



CITY OF APPLETON

MEMORANDUM

Date: January 14, 2026
To: Community Development Committee
From: Colin Kafka, Principal Planner
Subject: Annual Update of Housing Affordability Report and Housing Fee Report

OVERVIEW

In 2018, the Wisconsin State Legislature approved new legislation that requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees. In 2019, the City of Appleton, along with 11 other communities in the region, contracted with East Central Wisconsin Regional Planning Commission (ECWRPC) to prepare these reports. On December 18, 2019, Common Council approved the initial version of these reports – with data from 2018.

State Statutes require the reports be updated annually, not later than January 31st. The attached reports represent the annual update – with data from 2024. These updates were completed by City staff with collaboration from multiple departments. The primary emphasis was updating the necessary data found in tables, maps, and related narrative. For comparison purposes, below are some highlights from the previous reports.

	2020	2021	2022	2023	2024
Plats and CSMs Approved	28	25	31	11	10
Residential Building Permits	86	113	124	101	146
New Dwelling Units Approved	180	229	199	146	316
Applicable Fees Collected	\$110,406.60	\$249,848.96	\$124,684.48	\$142,799.78	\$247,569.01
Vacant Parcels	766	756	761	725	581

The numbers above represent a snapshot in time for each calendar year. However, development projects often extend beyond one calendar year. As such, the project's permits, fees, and resulting dwelling units may be counted in separate years. This disconnect can lead to fluctuation in the annual reporting data.

The attached documents were prepared to meet the requirements of Wis. Stats. 66.10013 and 66.10014.