposed features and existing site features and uses that will remain. These features should include building outlines, location of streets, transit stops, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces. The location of the proposed, and existing to remain, trees and shrubs should also be included, along with any other significant features.
4. A conceptual stormwater management plan identifying the proposed patterns of major stormwater runoff, locations of stormwater infiltration areas, and other significant stormwater best management practices.

5. Identification of the architectural style(s) of the traditional neighborhood development and the accompanying site design style(s). The design style of the traditional neighborhood development shall be conveyed with drawings or computer simulations of typical proposed building elevations (including dimensions of building height and width, and facade treatment).
6. A written report that provides general information about the covenants, conservation easements, or agreements which will influence the use and maintenance of the proposed development. The report shall also describe the site conditions and the development objectives.
7. Names of owners of land within three hundred fifty feet (350') of proposed development.
8. Any other information deemed necessary by the city in order to evaluate plans.
9. Five (5) copies of the above information shall be submitted, plus one reduced set no larger than eleven inches by seventeen inches (11" x 17"). (1975 Code Ch. 18 § XXIV)

#### **10-18-3-4: SPECIFIC IMPLEMENTATION PLAN:**

The purpose of the specific implementation plan is to establish a detailed development proposal. The specific implementation plan can be proposed, reviewed, and acted upon as whole or in part or phases.

##### **A. Specific Implementation Plan Process:**

1. Following approval of the general implementation plan, the applicant shall submit a specific implementation plan to the city building inspector.
2. Within thirty (30) days following receipt of the specific implementation plan, the common council shall receive a report from the city building inspector and city staff recommending approval, disapproval or approval with specified modifications. Upon due consideration, the common council shall either:
  - a. Approve the specific implementation plan as being in substantial conformance with the general implementation plan;
  - b. Approve the specific implementation plan as being in substantial conformance with the general implementation plan with specified modifications; or
  - c. Deny the specific implementation plan.

##### **B. Specific Implementation Plan Submittal Requirements: The applicant shall submit a series of plans, maps, and written materials which include the following information:**

1. A general location map of suitable scale, but no less than one inch equals two hundred feet (1" = 200'), which shows the boundaries and dimensions of the property within the context of the city and adjacent parcels, including locations of any public streets, railroads, major streams or rivers and other major features within three hundred fifty feet (350') of the site, along with a legal description of the property.
2. A site plan, including proposed topographic contours at two foot (2') intervals, with the following information:
  - a. The location of proposed structures and existing structures that will remain, with height and gross floor area noted.
  - b. The location of street and pedestrian lighting, including lamp intensity and height.
  - c. The location of proposed open space.
  - d. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights of way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off street parking and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
  - e. Location of all trees, shrubs, and ground cover (proposed or existing) to remain on the site.
3. A stormwater management plan for the site including stormwater calculations. The grading plan shall show existing and proposed ground elevations with contours (2 foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the size, material, and locations of all storm drainage sewers and structures, and infiltration or detention/retention structures; and all wetlands on the site.
4. Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs, building materials and percentage of ground floor commercial facade in windows; the location, height and material for screening walls and fences, including outdoor trash storage area, electrical, mechanical and gas metering equipment, storage areas for trash and recyclable materials, and rooftop equipment.
5. Water main sizing, fire flows, materials and location.
6. Sanitary sewer main sizing, materials and location. If a grinder pump or lift station is proposed, design calculations will be required.
7. A written report which completely describes the proposal and indicates covenants or agreements that will influence the use and maintenance of the proposed development. The report also shall describe the analysis of site conditions and the development objectives.

8. Phasing plans, where applicable.
9. Any other information deemed necessary by the common council in order to evaluate plans.
10. Five (5) copies of the above information shall be submitted, plus one reduced set no larger than eleven inches by seventeen inches (11" x 17"). (1975 Code Ch. 18 § XXIV)

#### **10-18-3-5: AMENDMENTS TO SPECIFIC IMPLEMENTATION PLAN:**

- A. Minor changes to the specific implementation plan adopted by the common council may be approved by the city building inspector, provided that the changes do not involve:
  1. Increases or decreases of less than ten percent (10%) in floor area of structures or number of dwelling units.
  2. Change in exterior building material.
  3. Alteration of any conditions attached or modification to the specific implementation plan made by the common council.
- B. A major change to a specific implementation plan which is less restrictive than any conditions or approval for the initial specific implementation plan shall require approval by a majority vote of all members of the common council. (1975 Code Ch. 18 § XXIV)

#### **10-18-3-6: SUBDIVISION OF LAND:**

If the traditional neighborhood development involves the subdivision of land as defined in the city subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of the subdivision ordinance and chapter 236 of the Wisconsin statutes. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this chapter, the provisions of this chapter shall apply. (1975 Code Ch. 18 § XXIV)

#### **10-18-3-7: OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE:**

Provision shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a traditional neighborhood development by dedication to the city. (1975 Code Ch. 18 § XXIV)

#### **10-18-3-8: RECORDING OF DOCUMENTS:**

A document shall be recorded by the applicant within thirty (30) days of approval in the office of the register of deeds for the county within which the traditional neighborhood development is located. Said document shall identify the property as being part of a traditional neighborhood development which is on file with the city. (1975 Code Ch. 18 § XXIV)

## **10-18-4: TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN STANDARDS:**

### **10-18-4-1: NEIGHBORHOOD USES:**

In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development should consist of a mix of residential uses, a mixed use area, and open space as provided below:

A. A mix of residential uses of the following types can occur anywhere in the traditional neighborhood development. For in-fill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the traditional neighborhood development:

Multiple-dwellings.

Secondary dwelling units ("granny flats").

Single-family dwellings.

"Special needs" housing, such as community living arrangements and assisted living facilities.

Two-family dwellings.

B. Mixed use area, of commercial, residential, civic or institutional, and open space uses as identified below. All residents should be within approximately one-fourth ( $\frac{1}{4}$ ) mile or a five (5) minute walk from existing or proposed commercial, civic, and open space areas. Individual businesses should not exceed six thousand (6,000) square feet in size.

1. Commercial uses:

Accommodations (bed and breakfast establishments, small hotels or inns).

Food services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-throughs; cafes; coffee shops; neighborhood bars or pubs).

Retail uses (florists or nurseries; hardware stores; stationery stores; bookstores; studios and shops of artists and artisans).

Services (daycare centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning).

2. Residential uses:

"Live/work" units that combine a residence and the resident's workplace.

Multiple-dwellings.

Residential units located on upper floors above commercial uses or to the rear of storefronts.

Single-family dwellings.

"Special needs" housing, such as community living arrangements and assisted living facilities.

Two-family dwellings.

3. Civic or institutional uses:

Educational facilities.

Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices.

Places of worship.

Transit shelters.

4. Open space uses:

Central square.

Neighborhood park/playground.

C. Open space uses identified below should be incorporated in the traditional neighborhood development, as appropriate. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than central locations.

Community parks.

Environmental corridors.

Protected natural areas.

Stormwater detention/retention facilities.

Streams, ponds, and other water bodies. (1975 Code Ch. 18 § XXIV)

### **10-18-4-2: DEVELOPMENT UNITS:**

The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

#### **A. In areas devoted to mixed residential uses:**

1. The number of single-family dwelling units permitted shall be five (5) dwelling units per net acre.
2. The number of two-family dwelling units permitted shall be eight (8) dwelling units per net acre.
3. The number of multiple-dwelling units shall be fifteen (15) dwelling units per net acre.
4. Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of secondary dwelling units shall not be more than ten percent (10%) of the total number of single-family dwelling units.
5. For each affordable housing unit provided under this section, one additional dwelling unit shall be permitted, up to a maximum fifteen percent (15%) increase in dwelling units.

#### **B. In mixed use areas:**

1. The number of single-family, two-family and multiple-dwelling units permitted shall be calculated the same as subsection A of this section, plus an additional number of units not to exceed ten percent (10%) of the amount permitted above.
2. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten (10) dwelling units or ten percent (10%), whichever is greater.
3. The total ground floor area of nonresidential development uses, including off street parking areas, shall not exceed twenty five percent (25%) of the traditional neighborhood development. (1975 Code Ch. 18 § XXIV)

### **10-18-4-3: OPEN SPACE:**

At least fifteen percent (15%) of the gross acreage of the traditional neighborhood

development must be open space. Open space may include undevelopable areas such as steep slopes and wetlands, and stormwater detention and retention basins. At least twenty five percent (25%) of the open space must be common open space dedicated to the public for park land. Ninety percent (90%) of the lots within the areas devoted to mixed residential uses shall be within a one-fourth ( $\frac{1}{4}$ ) mile from common open space. (1975 Code Ch. 18 § XXIV)

#### **10-18-4-4: STORMWATER MANAGEMENT:**

The design and development of the traditional neighborhood development should minimize off site stormwater runoff, promote on site filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the following requirements:

- A. Untreated, direct stormwater discharges to wetlands or surface waters are not allowed.
- B. Postdevelopment peak discharge rates shall not exceed predevelopment peak rates.
- C. Erosion and sediment controls must be implemented to remove eighty percent (80%) of the average annual load of total suspended solids.
- D. Areas for snow storage shall be provided unless the applicant provides an acceptable snow removal plan.
- E. Redevelopment stormwater management systems shall improve existing conditions and meet standards to the extent practicable.
- F. All treatment systems or best management practices must have operation and maintenance plans to ensure that systems function as designed. (1975 Code Ch. 18 § XXIV)

#### **10-18-4-5: LOT AND BLOCK STANDARDS:**

- A. Block And Lot Size Diversity: Street layouts should provide for perimeter blocks that are generally in the range of two hundred (200) to four hundred feet (400') deep by four hundred (400) to eight hundred feet (800') long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.

- B. Lot Widths: Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
- C. Building Setback, Front; Mixed Use Area: Structures in the mixed use area have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in the mixed use area.
- D. Building Setback, Front; Areas Of Mixed Residential Uses: Single-family residences shall have a building setback in the front between ten (10) and twenty five feet (25'). Two-family residences and multiple-residences shall have a building setback in the front between ten (10) and fifteen feet (15').
- E. Building Setback, Rear; Areas Of Mixed Residential Uses: The principal building on lots devoted to single-family residences shall be set back no less than thirty feet (30') from the rear lot line.
- F. Side Setbacks: Provision for zero lot line single-family dwellings should be made; provided, that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings; provided further, that all dwellings have pedestrian access to the rear yard through means other than the principal structure. (1975 Code Ch. 18 § XXIV)

#### **10-18-4-6: CIRCULATION STANDARDS:**

The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of the traditional neighborhood development and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the traditional neighborhood development. See table 1 of this section for minimum street standards.

TABLE 1  
MINIMUM STREET STANDARDS

	<b>Collector</b>	<b>Subcollector</b>	<b>Local Street</b>	<b>Alley</b>
Average daily trips (ADT)	750 or more	250_750	Less than 250	Not applicable

Right of way	66_80 feet	66 feet	66 feet	16_20 feet
Minimum street width	36 feet	32 feet	28 feet	Two 8-foot lanes for two-way traffic or one 12-foot lane for one-way traffic
Parking	One side	One side	None	None
Curb and gutter	Required	Required	Required	

- A. **Pedestrian Circulation:** Convenient pedestrian circulation systems that minimize pedestrian and motor vehicle conflicts shall be provided continuously throughout the traditional neighborhood development. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by five foot (5') sidewalks on both sides. The following provisions also apply:
1. **Sidewalks In Residential Areas:** Clear and well lighted sidewalks shall connect all dwelling entrances to the adjacent public sidewalk.
  2. **Sidewalks In Mixed Use Areas:** Clear and well lighted walkways shall connect building entrances to the adjacent public sidewalk and to associated parking areas. Such walkways shall be a minimum of five feet (5') in width.
  3. **Disabled Accessibility:** Sidewalks shall comply with the applicable requirements of the Americans with disabilities act.
  4. **Crosswalks:** Intersections of sidewalks with streets shall be designed with clearly defined edges.
- B. **Bicycle Circulation:** Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off street bicycle paths (generally shared with pedestrians and other nonmotorized users) and separate, striped, four foot (4') bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be fourteen feet (14').
- C. **Public Transit Access:** Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.
- D. **Motor Vehicle Circulation:** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as "queuing streets", curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.

1. **Street Hierarchy:** Each street within a traditional neighborhood development shall be classified according to the following (arterial streets should not bisect a traditional neighborhood development):
  - a. **Collector:** This street provides access to commercial or mixed use buildings, but it is part of the city's major street network. On street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots to the side or rear of buildings.
  - b. **Subcollector:** This street provides primary access to individual residential properties and connects streets of lower and higher function.
  - c. **Local Street:** This street provides primary access to individual residential properties where traffic volumes are relatively low.
  - d. **Alley:** These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties.
2. **Street Layout:** The traditional neighborhood development should maintain the existing street grid, where present, and restore any disrupted street grid where feasible.
3. **Parking Requirements:** Parking areas for shared or community use should be encouraged. In addition, off street parking spaces shall be provided as required by city ordinance.
4. **Service Access:** Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas. (1975 Code Ch. 18 § XXIV)

#### **10-18-4-7: ARCHITECTURAL STANDARDS:**

A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

##### **A. Guidelines For New Structures:**

1. **Height:** New structures within a traditional neighborhood development shall be no more than three (3) stories.
2. **Entries And Facades:**
  - a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.

- b. The front facade of the principal building on any lot in a traditional neighborhood development shall face onto a public street.
- c. The front facade shall not be oriented to face directly toward a parking lot.
- d. Porches, pent roofs, roof overhangs, hooded front doors, or other similar architectural elements shall define the front entrance to all residences.
- e. For commercial buildings, a minimum of fifty percent (50%) of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
- f. New structures on opposite sides of the same street should follow similar design guidelines. This provision shall not apply to buildings bordering civic uses.

B. Guidelines For Garages And Secondary Dwelling Units: Garages and secondary dwelling units may be placed on a single-family residential lot within the principal building or an accessory building; provided, that the secondary dwelling unit shall not exceed eight hundred (800) square feet.

C. Guidelines For Exterior Signage: A comprehensive sign program is required for the entire traditional neighborhood development which establishes a uniform sign theme. Signs shall share a common style (e.g., size, shape, material) and conform with provisions of the sign ordinance provided in [title 9, chapter 6](#) of this code.

D. Guidelines For Lighting:

1. Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the illumination engineering society.
2. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties. (1975 Code Ch. 18 § XXIV)

#### **10-18-4-8: LANDSCAPING AND SCREENING STANDARDS:**

Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this chapter, it shall be at least three feet (3') in height, unless otherwise specified. Required screening shall be at least fifty percent (50%) opaque throughout the year. Required screening shall be satisfied by one or some combination of a decorative fence not less than fifty percent (50%) opaque behind a continuous landscaped area, a masonry wall, or a hedge.

A. **Street Trees:** A minimum of one deciduous canopy tree per forty feet (40') of street frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right of way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.

B. **Parking Area Landscaping And Screening:**

1. **Provisions:** All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:

a. A landscaped area at least five feet (5') wide along the public street or sidewalk.

b. Screening at least three feet (3') in height and not less than fifty percent (50%) opaque.

c. One tree for each twenty five (25) linear feet of parking lot frontage.

2. **Parking Area Interior Landscaping:** The corners of parking lots, "islands", and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.

C. **Installation And Maintenance Of Landscaping Materials:**

1. All landscape materials shall be installed to current industry standards.

2. Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance should incorporate environmentally sound management practices. (1975 Code Ch. 18 § XXIV)

# **Appendix B**

Land Use Chapter

## Chapter 5: Land Use

### Introduction

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The purpose of the Land Use chapter is to identify and analyze how land in and around the City of Menomonie is being used at a specific point in time and to recommend appropriate uses of land in the future to accommodate needs for residential, commercial, and industrial growth.

By analyzing land use, the City can identify areas where potential land use conflicts may arise. Land use conflicts occur when a parcel of land can support different uses and those with interest in the land disagree as to which use is the best. The disagreements may be based on different visions for a parcel of land, potential nuisance issues, or increased traffic.

Other benefits of land use planning are that the City can identify areas where future development should be avoided because of increased costs due to topography, the preservation of valuable natural resources, or the protection of historical sites.

Land use planning often leads to land use regulations and once the Comprehensive Plan is adopted, the City should review its land use ordinances to ensure they are consistent with the land use concepts outlined in this chapter.

A well thought-out Land Use chapter will allow the City to make zoning decisions, evaluate development proposals, and provide the necessary background information for local government, residents, business owners, and developers to make consistent and informed decisions.

### Land Use vs. Zoning

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The difference between land use and zoning can be unclear. An existing land use map depicts what activity is taking place on a parcel of land at a certain point in time. For example, if a parcel has a home or apartment building on it, the use of that land is for residential purposes regardless of the zoning.

Zoning is a system of classifications and regulations that designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land. The zoning code is the written regulations that describe minimum lot sizes, permitted uses, conditional uses setbacks, etc. that are associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned single family but have a commercial business on it.

### Current Land Use Regulations

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The City's zoning code and subdivision ordinance are the main regulatory tools that influence land use in Menomonie. Zoning classifications determine the permitted or conditional uses of land as well as minimum lot sizes, building setbacks, and building heights while the subdivision ordinance specifies street widths, sidewalks, trees, and lighting.

Other ordinances such as floodplain zoning, wellhead protection, and shoreland/wetland zoning will also influence development in the City.

## **Planning Area**

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The City of Menomonie has established a planning boundary extending 1½ miles from the City corporate limits and includes portions of the Town of Menomonie and the Town of Red Cedar. During the early phases of the planning process, the City of Menomonie worked with the adjacent municipalities (Town of Red Cedar and the Town of Menomonie) in order to determine a plat review area. This boundary surrounding the plat review area has become the extent of the City's planning area.

Planning for the future means taking a look at the areas outside the current City boundary and considering what areas are able to meet the projected growth needs. The Intergovernmental Cooperation Element will look at what mechanisms can be implemented to effectively coordinate efforts amongst the adjacent municipalities. While it is important to consider this outside planning, the focus of the Land Use Element will be on the land within the existing City Limits.

## **Land Use Classifications**

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Lands that have the same or similar uses are grouped into the same land use classification. The following are the nine established land uses for the City of Menomonie. These are generalized in order to help identify historic development patterns and understand what has shaped the City's growth. Each parcel or unique area within the City boundary is assigned one of these classifications.

**Single Family:** All lands for single-family residential structures, including rural non-farm.

**Multi-Family:** All lands used for multiple family dwellings. These typically include apartment complexes and elderly apartments.

**Mixed-Use:** All lands that are part of an integrated mix of land uses (residential, commercial, institutional, parks) provided within a pedestrian oriented environment. Uses are integrated horizontally (side-by-side) and vertically (one use located above another).

**Commercial:** All lands and structures used for commercial purposes but are not part of a mixed-use area. Commercial development includes retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.

**Industrial:** All lands and structures used for industrial purposes. These include factories, warehouses, and distribution facilities.

**Agricultural/Platted Undeveloped:** All lands used for agricultural purposes including crop production, farmhouses and farm-related structures. Also included in this category are lands that are part of a platted subdivision (residential, commercial, industrial) but do not yet have a built structure.

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**Open Space/Natural Areas/Parks:** All lands, which are primarily undeveloped and in a natural state. These include grasslands, forestlands, and wetlands. It also includes parks and areas zoned conservancy.

**Institutional:** All lands and structures used for public, quasi-public and instituted use such as municipal buildings, churches, schools, hospitals, libraries, and cemeteries.

**Transportation:** All road right-of-way areas.

### Existing Land Use

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An existing land use inventory allows the City to see development patterns and understand the influences that have created these patterns. Table 5-1 shows that the physical size of the City is approximately 9,800 acres and that lakes, rivers, and creeks account for almost 12% of this area. Therefore, the City has approximately 7,700 acres of land that can be used or redeveloped for various activities.

Table 5-1: Land in the City of Menomonie

Category	Acres	Percent of Total
Total Area within the City	9,832	100.0%
Lakes/Rivers/Creeks	1,152	11.7%
Land	8,680	88.3%

Source: Cedar Corporation

Map 5-1 shows the existing land use patterns in Menomonie in 2013. A breakdown of the categories, acreages and percent of total acreage is shown for each land use is shown in Table 5-2.

Table 5-2: Existing Land Use of Useable Land

Category	Acres	Percent of Total
Single Family Residential	1,156	13.3%
Multi-Family Residential	404	4.7%
Mixed-Use	40	0.5%
Commercial	365	4.2%
Industrial	818	9.4%
Agricultural/Platted Undeveloped	1,949	22.5%
Open Space/Natural Areas/Parks	1,955	22.5%
Institutional	834	9.6%
Transportation/Right-of-Way	1,159	13.4%
Total	8,680	100.0%

Source: Cedar Corporation. Percentages may not equal 100% due to rounding.

**Single Family:** Single Family land use accounts for 13% of the developed land in the City. There are four areas of concentrated single family residential development.

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1. The northwest portion of the City in an area east of North Broadway, south of Interstate 94, and extending to Lake Menomin. This area is commonly referred to as North Menomonie.
2. The southern end of Lake Menomin and south of the historic downtown which is the original business district of the City. This area is the oldest part of the City and is roughly bordered by 4<sup>th</sup> Street West, 13<sup>th</sup> Street East, Main Street, and 24<sup>th</sup> Avenue West.
3. The area extending south and west of the area identified in No. 2. This would include the Grove Hill, River Heights, Wood Haven, American Edge, and similar subdivisions in this area.
4. The area on the south eastern part of the City that includes the area north of Stout Road, east of Lake Menomin, and west of Red Cedar Street.

**Multi-Family:** Multi-Family is generally a densely developed residential classification consisting of apartments and condos. Multi-family dwellings meet the needs of students, new residents, and residents who cannot afford or who do not want the associated costs and maintenance of owning a home.

Multi-Family land use accounts for about 5% of the developed land in the City. Although the number of multi-family and single family dwelling units in Menomonie is evenly split, single family units take up three times more land than multi-family units.

Currently, Menomonie has a number of areas of concentrated multi-family housing units. The two largest concentrations of multi-family housing is the area surrounding the Stout Campus which consists of formerly single family homes converted into rentals and the area near Fryklund Drive in south western Menomonie. There are smaller areas of multi-family housing scattered throughout the City.

**Mixed-Use:** Mixed-use land use accounts for about 0.5% of the developed land in the City. Menomonie's mixed-use area is in the downtown Central Business District (CBD) and adjacent area. It offers a variety of shops, personal services, taverns, restaurants and housing options. It is also where the post office and the Mabel Tainter Center for the Arts are located. A person living in the mixed-use area has access to many of their daily needs such as groceries, a pharmacy, dining, entertainment, and parks. They also have sidewalks, multipurpose trails, and bus service to provide access to other areas of the City and the region.

**Commercial:** Commercial land use accounts for about 4% of the developed land in the City. Menomonie has a unique layout with a variety of commercial areas. The City has five distinct commercial areas throughout the City. The largest commercial area consists of mostly highway commercial establishments and is located along North Broadway near the I-94 Interchange. Various commercial types of business including department stores, a grocery store, big box stores, motels, restaurants, gas stations, and auto dealers are in this area. This commercial development serves area residents as well as people traveling along Interstate 94.

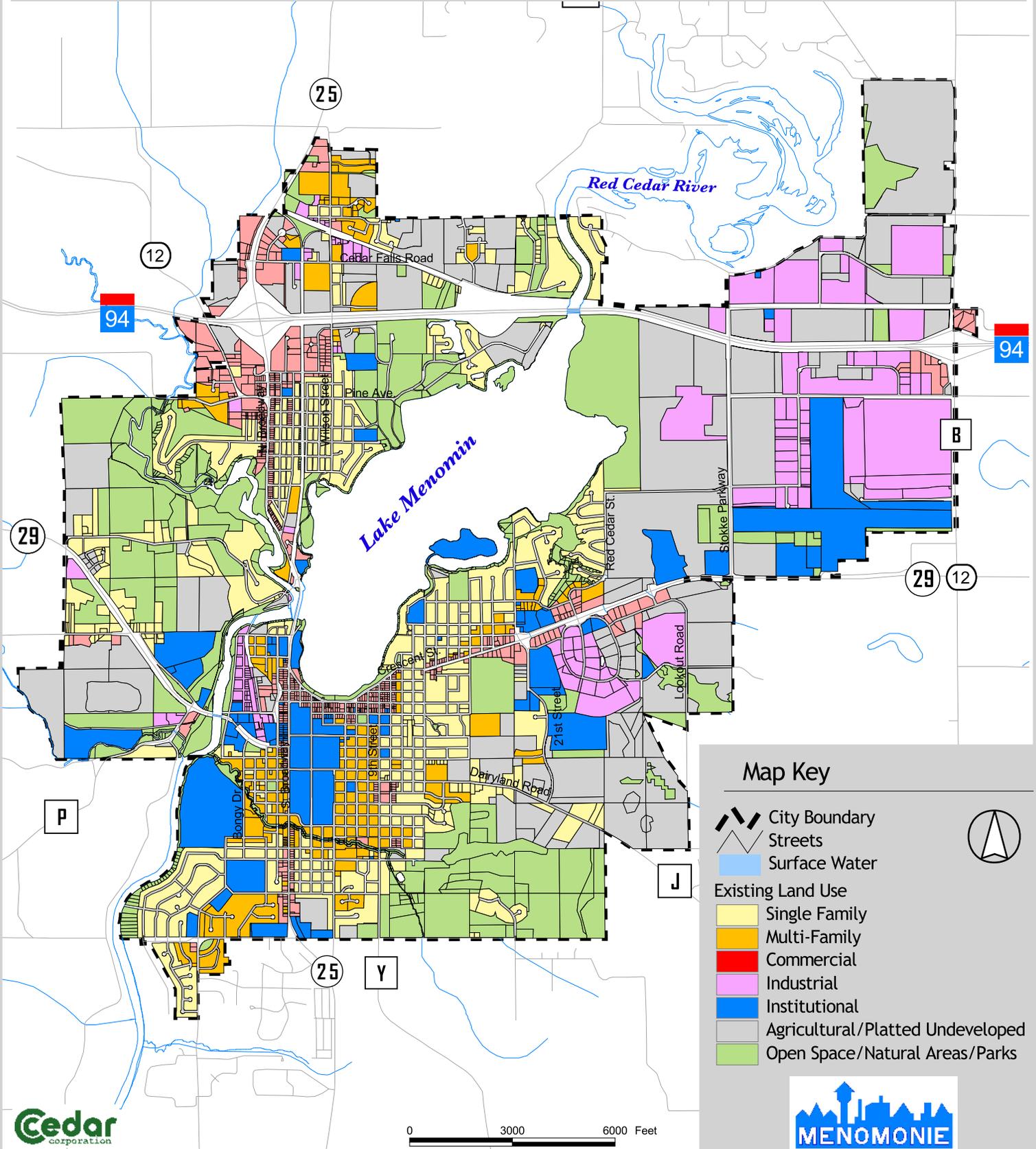
The downtown Central Business District (CBD) is not exclusively a commercial area because there are a number of dwelling units and housing options in the area.. This district is addressed in the Mixed-Use section above.

The third commercial area, located on the east side along Stout Road, is where many of the professional services are located in Menomonie. Businesses located in this area are generally professional offices, banks, realtors, dentists, and other related businesses.

# Existing Land Use 2013

## City of Menomonie

Map 5-1



## City of Menomonie 2016-2036 Comprehensive Plan

The two remaining commercial areas are intermixed with residential neighborhoods. The first is located on both sides of South Broadway and the other is along Ninth Street between 14<sup>th</sup> and 16<sup>th</sup> Avenues. These commercial areas provide the adjacent residences with basic goods and services such as gas, groceries, and other small retail spaces. Commercial areas aren't always appropriate next to residential housing, however in these instances the types of businesses mix nicely with the surrounding housing.

**Industrial:** Industrial land use accounts for about 9% of the developed land in the City. The Map 5-1 Existing Land Use shows that the majority of the industrial activities are found in the Industrial Park and Technology Park on the east side of Menomonie. These areas are attractive to business and industry because of access to Interstate 94 and the Union Pacific Railroad.

There are also two other small areas of industrial land within the City Limits. One area (ConAgra) is on the west side of downtown and the other is along the railroad tracks north side of Cedar Falls Road.

**Agricultural/Platted Undeveloped:** The Agricultural/Platted Undeveloped land use accounts for about 23% of the developed land in the City. The majority of this land use is primarily on the eastern side of the City in and around the Industrial Park and Stout Technology Park. Much of land was purchased for the purpose of industrial and business growth.

The southeastern portion of the City along Dairyland Road also has a number of large tracts of land that are a mix of agricultural and vacant land. This property was the most recent large scale annexation into the City and is planned as a mixed residential subdivision. Other parcels are scattered throughout the City but some concentrations are located near the Interstate 94 interchange and STH 29 on the west side of Menomonie.

**Open Space/Natural Areas/Parks Open:** Space/Natural Areas/Parks land uses accounts for about 23% of the developed land in the City. These areas include City and Dunn County parks, forested lands, and areas that have not been developed because of steep slopes or wetlands.

**Institutional:** Institutional land use accounts for about 10% of the developed land in the City. Schools, UW-Stout, churches, government buildings, cemeteries, and the airport make up the majority of what falls within this category. Institutional uses are scattered throughout Menomonie but many are near the CBD and along STH 29 and USH 12 on the east side of Menomonie.

**Transportation:** Transportation land use accounts for about 13% of the developed land in the City. These areas include all road right-of-ways controlled under Federal, State, County, and Local jurisdiction.

### Future Land Use Needs Calculations

---

As the City and area population grows, there will be an increase in the need for land to accommodate new dwellings, commercial businesses, industry, and expanded institutions. To calculate the projected land use needs, the existing ratio of population to land use acreage as shown in Table 5-3 is used.

Table 5-3 shows the projected land use needs for residential, commercial, and industrial growth by 2030. It is projected that the City will need an additional 263 acres of land for residential

## City of Menomonie 2016-2036 Comprehensive Plan

development, 67 acres of land for commercial development, and 138 acres of land for industrial development. Typically, these land needs are met by land in the City that has not been developed or land that may be requested to be annexed into the City in the future.

Table 5-3: Existing Land Use Acreages and Projected Needs Based on Current and Projected Population

	2010	2015	2020	2025	2030	Additional Acreage
Population	16,264	16,875	17,643	18,364	19,009	N/A
Residential	1,562	1,621	1,694	1,764	1,825	263
Commercial	399	414	433	451	466	67
Industrial	818	849	887	924	956	138
Total Additional Acreage Needed		105	130	125	108	468
Agricultural/Platted Undeveloped	1,982	1,877	1,747	1,622	1,514	-468

Source: Cedar Corporation

Based on current ratios of land use to population, the City will need an additional 468 acres of land for future residential, commercial, and industrial development over the next 20 years.

### Housing and Land Use

About 20% of the developed land in the City is used for housing. The amount of land used for residential land uses can fluctuate greatly in a community based on the type of housing and minimum lots sizes, incomes, and the attitudes of residents towards different types of housing.

Table 5-4 shows that more land is used for single family dwellings than multi-family dwellings even though there are more multi-family dwelling units in Menomonie (see Table 5-5). This is because more multi-family dwellings can be built on a parcel of land than single family dwellings resulting in higher density development patterns.

Table 5-4: Comparison of Residential Land Use within the City Limits

	Acres	Percentage
Single Family Residential Acreage	1,156	74%
Multi-Family Residential Acreage	406	26%
Total	1,562	100%

Source: Cedar Corporation

Table 5-5 - Owner-Occupied vs. Renter-Occupied Housing Percentages

Year	2010	% of Total
Owner-Occupied Housing Units	2,317	40.3%
Renter-Occupied Housing Units	3,426	59.7%
Total	5,743	100.0%

Source: 2010 US Census

Using the current ratio of owner-occupied homes to renter occupied homes and the land acreages calculated from the existing land use map, the average renter-occupied housing unit is on 0.12 acres of land or eight dwelling units per acre. The average owner-occupied housing unit is on 0.50 acres of land.

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Larger lots along Meadow Hill Drive and in other areas of the City have inflated the average size. Generally, an average single family lot in Menomonie is approximately 0.30 acres or three dwelling units per acre.

Using this analysis, Table 5-6 shows that the City will need approximately 170 acres of land for residential purposes. This takes into account the existing average amount of land used for owner-occupied and renter-occupied units, current housing ratios, and projected housing units for the City of Menomonie. This would be approximately 90 acres less than projected in Table 5-3.

Table 5-6 - Residential Acreage Needed 40/60 Owner-Occupied vs. Renter-Occupied Housing Percentages

	Projected Housing Units Needed 2030	Acres Needed
Total Projected Housing Units	890	172
Owner-Occupied Housing Units	359	108
Renter-Occupied Housing Units	531	64

Source: Cedar Corporation

Past discussions about housing touched on ways to increase the amount of owner-occupied housing or single family housing in the City and increasing the percentage of these housing units shown in Table 5-5. This was based on the desire to have a more permanent population that considers Menomonie home. Further investigation revealed that a large portion of multi-family housing in the City is used to house UW-Stout students and that this situation is likely to remain. As the University population grows, the percentage of renter-occupied housing will remain high.

### Development Factors

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Although Map 5-1: Existing Land Use 2013 shows land available for development in the City of Menomonie. Not all of the land may be developed for a number of reasons.

Map 5-2 shows development limitations in Menomonie. Some of these are related to the physical features of the area and others are regulatory. Development in wetlands and on steep slopes is generally prohibited. Many forested areas remain since the land could not be cleared easily and farmed because of the topography. Regulations regarding shoreland buffers control the type of development that can occur adjacent to lakes, rivers, and streams.

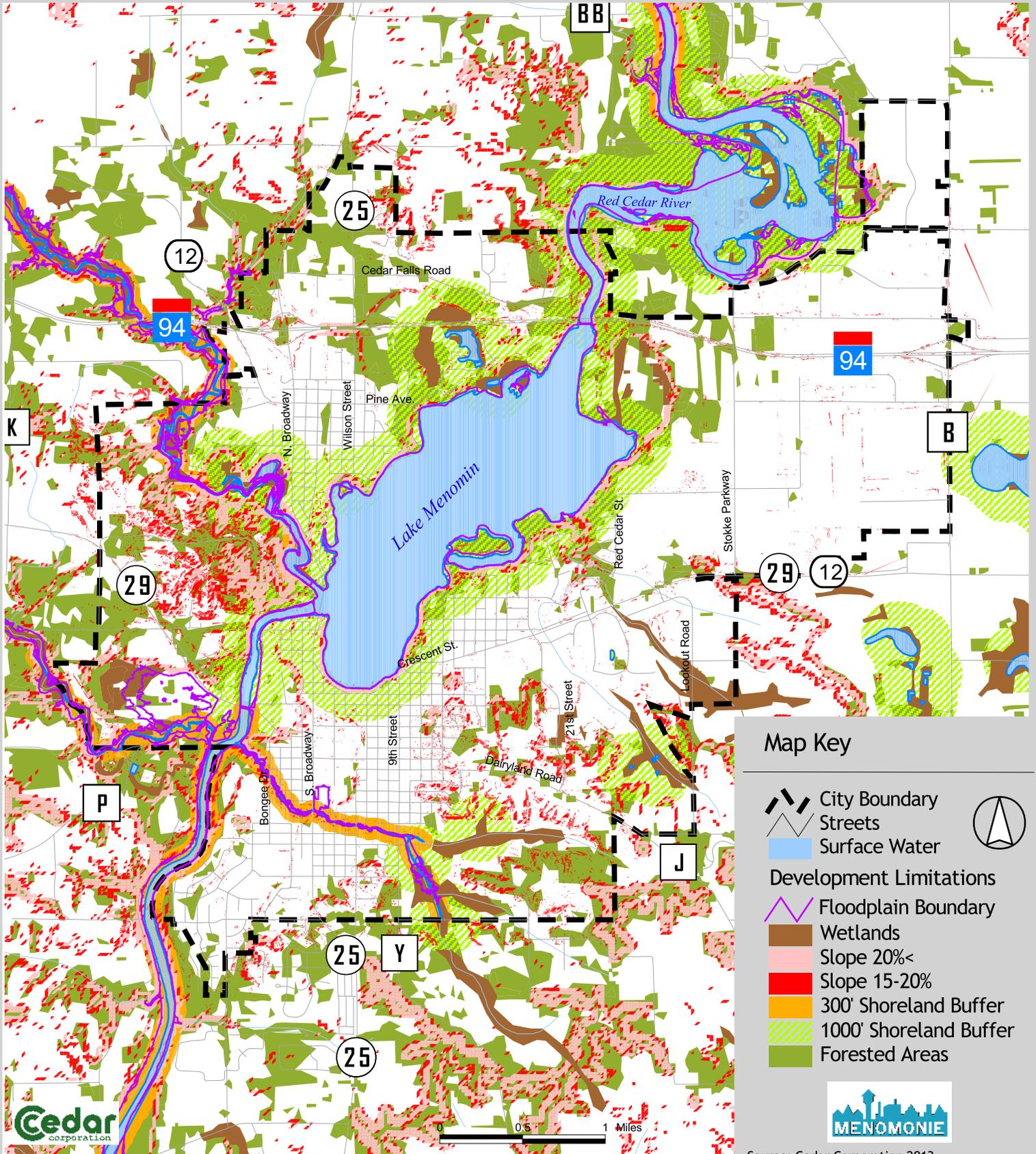
The topography limits future development on the west and south east side of the City. The land on the east side of the City is flatter and more conducive to future development. Much of the land outside of the City in the area (Town of Red Cedar) is currently farmed and already cleared making this land desirable to developers, especially for commercial or industrial development.

Map 5-3 shows areas in and around the City where low water pressure could discourage growth or make it more expensive. These areas would require a booster station which may be cost prohibitive for some developers. The map also shows areas that can best be served by the existing sanitary sewer without requiring major improvements to the sanitary sewer interceptor lines.

# Development Limitations

## City of Menomonie

Map 5-2

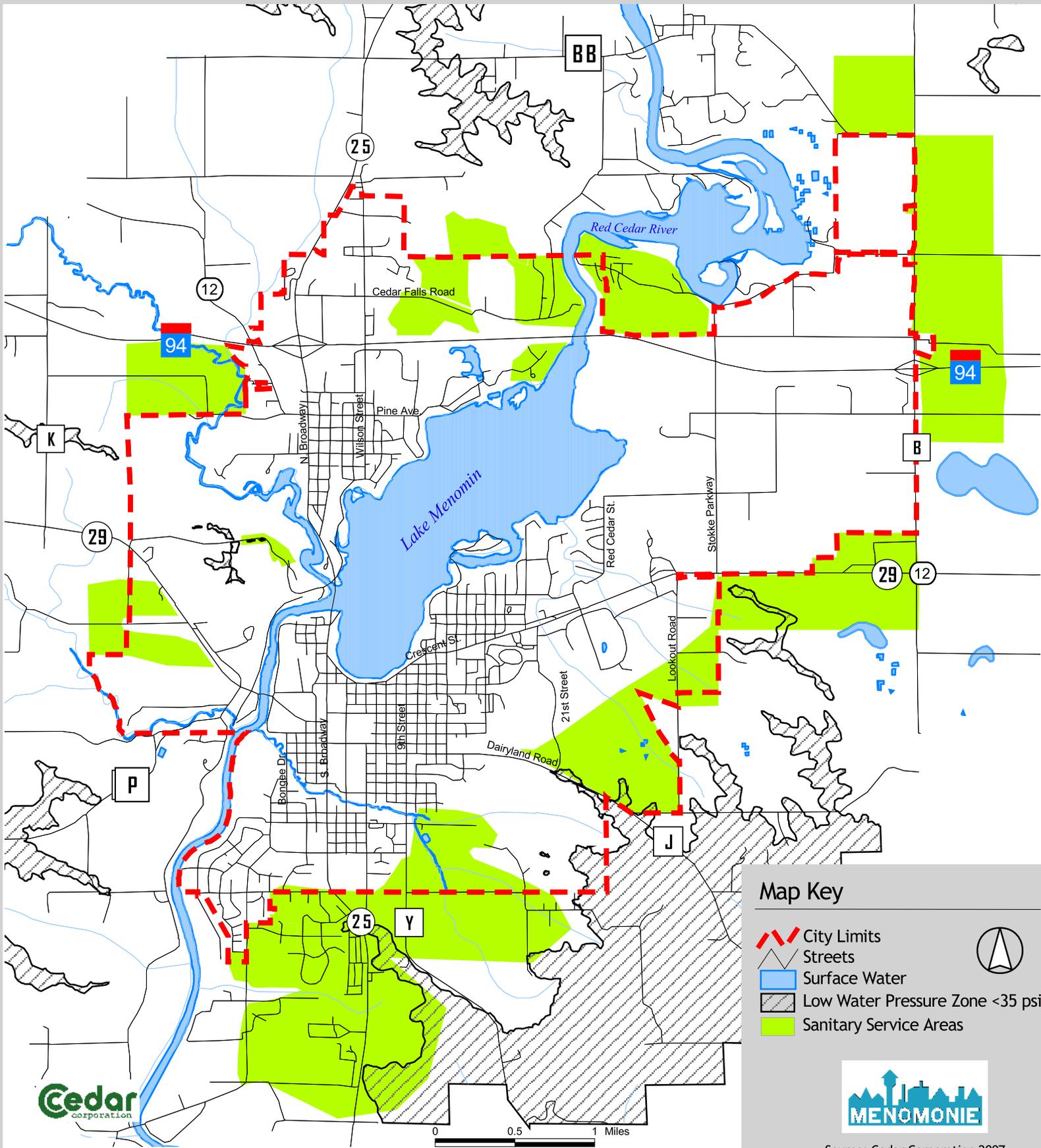


### Map Key

- City Boundary
- Streets
- Surface Water
- 
- Development Limitations**
- Floodplain Boundary
- Wetlands
- Slope 20%<
- Slope 15-20%
- 300' Shoreland Buffer
- 1000' Shoreland Buffer
- Forested Areas

# Low Water Pressure Zones & Sanitary Service Areas City of Menomonie

Map 5-3



## Future Land Use

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Determining what type of future land use goes where in a community is often difficult. It is important to recognize adjacent land uses and the surrounding land characteristics to help determine the desired future land use patterns. For example, a vacant parcel of land near a residential neighborhood with significant topographic relief would not be an appropriate location for an industrial park. In this case, it may be better suited for residential development or preserved as open space.

The future land use portion of this chapter is generalized in order to allow for land use decisions to be made on a case by case basis. These decisions should take into account the existing development patterns, transportation options, potential land use conflicts, and topography.

## Generalized Future Land Use Patterns

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As discussed earlier in this chapter, it is projected that the City of Menomonie will need an additional 468 acres of land for future residential, commercial, and industrial growth. By using the most recent average lot size of a single family dwelling (0.3 acres), the total amount of land needed for future development can be decreased by 90 acres.

This would reduce the amount of land needed for future growth to approximately 380 acres. Currently, there are almost 2,000 acres of land that could potentially be developed. Also, a developer could request annexation of land outside of the City if it is determined that their development would benefit by connecting to City municipal utilities such as water and sanitary sewer.

Map 5-4 shows the generalized areas for future residential, mixed-use, commercial, and industrial development. An explanation of these areas follows.

### Residential

- A. Areas 1 and 2 are adjacent to existing residential areas. There are some development limitations in these areas (shoreland buffers, slopes, forested areas) but these can be used to provide buffers from other types of development. These limitations can also be incorporated into the design of future residential development to enhance the aesthetics. Residential development is consistent with the future land use plan of the adjacent Town.
- B. Areas 3 and 5 current have some residential development but potential commercial development along S.T.H. 25 may attract residential development in this area.
- C. Area 7 currently is being developed as residential and contains many of the same development limitations in areas 1 and 2. Residential development is consistent with the future land use plan of the adjacent Town.
- D. Area 9 is adjacent to existing residential areas. There are some development limitations in these areas (shoreland buffers, slopes, forested areas, wetlands) but these can be used to provide buffers from other types of development. These limitations can also be incorporated into the design of future residential development to enhance the aesthetics. Residential development is consistent with the future land use plan of the adjacent Town.
- E. Area 10 contains land already platted for residential development. Only a small portion of this land has been developed so far. It is adjacent to existing City and Town

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residential development. Residential development in this area is consistent with the future land use plan of the adjacent Town.

### **Mixed-Use**

- A. Mixed-use development will occur in the current mixed-use area in and around the Central Business District (Area 8). A mixed-use redevelopment plan was created for this area and a major redevelopment project consisting of the razing of the former Leever's grocery store and construction of a multi-story retail and residential building will begin soon and may prompt other redevelopment or improvement projects.

### **Commercial**

- A. Area 4 is adjacent to sporadic commercial development along S.T.H. 25 and is the main entrance into the City from the north.
- B. Area 6 is adjacent to existing commercial development that is frequented by residents and travelers. This area has a variety of eating establishments, convenience stores, and hotels. There are some development limitations in this area such as slopes and wooded areas but these act as buffers from nearby residential development. Commercial development in this area is consistent with the future land use plans of the adjacent Town.
- C. Areas 12 and 13 are located on S.T.H. 29 and U.S.H. 12. This is a high traffic transportation corridor that provides a main entrance into the City and passes through the Industrial Park and Stout Technology Park. Commercial development in this area is consistent with the future land use plans of the adjacent Town.
- D. Area 16 is adjacent to existing commercial development. A majority of the development in this location serves travelers on Interstate 94 as well as traffic generated by the Industrial Park. Commercial development in this area is consistent with the future land use plans of the adjacent Town.

### **Industrial**

- A. Areas 11 and 14 are adjacent to existing industries. These areas have been developed strictly for industrial growth and provide access to State, U.S., County and Interstate highways as well as the Union Pacific Railroad. There are few development limitations in these areas. The adjacent Town does not have industrial development as a future land use.
- B. Area 15 is in the existing Industrial Park. Streets and utilities were constructed for future industrial development and is zoned industrial. The adjacent Town does not have industrial development as a future land use.

## **Existing Land Use Conflicts**

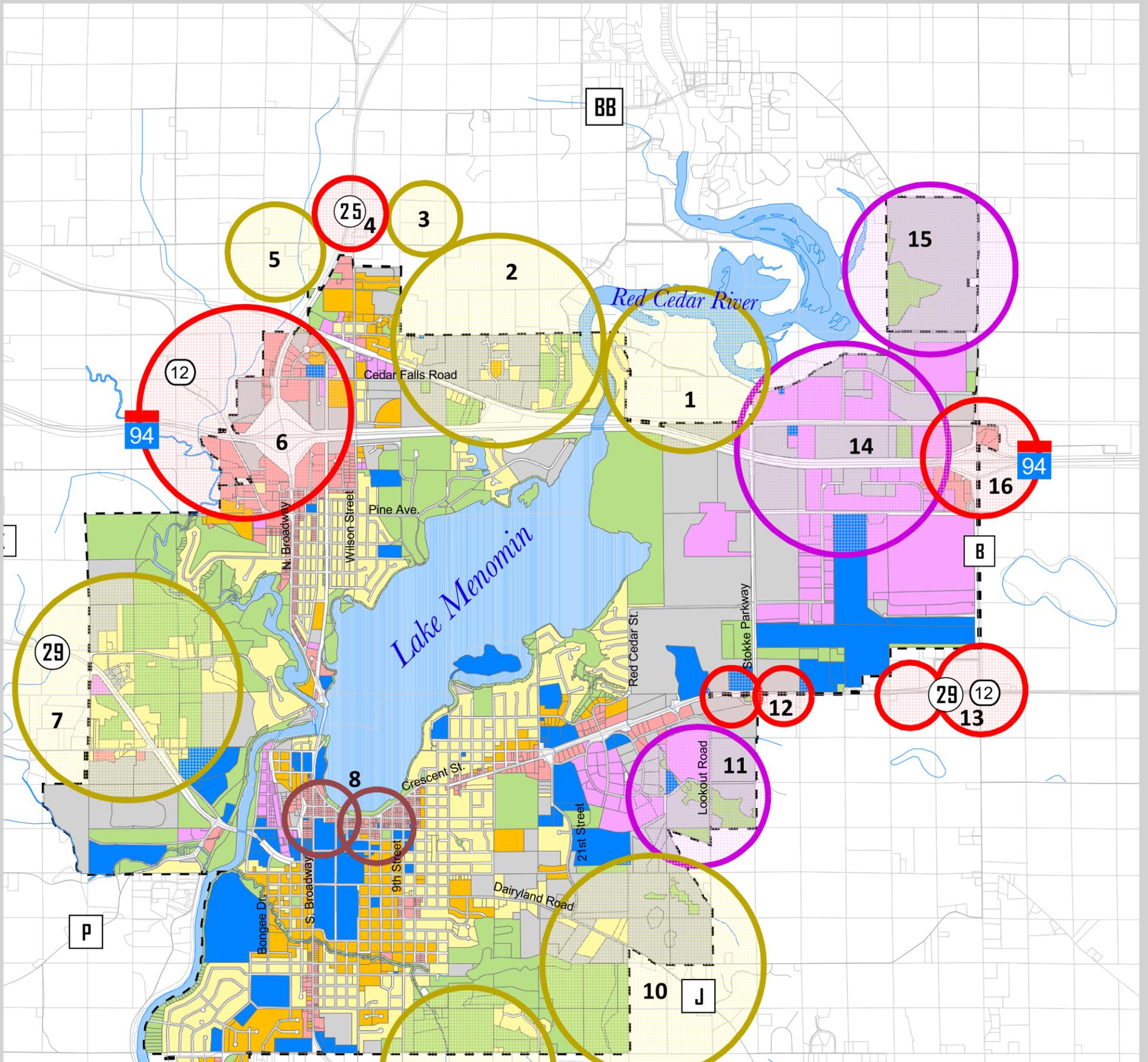
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The City of Menomonie meets regularly with the surrounding townships. Currently, no land use conflicts exist but annexation of Town of Red Cedar lands and the growth of the industrial park to the north and east could conflict with residential development and farmland in the Town.

# Generalized Future Land Use

## City of Menomonie

Map 5-4



### Map Key

- City Boundary
- Streets
- Surface Water
- 
- Existing Land Use City of Menomonie**
- Single Family
- Multi-Family
- Mixed-Use
- Commercial
- Industrial
- Institutional
- Agricultural/Platted Undeveloped
- Open Space/Natural Areas/Parks

### Generalized Future Land Use

- Future Residential
- Future Mixed-Use
- Future Commercial
- Future Industrial
- 1** See Text for Explanation

## Future Development Principles

---

When evaluating future development plans, the specific site conditions and adjacent development are equally important. Future residential, mixed-use, commercial, and industrial development should take into account the following principles.

### Residential Development

1. Should include access to multi-modal transportation options.
2. Should have safe access to parks or open space.
3. Should provide a variety of housing options.
4. Should preserve the natural topography and natural resources and incorporate them into its design.
5. Should be designed and incorporate engineering principles to reduce vehicle speeds and create a safe environment.
6. Should be protected from conflicting land uses by adding buffers or development restrictions that limit hours of operation, traffic, noise, light intrusion, and/or odors.

### Mixed-Use Development

1. Should include access to multi-modal transportation options.
2. Should be pedestrian friendly.
3. Should encourage density.
4. Should include a variety of housing options for all age groups.
5. Should be compatible or complementary to the historic downtown.

### Commercial Development

1. Should consider the hours of operations, traffic generated, and existing development patterns when evaluating potential development sites.
2. Should provide safe access for a variety of transportation modes.

### Industrial Development

1. Should consider the hours of operations, traffic generated, and existing development patterns when looking for a site in the City.
2. Should anticipate potential land use conflicts and mitigate them by the use of buffers, designated transportation routes, reduced speed limits, and lighting reductions.
3. Should provide safe access for a variety of transportation modes.

## Land Use Goals, Objectives, Programs, Policies & Actions

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### Goal 1: Work to promote fiscally responsible housing developments.

#### Objectives

1. Promote development within the City consistent with the City's plans for street, utilities and land use.

#### Programs, Policies, and Actions

1. Develop land according to community standards for curb, gutters, parks, street widths, storm sewers, etc.
2. Encourage land use and roadway patterns compatible with existing neighborhoods.

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3. Strictly enforce codes that protect the safety, property values, and physical appearance of the neighborhood.
4. Promote the redevelopment of residential areas that become blighted.
5. Promote preservation of green space within existing and proposed developments.

### **Goal 2: Encourage a variety in housing types and densities that will help meet the needs of all age groups in the community.**

#### **Objectives**

1. Encourage housing options for the elderly, low income, disabled, single people, and families.

#### **Programs, Policies, and Actions**

1. Review existing housing ordinances to ensure current building codes will meet the housing needs of the entire community.
2. Allow single family-attached development providing it is consistent with the character of the neighboring residences.
3. Encourage a range of choices in housing types, designs, and costs.
4. Provide ongoing housing renewal, rehabilitation and revitalization programs.

### **Goal 3: Provide local residents and residents of the surrounding area with viable shopping areas that are clean, attractive, safe and convenient.**

#### **Objective**

1. Work to create well-designed, attractive and efficient business districts.

#### **Programs, Policies, and Actions**

1. Review and update City ordinances to ensure environmentally friendly and aesthetically pleasing commercial development.
2. Take into consideration the neighborhoods, land use, and circulation patterns when locating new shopping areas.
3. Define boundaries of commercial districts to prevent intrusion into residential areas; commercial areas must be properly screened to prevent detrimental effects on adjacent and nearby residential areas.
4. Review and update City ordinances for lighting, signage and parking, to ensure a more aesthetically pleasing commercial development.
5. Ensure adequate services are available to serve expanding commercial districts at minimal expense to the City.
6. Make sure commercial areas are not developed at the expense of the other, and that there is an effort made to try to link the districts together.
7. Incorporate safe transportation options into the site plan of the businesses.

### **Goal 5: To attract and maintain industry which will provide local employment opportunities and contribute to the City tax base.**

#### **Objectives**

1. Maintain and expand the industrial park without adversely affecting the character of the community or the quality of the environment.

**Programs, Policies, and Actions**

1. Require industry to locate in areas designated industrial in the City of Menomonie's land use plan.
2. Develop industrial park areas in an aesthetically pleasing manner utilizing specific landscape plans consistent with City standards.
3. Deny residential developments in areas designated industrial.
4. Encourage the efficient use of remaining industrial land by developing the existing industrial park before zoning for additional industrial uses that could be located in the existing park.
5. Establish aesthetically pleasing buffers in areas of potential land use conflicts.

**Goal 6: Public and institutional uses should be compatible with surrounding land uses.**

**Objective**

1. To plan and place future buildings so that they are accessible by the majority of people over the shortest distance.

**Programs, Policies, and Actions**

1. Ensure that all community facilities be developed at the same aesthetic standards required for the development of private property and shall be subjected to review by the City Council and Planning Commission.
2. Work with the Menomonie School District in planning for future building sites.
3. Ensure governmental uses should be compatible with surrounding land uses.
4. Ensure transportation corridors should be sufficient for the proposed use.

**Goal 7: To provide quality park facilities and a variety of recreational opportunities and experiences to meet the needs of the community's residents.**

**Objectives**

1. Work to maintain the high amounts of park space available to the community and continue to update and utilize the City of Menomonie Park Plan.

**Programs, Policies, and Actions**

1. Ensure that parks are located and designed to serve the needs of all residents.
2. Continue to develop the concept of a biking/walking trail system throughout the City.
3. Require developers of residential developments to dedicate land for parks, as needed.
4. Provide adequate parking for public recreational areas.
5. Obtain when possible, sites for open space and playgrounds.
6. Develop and maintain neighborhood recreational facilities in order to serve the community's changing needs.
7. Ensure areas not suitable for development such as wetlands and steep slopes should remain in a natural condition.
8. Provide for passive parks to meet the needs of the elderly residents as well as persons with disabilities.

**Appendix C**  
Housing Chapter

## Chapter 3: Housing

### Introduction

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Housing is an important element when looking at planning. For most Wisconsin residents, housing costs are the single largest expenditure. Planning for housing is important because housing is probably the largest land use in a given community. One of the biggest concerns behind the Wisconsin Comprehensive Planning Law is the issue of sprawl or low-density development, which many see as an inefficient use of our land. Sprawl not only develops land in large pieces, but also is more expensive to provide services and infrastructure.

Housing also provides a major source of revenue through property taxes. These taxes go towards the school district, vocational technical college, county and City.

The Housing Element will provide the City with insight into the following:

- Deficiencies in housing
- Housing developments trends
- A better understanding of the local housing situation

### Housing Needs

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Trends in housing can transform quickly. The state of housing has markedly changed since the original City of Menomonie Comprehensive Plan was adopted in 2007. At that time, the value of a single family home was rising because of prolonged population growth in western Wisconsin and corresponding residential development.

Since then, there has been a prolonged global economic downturn, which has adversely affected the housing market. This makes it challenging to identify long range trends in housing needs. In addition, the 2010 US Census did not provide the same extent of statistical information as the 1990 Census and 2000 Census making it further difficult to analyze these trends. Therefore, additional sources will be used to identify housing trends and needs in Menomonie.

Important issues to consider when planning for the existing and future housing needs of the City include the types of housing, housing options, demands of housing within the community, and redevelopment opportunities.

### Age Characteristics

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There is a close correlation between the age of an area's housing stock and the relative condition of those housing units. If a large percentage of housing is over 30 years old, there will be a greater need and demand for housing rehabilitation.

Table 3-1 shows indicators of the age of the housing stock in the City of Menomonie. Just over 63% of all housing units were built before 1980. The City's older housing stock may be in need of significant maintenance such as plumbing, heating, electrical, windows, etc. Also, if a home was built before 1980, it is presumed that it has lead-based paint that may have to be mitigated

at some point. Having older homes may be one reason that the cost of housing in Menomonie is relatively low.

Since the City of Menomonie has a number of older homes, efforts should continue to rehabilitate the existing housing stock. Various housing programs exist to address these issues. These programs are addressed later in this chapter.

Table 3-1 also shows a decline in the number of structures built beginning in 1990 with the biggest drop occurring between 2005 and 2010.

Table 3-1 – Year Structure Constructed

Year Built	Homes	Percent of Total
2005 to 2010	107	1.8%
1999 to 2004	362	6.3%
1995 to 1999	480	8.4%
1990 to 1994	436	7.5%
1980 to 1989	731	12.6%
1970 to 1979	1,094	18.9%
1960 to 1969	503	8.7%
1940 to 1959	949	16.4%
1939 or earlier	1,122	19.4%
<b>Total</b>	<b>5,784</b>	<b>100.0%</b>

Source: U.S. Census Bureau 2000

One way to analyze the quantity and types of new housing being built is to look at the number of building permits issued. The percentage of building permits issued for the development of single family units averaged 26.2% between 2000 and 2010 (see Table 3-2). The remainder was from multi-family units. The table shows a significant drop in new housing units beginning in 2007 due to the decline in the economy and housing market.

Table 3-2 – Building Permits City of Menomonie

Year Issued	Total Housing Units	Single Family Housing Units	Multi-Family Housing Units	Percent Single Family
2000	66	16	50	24.2%
2001	85	18	67	21.2%
2002	138	12	126	8.7%
2003	83	27	56	32.5%
2004	143	35	108	24.5%
2005	80	34	46	42.5%
2006	72	14	58	19.4%
2007	29	21	8	72.0%
2008	8	6	2	75.0%
2009	20	4	16	20.0%
2010	4	4	0	100.0%
<b>Total</b>	<b>728</b>	<b>191</b>	<b>545</b>	<b>26.2%</b>

Source: City of Menomonie Building Inspectors Department 2010

## Structural Characteristics

According to the 2000 US Census, most of the homes in the City of Menomonie use utility gas (51.8%). The other dominant fuel type used in the City is electricity, which accounts for just over 33% of the heating fuel (see Table 3-3). Approximately 1.4% of the homes in Menomonie use wood or other fuel type as their source for heating fuel.

Most new structures built since 2000 will likely use utility gas or electric for its main heating source though with rising energy costs, Menomonie may see an increase in the use of solar and geothermal systems to heat homes.

Table 3-3 - Types of House Heating Fuel

Fuel Type	Number	Percent
Utility Gas	2,671	51.8%
Bottled, Tank, or LP Gas	187	3.6%
Electricity	1,739	33.7%
Fuel Oil, Kerosene, Etc.	458	8.9%
Coal or Coke	0	0.0%
Wood	43	0.8%
Solar Energy	0	0.0%
Other Fuel	31	0.6%
No Fuel	29	0.6%

Source: U.S. Census Bureau 2000

Table 3-4 shows the number of housing units by the number of units in the structure between 1980 and 2010. Since 1980, the City of Menomonie has been experiencing increasing percentages of multi-family housing and declining percentages of single family homes in relation to total housing units.

The decreasing percentage of single-family homes is related to these homes being converted into apartments and more multi-family units being built compared to single family units.

Table 3-4 - Units in Structure (housing units) 1980, 1990, 2000, and 2010

1980		%	1990		%
1-unit, detached	2,249	57.90%	1-unit, detached	2,267	52.70%
1-unit, attached	72	1.90%	1-unit, attached	68	1.60%
2 units	455	11.70%	2 to 4 units	738	17.20%
3 and 4 units	278	7.20%	5 to 9 units	528	12.30%
5 or more units	831	21.40%	10 or more units	697	16.20%
Total	3,885	100.00%	Total	4,298	100.00%
2000		%	2010		%
1-unit, detached	2,678	51.70%	1-unit, detached	2869	46.0%
1-unit, attached	116	2.20%	1-unit, attached	124	2.0%
2 to 4 units	835	16.10%	2 to 4 units	1156	18.5%
5 to 9 units	714	13.80%	5 to 9 units	736	11.8%
10 or more units	835	16.10%	10 or more units	1030	16.5%
			mobile home	319	5.1%
Total	5,178	100.00%	Total	6234	100.0%

Source: 1980-2010 US Census

## Home Values

Median home values in the City of Menomonie rose 75% between 1990 and 2000 (see Table 3-5). This is due to two main factors. First, the demand for housing, not only in the City, but also in Western Wisconsin pushed up housing prices. Second, the housing values have naturally appreciated over the past decade. Home values have increased dramatically throughout the nation since the early 1990's. Since 2000, home values have continued to increase but at a slower pace.

Between 2006 and 2007, home values began to decrease due to a glut in vacant housing, foreclosures, and a poor economy. The 2010 US Census does not provide updated median housing values though many residents have experienced a decline in the assessed value of their homes.

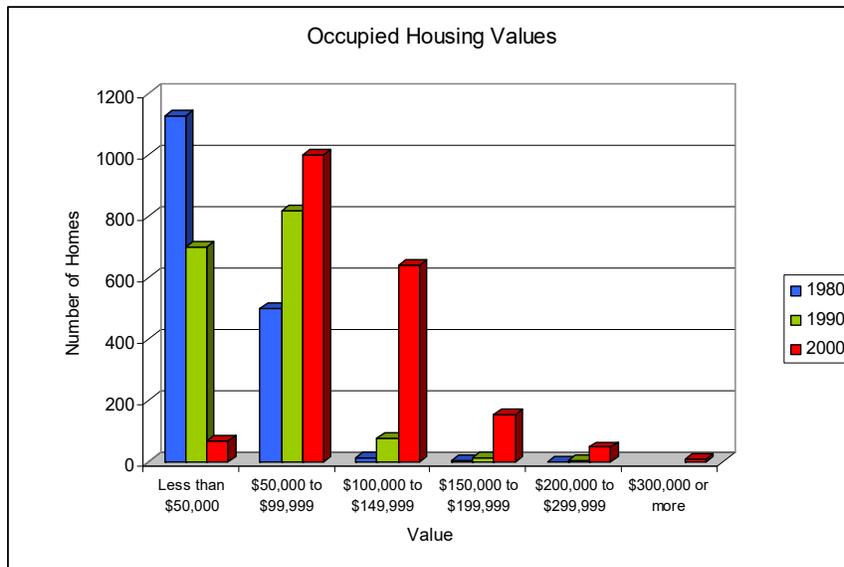
Table 3-5 shows that while the City of Menomonie's owner-occupied housing value outpaces Dunn County as a whole, it lags behind all of the surrounding towns. A previous search of the Multiple Listings Service of properties sold in the City of Menomonie in 2004 showed the median sale price for a home is approximately \$125,000. This is unchanged in 2010.

Table 3-5 – Median Housing Value for Owner Occupied Units: City of Menomonie and Area Communities

Community	1980	1990	2000
Dunn County	\$38,800	\$49,000	\$92,900
<b>City of Menomonie</b>	<b>\$41,100</b>	<b>\$53,400</b>	<b>\$94,200</b>
Town of Menomonie	\$54,900	\$67,800	\$116,700
Town of Red Cedar	\$46,000	\$57,100	\$108,000
Town of Sherman	\$45,000	\$56,700	\$106,500
Town of Tainter	\$49,500	\$63,400	\$118,300

Source: U.S. Census Bureau 1980 - 2000

Figure 3-1 – Occupied Home Values



Source: US Census Bureau 1990, 2000

The changing value of housing is indicated in Table 3-6. In 1980, there were only four owner-occupied housing units reported to be worth at least \$150,000 and only one over \$200,000. By 1990, there were 20 owner-occupied houses worth at least \$150,000, 6 of those over \$200,000. In 2000, 57 owner-occupied houses were reported to be worth over \$150,000 in the city or about 2.5 percent of all owner-occupied housing. The percentage of owner occupied units with a value of under \$100,000 was 83% in 1980, 79% in 1990 and 76% in 2000.

Table 3-6 – Housing Value Owner Occupied Units 1980-2000

Value	1980	1990	2000	Number and % Increase/Decrease (1990-2000)
Less than \$50,000	1126	702	70	-632 (-90.0%)
\$50,000 to \$99,999	498	816	1000	184 (22.6%)
\$100,000 to \$149,999	13	76	639	563 (740.8%)
\$150,000 to \$199,999	3	14	156	142 (1,014.3%)
\$200,000 to \$299,999	1	6	48	47 (4,700.0%)
\$300,000 or more	0	0	9	7 (350.0%)

Source: U.S. Census Bureau 2000

The most dramatic change came in owner-occupied housing units with a value between \$100,000 and \$149,000 which increased by over seven times between 1990 and 2000. Table 3-7 shows that the median value of owner-occupied housing was \$94,200 in 2000 which was an increase of 76%. There were 702 homes valued under \$50,000 in 1990. By 2000, that number had been reduced to 70 homes.

Table 3-7 – Median Owner Occupied Housing Value

Median Owner-Occupied Housing Value	1990	2000	% Change
<b>Menomonie*</b>	<b>\$53,400</b>	<b>\$94,200</b>	<b>75.09%</b>
Platteville*	\$51,100	\$88,100	72.41%
River Falls*	\$71,000	\$127,000	78.87%
Whitewater*	\$59,300	\$115,500	94.77%
Chippewa Falls**	\$43,400	\$81,300	87.33%
Hudson**	\$80,200	\$139,900	74.44%
Onalaska**	\$66,700	\$114,400	71.51%
Rice Lake**	\$47,600	\$71,500	50.21%

Source: US Census Bureau 1990, 2000, \*Cities with Universities, \*\*Similar sized cities

Looking at Table 3-7, you can compare the median owner-occupied housing in the City of Menomonie to both cities of comparable size with universities and cities with comparable size without universities. Of the nine cities, Menomonie had the 6<sup>th</sup> highest owner-occupied home value. When just comparing the cities that have universities, Menomonie ranked four out of five, having a higher housing value than only Platteville.

## Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid

for. All occupied housing units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

Table 3-8 shows that as the number of total housing units has increased between 1980 and 2010, the percentage of owner-occupied housing has decreased. The number of vacant or seasonal homes jumped from 169 units between 2000 and 2010. This may be due to a large number of homes for sale or in foreclosure.

Table 3-8 - Housing Characteristics 1980, 1990 2000 and 2010

	1980	1990	2000	2010
Total Housing Units	3,976	4,539	5,441	6,234
-Total Occupied Units	3,803	4,323	5,119	5,743
-Owner Occupied Units	1,949	1,930	2,241	2,317
Percent of Total Occupied	51.2	44.6	43.8	40.3
-Renter Occupied Units	1,854	2,393	2,878	3,426
Percent of Total Occupied	48.8	55.4	56.2	59.6
-Vacant/Seasonal Units	173	216	322	491
-Single Family Units	2,321	2,335	2,794	NA
-Multi-Family Units	1,564	1,963	2,384	NA
-Mobile Homes	92	246	302	NA
Median Home Value	\$41,100	\$53,400	\$94,200	NA
Median Cash Rent	\$196	\$297	\$465	NA
Household Size (persons)	2.5	2.46	2.35	2.26

Source: 1980, 1990, 2000, 2010 US Census

Table 3-9 shows that the percentage of owner-occupied homes has dropped from 43.78% of housing units in 2000 to 40.34% in 2010. Due to the identified tenure and occupancy conditions, the City of Menomonie may want to explore policies that will encourage more single-family housing development targeted for owner-occupancy to bring the mix of its housing stock into more balance.

Table 3-9 - Owner-Occupied vs. Renter-Occupied Housing Percentages

Year	1990	% of Total	2000	% of Total	2010	% of Total	Number and % Change
Owner-Occupied Housing Units	1,930	44.64%	2,241	43.78%	2,317	40.34%	387 16.7%
Renter-Occupied Housing Units	2,393	55.36%	2,878	56.22%	3,426	59.66%	1,033 30.2%
Total	4,323	100.00%	5,119	100.00%	5,743	100.00%	-

Source: 1990, 2000, 2010 US Census

## On Campus Housing

The Census does not consider dorm rooms to be separate dwelling units and does not include them under the Housing categories. Although they are not included in the Census, dorms are an important housing source for students at UW-Stout.

Currently, UW-Stout has 11 residence halls with a housing capacity of 3,140 students located on the North and South Campus (see Table 3-10). The University plans to raze Jeter-Tainter-Callahan Hall but an existing building on campus will be renovated for additional housing to offset the loss of 319 units. When completed, the University should have approximately 2,900 housing units.

Table 3-10 - UW Stout Housing Capacity

Residence Hall	Capacity
Antrim-Froggatt-McCalmont Hall	300
Curran-Kranzusch Hall	240
Fleming-Hovlid Hall	380
Hansen-Keith Hall	238
Jeter-Tainter-Callahan Hall	319
Milnes-Chinnock Hall	244
North Hall	366
Red Cedar Hall	205
South Hall	368
Tustison-Oetting Hall	238
Wigen Hall	242
<b>Total</b>	<b>3,140</b>

Source: UW-Stout-Department of Housing and Residence Life

Enrollment at UW-Stout was approximately 9,300 students in the fall of 2010. Although campus enrollment is growing, some of these students are taking online courses or commuting to campus and do not live in Menomonie. High School graduation trends also show smaller class through 2015. For these reasons, UW-Stout does not foresee a need for additional campus housing in the near future. A campus plan shows that all dorms will be renovated by 2025.

The University does plan to acquire a small number of properties near Red Cedar Hall on the North Campus. This will eliminate off-campus housing options for some students but will have little impact on the local housing market.

Because the student enrollment is large compared to the City of Menomonie's, this is an important demographic to consider when understanding the types of housing available and the percentage of renter-occupied homes.

Not all enrolled students live in the City where they attend college so it is difficult to assess accurately the affect the students have on the total population. Table 3-11 shows the ratio of a City's population to UW enrollment in order to evaluate what type of impact a University has on a community as a whole.

Table 3-11 - Enrollment and Population-University Communities

Community	2010 Population	2010-2011 Enrollment	Enrollment to Population	Percentage of Enrollment to Pop.
<b>Menomonie</b>	<b>16,264</b>	<b>9,339</b>	<b>1:1.74</b>	<b>57.4%</b>
Eau Claire	65,883	11,413	1:5.77	17.3%
Green Bay	104,057	6,636	1:15.68	6.4%
La Crosse	51,320	10,135	1:5.06	19.7%
Madison	233,209	42,180	1:5.53	18.1%
Oshkosh	66,083	13,629	1:4.85	20.6%
Platteville	11,224	7,928	1:1.42	70.6%
River Falls	14,477	6,902	1:2.10	47.7%
Stevens Point	26,717	9,500	1:2.81	35.6%
Superior	27,244	2,856	1:9.54	10.5%
Whitewater	14,390	11,557	1:1.25	80.3%

Source: Wisconsin Department of Administration and UW Systems

UW-Whitewater has the biggest single impact on a community with an enrollment ratio of one student per 1.25 residents (80.3% of the community population). Menomonie and Platteville have somewhat similar ratios.

From these enrollment statistics regarding Wisconsin Colleges, UW-Stout has a greater impact on the City of Menomonie than many of the others.

Table 3-12 compares the City of Menomonie’s housing occupancy with similar sized cities in Wisconsin. The table shows that universities located in smaller communities have a noticeable impact on the renter-occupied housing. Whitewater, Menomonie, and Platteville have more renter-occupied units than owner-occupied.

The table also compares these occupancy rates with similar sized communities in the area and show that these communities, without universities, have higher owner-occupied housing rates.

Table 3-12 Menomonie Housing Comparison for Selected Wisconsin Cities-2010

Cities with Universities	Owner Occupied	Renter Occupied
Menomonie	40.3%	59.7%
Eau Claire	55.1%	44.9%
Platteville	45.7%	54.3%
River Falls*	51.0%	49.0%
Whitewater	34.0%	66.0%
Cities without Universities	Owner Occupied	Renter Occupied
Chippewa Falls	55.7%	44.3%
Hudson	65.0%	35.0%
Onalaska	65.6%	34.4%
Rice Lake	54.9%	45.1%

Source: 2010 US Census \*2010 data unavailable

## Off-Campus Housing

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Off-campus housing makes up a large percentage of rental properties in Menomonie. Adjacent to the UW-Stout Campus, rental properties are typically single family homes that have been converted to rental units (rooming and lodging houses). This trend has led to denser population clusters in the neighborhoods surrounding campus and has affected parking, green space, and land use conflicts with existing residential neighbors.

The City is addressing these issues by strengthening ordinances requiring more green space and parking in order to acquire new rooming and lodging licenses. While these ordinances have addressed new development, the existing, rooming and lodging homes are grandfathered in and remain a concern in the neighborhoods that surround campus.

## Housing Unit Projections

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The housing projections used for this plan are intended to provide an estimate of housing units that will be developed through the year 2030. Development of the housing projections is helpful in order to estimate the amount of land that may be consumed by future housing development. The projections are based on several assumptions. These assumptions create limitations that should be considered when reviewing and evaluating the projections. The assumptions include the following:

- The population projections developed as part of this plan are reasonable and will continue to be reasonable during the planning period
- The household projections developed as part of this plan are reasonable and will continue to be reasonable during the planning period
- The vacancy rate will remain constant during the planning period.

Table 3-13 Housing Unit Forecast 2000 to 2030

City of Menomonie	2000	2005	2010	2015	2020	2025	2030
Population	14,937	15,491	16,120	16,875	17,643	18,364	19,009
Persons per HH	2.92	2.81	2.77	2.72	2.69	2.67	2.66
Households	5,119	5,509	5,814*	6,200	6,548	6,868	7,146

Source: Wisconsin DOA, Cedar Corporation \*6,234 actual

Based on the developed housing projections as shown in Table 3-13, it is estimated that the City of Menomonie will have 7,146 housing units by the year 2030. This is an increase of 912 housing units between 2010 and 2030. It is projected that housing units will average an annual increase of approximately 46 housing units per year during the twenty-year period.

## Housing Affordability Analysis

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The United States Department of Housing and Urban Development (HUD) defines excessive housing costs as an amount exceeding 30 percent of household income. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. This can be used to measure housing affordability and shelter costs. Housing affordability is a concern in our society. People with low to moderate levels of income are not the only economic group seeking affordable housing. Young, working families just

starting out, elderly or other people on fixed incomes also require housing within their means in a rapidly changing housing market. If housing becomes too expensive in a community, residents may have a hard time finding affordable housing. This concern is multiplied by the current economic downturn.

In 1999, a majority of homeowners (80.6%) in the City of Menomonie were paying less than 30% of their household income towards homeowner costs. This could mean that owners have a smaller mortgage due to a larger down payment or that housing costs are not rising as fast as wages and salaries in the area. It could also mean that housing is considered affordable (see *Table 3-15*).

Table 3-15 Monthly Housing Costs-Percentage of Household Income 1999

	Number	Percent
Less than 15%	728	37.9%
15 to 19%	376	19.6%
20 to 24%	256	13.3%
25 to 29%	189	9.8%
30 to 34%	171	8.9%
35% or more	193	10.0%
Not computed	9	0.5%

Source: US Census Bureau 2000

One thing to keep in mind regarding these statistics is that college students do not often make large amounts of disposable income and therefore spend a significant percentage of their income on housing even though housing costs may not be high.

Table 3-16 reveals gross rent in relation to household income. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels if these are paid for by the renter (or paid for the renter by someone else). Although a majority of renters (58.2%) are paying less than 30% of their household income towards renting costs in 1999, more renters are paying a larger percent of their income to rent compared to homeowners.

Table 3-16 Gross Rent-Percentage of Household Income, 1999

	Number	Percent
Less than 15%	596	20.6%
15 to 19%	420	14.5%
20 to 24%	381	13.2%
25 to 29%	284	9.8%
30 to 34%	211	7.3%
35% or more	896	31.0%
Not Computed	101	3.5%

Source: US Census Bureau 2000

Regarding rental housing in Menomonie, Table 3-17 shows that the rents charged in the City have increased between 1980 and 2000. However, the student housing rental market is evident in the number of renter-occupied housing units with a rent under \$500. At the same time, there are over 300 rental units priced over \$750, which had not existed in the past.

City of Menomonie 2016-2036 Comprehensive Plan

Table 3-17 Contract Rent Renter-Occupied Units - 1980,1990 and 2000

1980		1990		2000	
Less than \$250	1,346	Less than \$250	717	Less than \$200	233
\$250 to \$499	407	\$250 to \$499	1,359	\$200 to \$499	1,469
\$500 or more	12	\$500 or more	242	\$500 to \$749	807
				\$750 to \$999	236
				\$1,000 to \$1,499	92
				\$1,500 or more	29

Source: U.S. Census Bureau 2000

Another way of calculating home-owner affordability is to do a housing-to-income analysis. We have based this analysis on the 2010 median sale price (\$125,250) of homes in Dunn County, and have taken in several factors related to homeownership that are listed *below* (see *Table 3-18*).

Table 3-18 – Housing Affordability Analysis

Costs	20% Down payment	5% Down payment
*Median Sale Price of Home (2004)	\$125,250	\$125,250
Down Payment	\$25,050	\$6,262.50
Mortgage Principal	\$100,200	\$118,987.50
30 Year Fixed Rate	5.0%	5.0%
Principal and Interest Payment	\$537/month	\$639/month
Homeowners Insurance	\$500	\$500
Property Taxes	\$3,006.00 (2010 Mill Rate of 24.00)	\$3,006.00 (2010 Mill Rate of 24.00)
Maintenance and Repairs	\$1,000 (Estimated Per Year)	\$1,000 (Estimated Per Year)
Total Annual Housing Costs (HC)	\$10,950.00	\$12,822.00
Income Needed (HC=30% of Income)	\$36,500.00	\$42,740.00

The 2010 US Census did not provide updated median household income data but the median selling price of a home in 2010 was similar to what it was in 2004. Therefore, Table 3-18 should still provide a reasonable analysis of housing affordability.

The City's 2000 median income was \$31,103. Based on this, a person earning the median income would make \$4,603 less than the income needed (\$36,500 with a 20% down payment) to purchase affordable housing. If the down payment is only 5%, the annual cost of housing jumps to \$12,822 per year.

Initially, it appears that housing may not be affordable for many Menomonie residents but it should be stressed that the median income of residents is influenced by the number of college students who are not working full-time and have lower incomes.

Table 3-15 indicates a majority of homeowners (80.6%) in the City of Menomonie were paying less than 30% of their household income towards homeowner costs which does not match the analysis provided in Table 3-18. It can be reasoned that Table 3-15 is more accurate because it refers to homeowners who would typically not be made up of college students.

## Mixed-Use Development Trends

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Mixed-use development refers to different types of land uses, including residential, in one location. It can also refer to more than one type of use within a building.

Mixed-used developments used to be the norm a century ago and were often located near intersections and transit stops. As people became more mobile along with the introduction of zoning regulations, land uses in communities became segregated into areas for housing, commercial, and industrial activities.

The concept of mixed-used development is being reintroduced as a way to revitalize communities by creating places that are active throughout the day, reduce automobile dependence, increase housing options for a variety of ages and needs, promote



transportation alternatives, and creates a sense of space. At the same time, a mixed-use development can be complex to carry out and involve many diverse groups.

A mixed-use redevelopment study of the Menomonie downtown area was conducted in 2011. A Redevelopment Steering Group was created in 2010 with a goal of defining a mixed-use redevelopment strategy for downtown Menomonie. The group consists of the City of Menomonie, Dunn County, Dunn County Economic Development Corporation, Greater Menomonie Area Chamber of Commerce, Main Street of Menomonie, University of Wisconsin-Stout, and WESTconsin Credit Union. The study is looking at opportunities and strategies for redevelopment at the former Leever's site, Wilson Avenue, Sixth Street, South Broadway, along the Lake Menomonie

There are several challenges to the successful implementation of a mixed-use redevelopment. Residents may oppose a higher density in an area, parking competes with buildings for space, the cost of development may not match what residents and businesses can afford, and it may be difficult to obtain necessary financing.

A study of mixed-use redevelopments in the Twin Cities Area was done in 2003. The report finds that successful mixed-use projects share the following characteristics:

1. Specific goals for both the housing and commercial components of the project, informed by careful market analysis
2. Development teams with solid experience in mixed-use development
3. Sites are located within existing commercial districts with good visibility and access to transit and roads
4. Architectural design standards
5. Sufficient parking that will adequately serve the needs of commercial and housing tenants

6. Partnerships with the community for the financing of infrastructure improvements
7. Incorporation of civic spaces, public or green

The concept of mixed-use development is gaining greater acceptance among the public with some exceptions. A 2011 *Community Preference Survey* of 2,071 American adults showed that:

1. 60% of the participants indicated they preferred being within walking distance to shops and restaurants
2. 58% preferred to live in a neighborhood with a mix of houses, stores, and other businesses within an easy walk
3. 66% of participants indicated that being within an easy walk to places such as a grocery store, pharmacy, hospital, and restaurants was an important factor in deciding where to live.
4. Participants on each end of the socio-economic scale tend to prefer a smart growth type community with people in the middle are more inclined towards a sprawl-type community
5. 61% of participants would still choose a large lot and single family home if it meant having to drive more compared to having a smaller lot and being within walking distance to businesses.

## **Housing Assistance Programs and Agencies**

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There are several State and Federal programs and agencies that assist first time homebuyers, disabled and elderly residents, and Low-Medium Income citizens meet rental/home ownership needs. Many of the most often used are listed below.

The State of Wisconsin uses low to moderate income classification charts to determine if individuals or households meet requirements for financial assistance in purchasing a new home or improving an existing home.

The Wisconsin Comprehensive Planning legislation requires that all areas completing comprehensive plans compile a list of programs available to assist in providing an adequate supply of housing that meets existing and forecasted housing demand in the local unit of government. Following is listing of programs that are available and agencies involved in housing programs in Menomonie.

### ***City of Menomonie CDBG Housing Revolving Loan Program***

The CDBG program provides grants to local governments for housing rehabilitation programs that primarily benefit low and moderate-income households. Funding can be used to assist homeowners and proprietors in making essential improvements to properties and can assist rental households in purchasing homes. The Dunn County Housing Authority administers a CDBG program on behalf of Dunn County. Additionally, the City of Menomonie also administers its own CDBG programs.

### ***Community Options Program (COP)***

Community Options helps people who need long term care to stay in their own homes and communities. Its purpose is to provide cost-effective alternatives to expensive care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs.

The Wisconsin Department of Health and Family Services administers this program through the Dunn County Department of Health and Dunn County Human Services.

***Dunn County Housing Authority***

The Dunn County Housing Authority provides rental assistance for low income housing for families, the elderly and disabled adults.

***Habitat for Humanity***

Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers and identifying project sites and constructing owner-occupied housing for the benefit of participating low-income families. So far, two homes have been complete in the City of Menomonie and one more is in the process of being constructed as of the spring of 2005.

***Historic Home Owner's Tax Credits***

A 25% Wisconsin investment tax credit is available for people who rehabilitate historic non-income-producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. This program is administered by the Wisconsin Historical Society.

***HOME-Homebuyer and Rehabilitation Program (HHR)***

A program established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households. The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME), and the American dream Down payment Initiative (ADDI) program. The Wisconsin Department of Commerce, DHCD awards these funds to local units of government and local housing organizations through a biennial funding cycle.

***Home Investment Partnership Program (HOME)***

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements and rental housing development. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

***HUD***

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. The Dunn County Housing Authority administers Section 8 programs in the county. HUD is also responsible for providing funds to communities through various grant programs.

***Menomonie Housing Authority***

The Menomonie Housing Authority is responsible for the construction and operation of federally-financed public housing. They provide housing for low income families and elderly based on 30% of gross income. This board is a separate entity from the City of Menomonie. The Menomonie Housing Authority provides low income housing to residents of Menomonie and has 145 housing units all of which are multi-family homes and apartments. The apartment complexes (80 units) are mainly set aside for the disabled and the elderly (Classified as 55 years of age and older).

***Property Tax Deferred Loan Program (PTDL)***

This state program provides loans to low and moderate income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

***Rural Development –United States Department of Agriculture***

Provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

***Subsidized Housing Units***

Subsidized housing units are found in Menomonie. These units are run by housing authorities, nonprofit organizations, or other private individuals. Low-income, family, elderly, and disabled units are available.

***Wisconsin Housing and Economic Development Authority (WHEDA)***

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness. This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

***Wisconsin Community Action Program (WISCAP)***

WISCAP and its member agencies are dedicated to advancing safe and affordable housing, through development of resources, training and opportunities. The organization serves as an advocate for policy and program development, and provides technical assistance expertise on housing issues. Dunn County is served by West CAP out of Glenwood City.

West CAP is non-profit corporation that works in partnership with local communities to plan and develop good quality, affordable housing for low and moderate-income families and individuals. Their HomeWorks program constructs and manages new housing, and provides a variety of renovation, weatherization, and energy efficiency services for existing homes and apartments.

***Wisconsin Home Energy Assistance Program (WHEAP)***

The Energy Services Bureau oversees Wisconsin's Low Income Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories and other work places receive LIHEAP assistance.

***Wisconsin Rural Development, Rural Housing Service***

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repairs, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings and self-help technical assistance grants.

## Housing Goals, Objective, Programs, Policies & Actions

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### **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.