2021 CITY OF GREENFIELD HOUSING AFFORDABILITY REPORT

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Section 1: Report Background and Introduction

Per Wis. Stat. §66.10013, the City of Greenfield has developed a Housing Affordability Report that responds directly to all statutorily required elements. The creation of this report is the effort of City staff, based on the template created for the 2019 City of Greenfield Housing Affordability Report by their consultant, Vandewalle & Associates. Data listed is from January 2017 through December 2021 and was compiled by City staff. All projects listed are those approved as of December 2021, not necessarily completed or constructed at that time. All residential development processes and fees derive from the City of Greenfield Municipal Ordinance Chapters 3 and 21.

Section 2: Approved Dwelling Units by Development Process

Year	Subdivision Plats		Certified Survey Maps		Condominium Plats		Building Permits	
	Number	**Units**	**Number**	**Units**	**Number**	**Units**	**Number**	**Units**
2021	0	0	0	0	1	2	8	10
2020	0	0	3	4	0	0	3	3
2019	0	0	0	0	0	0	7	34
2018	0	0	2	3	0	0	15	21
2017	0	0	4	5	0	0	33	395

Source: City of Greenfield

Below is a list of projects that are currently underway or anticipated to be underway in 2022. These projects are not included in the figures listed above.

- 120 units of senior housing for GreatLife
- 267 units of housing at Loomis Rd. and Layton Ave.
- 16 condominium units for Creekside Condominiums.
- A 9-unit single-family development for Parkview Estates

Section 3: Location of Available Residential Opportunities

In the City of Greenfield, there are 165 vacant parcels that are currently zoned for residential development. Each one of these parcels is zoned one of the following: R-1, R-2, R-2A, R-3, R-3a, R-4S, R-4B, MFR-1, MFR-2, or MFR-3. See Map 1 for the location of these parcels and Appendix A for the full list of each parcel identified.

In the City of Greenfield, there are 53 vacant parcels that may be suitable for residential development, but are not currently zoned for residential development. Each one of these parcels is zoned one of the following: PUD, C-1, C-2, C-3, C-4, C-5, O, BP, M-1, or I. See Map 1 for the location of these parcels and Appendix A for the full list of each parcel identified. The zoning requirements for the following zoning districts can be found in Sections 21.04.0300 and 21.04.0600 of the City of Greenfield Zoning Ordinance.

Redevelopment opportunities that could accommodate housing units are defined as those parcels that are currently vacant but would require a rezoning for future residential development (above) or areas and corridors that were identified through the City of Greenfield Comprehensive Plan and City of Greenfield

Opportunity Analysis. The individual parcels identified represent specific sites where known redevelopment is likely to occur over the next 5 to 10 years. The more general corridors identified represent areas where redevelopment is likely to occur in the long-term, but it is premature to identify every individual redevelopment site at this time. Redevelopment corridors include: STH 100, West Layton Avenue, 76th Street, 27th Street, West Loomis Road, and Edgerton Avenue. See Map 1 for the location of these areas.

To note, because the City of Greenfield does not have any new "greenfield" development opportunities, all infill and redevelopment on parcels listed in Appendix A or displayed on Map 1 have adequate available services and public facilities. In nearly all cases, infrastructure is already present on-site or within the adjacent right-of-way.

Section 4: Residential Development Regulations and Process Summary

Below are Greenfield's common residential development types, the processes associated with each, and an approximate cost of the given process. Generally, the City's single-family oriented Zoning Districts include the R-1, R-2, R-2A, R-3, and R-3A districts that range from a minimum lot size of 7,200 sf to 15,000 sf. Two-family development is oriented towards the R4-4, R-4A, and R-4B districts that also range from 7,200 sf - 15,000 sf. Multi-Family Zoning Districts include MFR-1, MFR-2, and MFR-3 with options for 3-6 unit and 7+ unit structures. High-density and mixed-use options almost entirely rely on a customized Planned Unit Development (PUD) process. Much of the new residential development in Greenfield will be developed through the PUD process because of the pattern of existing development within the City and the need for retrofitting and redevelopment in many instances.

Overall, the City's development regulations, zoning districts, and modern design, engineering, utility, building, and subdivision requirements are very comparable to that of other communities in Milwaukee County and throughout the State. The provisions and standards are utilized to protect property values, promote high-quality structures with sustained longevity, and protect the health, safety, and welfare of the City's residents, visitors, and businesses. Although permitted by Wis. Stat. 66.0617, the City of Greenfield does not choose to charge impact fees of any kind.

For further information and links to the City's development processes, see Appendix B.

Disclaimer: The approximate cost of each process listed below is based on several basic assumptions and the calculation of the given processes. It does not represent the final cost of completing the process, it is intended to be used as a guide. Each situation is unique and will inevitably have variations in the costs associated with it.

Process of Constructing a Single-Family Detached Dwelling	
Scenario 1 – Permitted Use	Approximate Cost of The Total Process**
1. Permitted Use: Site in the R-1, R-2, R-2A, R-3, R-3A, R-4, R-4B, MFR-1, MFR-2, MFR-3, or PUD Zoning District	
(a) If the site is an approved subdivision or platted parcel	
I. Then, building permits required	Process 1.(a)I.= minimum of $2,700
(b) If the site is not an approved subdivision or platted parcel (one of the following applies):	
I. Certified Survey Map (CSM)*	Process 1.(b)I.= minimum of $3,325
1. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	
a. Building Permits	
II. Subdivision plat* (one of the following applies):	Process 1.(b)II.1.= minimum of $3,925
1. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	
a. Building Permits	
2. Special Use Permit* (See Section 21.04.0702A.)	Process 1.(b)II.2.= minimum of $4,675
a. Building Permits	
III. Planned Unit Development (PUD)*	
1. PUD Process See Section 21.08.0208	Process 1.(b)III.= minimum of $4,575
a. Zoning Permit	
▪ Building Permits	
Scenario 2 – Zoning Map Amendment (Rezoning)	
2. Zoning Map Amendment Required: Site in the C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, or PR Zoning Districts	
(a) Zoning Map Amendment* Process See Section 21.08.0112 (possible Comprehensive Plan Amendment Process See Wis. Stat. 66.1001(4))	
I. If the site is an approved subdivision or platted parcel	Process 2.(a)I.= minimum of $3,350
1. Then, building permits required	
II. If the site is not an approved subdivision or platted parcel (one of the following applies):	
1. Certified Survey Map (CSM)*	
a. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	Process 2.(a)II.1.= minimum of $3,975
▪ Building Permits	
2. Subdivision plat* (one of the following applies):	Process 2.(a)II.2.a.= minimum of $4,575
a. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	
▪ Building Permits	
b. Special Use Permit* (See Section 21.04.0702A.)	Process 2.(a)II.2.b.= minimum of $5,325
▪ Building Permits	

3. Planned Unit Development (PUD)* **a. PUD Process See Section 21.08.0208** ▪ **Zoning Permit** • **Building Permits**	Process 2.(a)II.3.= minimum of $5,225

**Requires a Public Hearing*

***The approximate cost of each process is based on several basic assumptions and the calculation of the given processes. In this example, it was assumed that there is a 1,200-sf single-family home being constructed. It does not represent the final cost of completing the process, it is intended to be used as a guide. In Scenario 1-Process 1.(a)I. the minimum was calculated using the following:*

- *$100 = Certificate of Compliance*
- *$60 = Min. Building Permit*
- *$380 = 1,200 sf home at 0.32/sf Building Permit*
- *$220 = Plan Examination*
- *$1,806 = Park Land Dedication Fee*
- *$108 = 1,200 sf home at 0.09/sf Electrical Permit*
- *$60 = Min. Plumbing Fee*

Disclaimer: The approximate cost of each process listed below is based on several basic assumptions and the calculation of the given processes. It does not represent the final cost of completing the process, it is intended to be used as a guide. Each situation is unique and will inevitably have variations in the costs associated with it.

Process of Constructing a Two-Family Dwelling	
Scenario 1 – Permitted Use	Approximate Cost of The Total Process**
1. Permitted Use: Site in the R-4, R-4A, R-4B, MFR-1, MFR-3, or PUD Zoning District	
(a) If the site is an approved subdivision or platted parcel	
I. Then, building permits required	Process 1.(a)I.= minimum of $4,870
(b) If the site is not an approved subdivision or platted parcel (one of the following applies):	
I. Certified Survey Map (CSM)*	
1. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	Process 1.(b)I.= minimum of $5,495
a. Building Permit	
II. Subdivision plat* (one of the following applies):	
1. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	Process 1.(b)II.1.= minimum of 6,095
a. Building Permit	
2. Special Use Permit* (See Section 21.04.0702A.)	Process 1.(b)II.2.= minimum of $6,845
a. Building Permit	
III. Planned Unit Development (PUD)*	
1. PUD Process See Section 21.08.0208	Process 1.(b)III.= minimum of $6,745
a. Zoning Permit	
▪ Building Permit	
Scenario 2 – Zoning Map Amendment (Rezoning)	
2. Zoning Map Amendment Required: Site in the R-1, R-2, R-2A, R-3, C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, or PR Zoning Districts	
(a) Zoning Map Amendment* Process See Section 21.08.0112 (possible Comprehensive Plan Amendment Process See Wis. Stat. 66.1001(4))	
I. If the site is an approved subdivision or platted parcel	Process 2.(a)I.= minimum of $5,500
1. Then, building permits required	
II. If the site is not an approved subdivision or platted parcel (one of the following applies):	
1. Certified Survey Map (CSM)*	Process 2.(a)II.1.= minimum of $6,125
a. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	
▪ Building Permit	
2. Subdivision plat* (one of the following applies):	
a. Zoning Permit (for MFR-1, MFR-2, and MFR-3)	Process 2.(a)II.2.a.= minimum of $6,725
▪ Building Permit	
b. Special Use Permit* (See Section 21.04.0702A.)	Process 2.(a)II.2.b.= minimum of $7,475
▪ Building Permit	

3. Planned Unit Development (PUD)* **a. PUD Process See Section 21.08.0208** ▪ **Zoning Permit** • **Building Permit**	Process 2.(a)II.3.= minimum of $7,375

**Requires a Public Hearing*

***The approximate cost of each process is based on several basic assumptions and the calculation of the given processes. In this example, it was assumed that there is a 1,200-sf two-family home being constructed. It does not represent the final cost of completing the process, it is intended to be used as a guide. In Scenario 1-Process 1.(a)I. the minimum was calculated using the following:*

- *$100 = Certificate of Compliance*
- *$60 = Min. Building Permit*
- *$640 = 2,000 sf home at 0.32/sf Building Permit*
- *$220 = Plan Examination*
- *$3,612 = Park Land Dedication Fee*
- *$180 = 2,000 sf home at 0.09/sf Electrical Permit*
- *$60 = Min. Plumbing Fee*

Disclaimer: The approximate cost of each process listed below is based on several basic assumptions and the calculation of the given processes. It does not represent the final cost of completing the process, it is intended to be used as a guide. Each situation is unique and will inevitably have variations in the costs associated with it.

Process of Constructing a Multi-Family Dwelling (3-6 Units)	
Scenario 1 – Permitted Use	Approximate Cost of The Total Process**
1. Permitted Use: Site in the MFR-1, MFR-2, MFR-3, or PUD Zoning District **(a) If the site is an approved subdivision or platted parcel** **I. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **1. Building Permit**	Process 1.(a)I.= minimum of $8,025
(b) If the site is not an approved subdivision or platted parcel (one of the following applies): **I. Certified Survey Map (CSM)*** **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 1.(b)I.= minimum of $8,650
II. Subdivision plat* (one of the following applies): **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 1.(b)II.1.= minimum of $9,250
2. Special Use Permit and Site Plan* (See Section 21.04.0702B. and Section 21.07.0100) **a. Building Permit**	Process 1.(b)II.2.= minimum of $10,000
III. Planned Unit Development (PUD)* **1. PUD Process (See Section 21.08.0208)** **a. Zoning Permit (See Section 21.04.0702B.)** **▪ Building Permit**	Process 1.(b)III.= minimum of $9,885
Scenario 2 – Special Use	
2. Special Use: Site in the R-4B Zoning District **(a) Special Use Process (See Section 21.04.0702B.)** **I. If the site is an approved subdivision or platted parcel** **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 2.(a)I.= minimum of $8,775
II. If the site is not an approved subdivision or platted parcel (one of the following applies): **1. Certified Survey Map (CSM)*** **a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **▪ Building Permit**	Process 2.(a)II.1.= minimum of $9,325
2. Subdivision plat* (one of the following applies): **a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **▪ Building Permit**	Process 2.(a)II.2.= minimum of $9,925

3. Planned Unit Development (PUD)* a. PUD Process (See Section 21.08.0208) ▪ Zoning Permit (See Section 21.04.0702B.) • Building Permit	Process 2.(a)II.3.= minimum of $10,635
Scenario 3 – Zoning Map Amendment (Rezoning)	
3. Zoning Map Amendment Required: Site in the R-1, R-2, R-2A, R-3, R-4, C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, or PR Zoning Districts (a) Zoning Map Amendment* Process (See Section 21.08.0112) (possible Comprehensive Plan Amendment Process See Wis. Stat. 66.1001(4)) I. If the site is an approved subdivision or platted parcel 1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100) a. Building Permit	Process 3.(a)I.= minimum of $8,675
II. If the site is not an approved subdivision or platted parcel (one of the following applies): 1. Certified Survey Map (CSM)* a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100) ▪ Building Permit	Process 3.(a)II.1.= minimum of $9,225
2. Subdivision plat* (one of the following applies): a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100) ▪ Building Permit	Process 3.(a)II.2.a.= minimum of $9,825
b. Special Use Permit and Site Plan* (See Section 21.04.0702B. and Section 21.07.0100) ▪ Building Permit	Process 3.(a)II.2.b.= minimum of $10,575
3. Planned Unit Development (PUD)* a. PUD Process (See Section 21.08.0208) ▪ Zoning Permit (See Section 21.04.0702B.) • Building Permit	Process 3.(a)II.3.= minimum of $10,535

**Requires a Public Hearing*

***The approximate cost of each process is based on several basic assumptions and the calculation of the given processes. In this example, it was assumed that there is a 2,400-sf 3-unit building being constructed. It does not represent the final cost of completing the process, it is intended to be used as a guide. In Scenario 1-Process 1.(a)I. the minimum was calculated using the following:*

- *$130 = $100 +$30 Certificate of Compliance*
- *$75 = Zoning Permit*
- *$600 = Site Plan*
- *$60 = Min. Building Permit*
- *$840 = 2,400 sf building at 0.35/sf Building Permit*
- *$345 = Plan Examination (270+75)*
- *$480 = Electrical Permit (160*3)*
- *$60 = Min. Plumbing Permit*

- *$35 = City Forester Inspection*
- *$5,400 = Park Land Dedication Fee (1806*3)*

Disclaimer: The approximate cost of each process listed below is based on several basic assumptions and the calculation of the given processes. It does not represent the final cost of completing the process, it is intended to be used as a guide. Each situation is unique and will inevitably have variations in the costs associated with it.

Process of Constructing a Multi-Family Dwelling (7+ Units)	
Scenario 1 – Permitted Use	Approximate Cost of The Total Process**
1. Permitted Use: Site in the MFR-1, MFR-2, MFR-3, or PUD Zoning District **(a) If the site is an approved subdivision or platted parcel** **I. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **1. Building Permit**	Process 1.(a)I.= minimum of $17,170
(b) If the site is not an approved subdivision or platted parcel (one of the following applies): **I. Certified Survey Map (CSM)*** **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 1.(b)I.= minimum of $17,720
II. Subdivision plat* (one of the following applies): **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 1.(b)II.1.= minimum of $18,320
2. Special Use Permit and Site Plan* (See Section 21.04.0702B. and Section 21.07.0100) **a. Building Permit**	Process 1.(b)II.2.= minimum of $18,970
III. Planned Unit Development (PUD)* **1. PUD Process (See Section 21.08.0208)** **a. Zoning Permit (See Section 21.04.0702B.)** **▪ Building Permit**	Process 1.(b)III.= minimum of $19,100
Scenario 2 – Zoning Map Amendment (Rezoning)	
2. Zoning Map Amendment Required: Site in the R-1, R-2, R-2A, R-3, R-4, C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, or PR Zoning Districts **(a) Zoning Map Amendment* Process (See Section 21.08.0112) (possible Comprehensive Plan Amendment Process See Wis. Stat. 66.1001(4)).** **I. If the site is an approved subdivision or platted parcel** **1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)** **a. Building Permit**	Process 2.(a)I.= minimum of $17,820
II. If the site is not an approved subdivision or platted parcel (one of the following applies): **1. Certified Survey Map (CSM)***	

a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100) ▪ **Building Permit**	Process 2.(a)II.1.= minimum of $18,370
2. Subdivision plat* (one of the following applies):	
a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100) ▪ **Building Permit**	Process 2.(a)2.a.= minimum of $18,970
b. Special Use Permit and Site Plan* (See Section 21.04.0702B. and Section 21.07.0100) ▪ **Building Permit**	Process 2.(a)2.b.= minimum of $19,720
3. Planned Unit Development (PUD)*	
a. PUD Process (See Section 21.08.0208) ▪ **Zoning Permit (See Section 21.04.0702B.)** • **Building Permit**	Process 2.(a)3.= minimum of $19,760

**Requires a Public Hearing*

***The approximate cost of each process is based on several basic assumptions and the calculation of the given processes. In this example, it was assumed that there is a 5,600-sf 7-unit building being constructed. It does not represent the final cost of completing the process, it is intended to be used as a guide. In Scenario 1-Process 1.(a)I. the minimum was calculated using the following:*

- *$170 = $100 +$70 Certificate of Compliance*
- *$75 = Zoning Permit*
- *$600 = Site Plan*
- *$60 = Min. Building Permit*
- *$1,960 = 5,600 sf building at 0.35/sf Building Permit*
- *$450 = Plan Examination (270+175)*
- *$1,120 = Electrical Permit (160*7)*
- *$12,640 = Park Land Dedication fee (1806*7)*
- *$60 = Min. Plumbing Permit*
- *$35 = City Forester Inspection*

Disclaimer: The approximate cost of each process listed below is based on several basic assumptions and the calculation of the given processes. It does not represent the final cost of completing the process, it is intended to be used as a guide. Each situation is unique and will inevitably have variations in the costs associated with it.

Process of Constructing a Mixed-Use with Residential	
Scenario 1 – Planned Unit Development	Approximate Cost of The Total Process**
1. Permitted Use: Site in the PUD Zoning District	
(a) Planned Unit Development Process* (See Section 21.08.0208) (possible Comprehensive Plan Amendment Process See Wis. Stat. 66.1001(4)).	
I. If the site is an approved subdivision or platted parcel	Process 1.(a)I.= Dependent On Development
1. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)	
a. Building Permit	
II. If the site is not an approved subdivision or platted parcel (one of the following applies):	Process 1.(a)II.1.= Dependent On Development
1. Certified Survey Map (CSM)*	
a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)	
▪ Building Permit	
2. Subdivision plat* (one of the following applies):	Process 1.(a)II.2.a= Dependent On Development
a. Zoning Permit and Site Plan (See Section 21.08.0102B. and Section 21.07.0100)	
▪ Building Permit	
b. Special Use Permit and Site Plan* (See Section 21.04.0702B. and Section 21.07.0100)	Process 1.(a)II.2.b.= Dependent On Development
▪ Building Permit	

**Requires a Public Hearing*

***The approximate cost of each process is based on several basic assumptions and the calculation of the given processes. Mixed-use developments are nearly all unique and vary greatly in size, scale, density, and mix of uses. In this example, there were too many unknown variables associated with a given mixed-use development to calculate a valid estimation of costs that would provide any tangible insight.*

Section 5: How Can the City Reduce Its Development Time and Costs By 20%?

The City of Greenfield is already completely built out and surrounded by incorporated municipalities on all sides. This means that it is not possible that any new "greenfield" residential subdivision options will be developed. Rather, the housing focus for the community is on increasing density to meet the needs of its future population. The City can utilize the following strategies to help reduce residential development time and costs, in addition to meeting the community's existing and forecasted housing demand, while also meeting its long-term goals and preserving aesthetic quality, livability, and housing diversity.

Reduce Development Time and Costs

1. **Allow smaller-lot single-family housing options by-right in residential zoning districts.** The existing ordinance provides options between a minimum lot size of 7,200 to 15,000 sf for single-family lots. Either by modifying the existing zoning districts or establishing a new district, the City could further reduce these requirements to a minimum lot size of between 4,000 to 5,000 sf. It also provides flexibility for developers and the potential for new starter or down-sizing options for residents.
2. **Reduce or waive parking requirements and/or allow shared parking for multi-family residential developments.** This can be done through a variety of ways including zoning changes, development agreements, or policy decisions. The reduction could reduce developers' land and development costs in locations where alternative transportation options are available.
3. **Develop online applications to help reduce development time.** Right now, the City has several opportunities to apply for permits on their website. However, this could be expanded upon. Online applications that allow developers to apply and submit plans, documents, and fees for many of the Community Development Division's procedures could also help reduce development time. Ultimately, these tools could also significantly reduce staff review time.
4. **Modify existing internal practices*** such as:
    a. Offer expedited review and special meetings for projects that meet specific requirements or provide substantial public benefit, which has been done in the past.
    b. Allow more reviews and approvals to be handled at the staff level, rather than Plan Commission or City Council.
    c. Adopt a substantial ordinance amendment that would change the Plan Commission's role from an advisory committee to one that makes final decisions for site, landscaping, and architectural plan submittals.
5. **Utilize tax incremental financing (TIF) to help supplement some of the cost of new affordable housing in the community**. Utilize the special provision in tax increment financing law that allows the City to keep a tax increment financing district open for an extra year to support affordable housing and improve housing stock anywhere within the City. This approach has been utilized in Milwaukee, Madison, Appleton, La Crosse, and other Wisconsin communities.
6. **Encourage developers to leverage existing economic development tools and incentives available** such as Opportunity Zones, Low-Income Housing Tax Credits, Historic Preservation Tax Credits, and other state and County programs directly related to housing and redevelopment. Developers should be aware of funding sources that can have a sizeable impact on their bottom lines.

*It should be noted that many City processes have statutorily required time frames, public hearings, and notices that cannot be modified by local government.

Meet the City of Greenfield's Existing and Forecasted Housing Demand

1. **Change the definition of "Family" in the Zoning Ordinance.** Small changes to the definitions in the Ordinance could allow more people to live together, reducing the price of housing and thus reducing the per capita cost of housing. In order to adapt to new preferences and provide more flexibility, the City's Zoning Ordinance definition of family can be modified to include new relationships such as domestic partnerships, guardianship, and foster children, along with additional options to specify the maximum number of unrelated adults, unrelated persons with disabilities, or unrelated adults with minor children. Another definition change that further modernizes the Ordinance is the addition of a new term, "functional family." This new definition would allow four unrelated individuals who are essentially functioning as a family to be recognized as a family in the Zoning Ordinance.
2. **Establish density bonuses to incentivize developers to increase the density of development in strategic locations.** This policy would permit an increase in the allowable dwelling units per acre, floor area ratio, or height for pre-identified sites (increase between 10 to 20%) in exchange for the inclusion of affordable housing units in the development. This strategy can also help in providing affordable housing units to accommodate future community needs.
3. **Set goals for the future that clearly define the number of affordable housing units that need to be added to the community by a given year (i.e. 2030).** This can be done through the City's Comprehensive Plan, a specific housing plan, or a broadly adopted policy by the City Council. Many communities throughout the state have started setting ambitious and clearly defined targets for needed affordable housing units, which has helped set the stage for construction of new units.
4. **Develop and establish a Greenfield Housing Committee.** This could be done through partnering with the City's Community Development Authority, the Milwaukee County Housing Authority, and other government entities, in addition to local private sector partners. The development and establishment of a Housing Committee helps provide leadership on the topic and can drive initiatives on housing within the community. Opportunities exist for the committee to analyze and study the local housing needs (ex. Housing Needs Assessment), evaluate and prioritize key redevelopment sites to proactively foster redevelopment, and begin to develop new housing programs with private sector partners (ex. walking mortgage incentive).

Section 6: How Do These Strategies and the City's Existing Housing Situation Relate to the City of Greenfield Comprehensive Plan and Other City Plans?

In 2017, the City of Greenfield's population was estimated to be 37,082, with 16,618 total households according to the American Community Survey and U.S. Census Bureau. According to the 2020 City of Greenfield Comprehensive Plan, the City is projected to have an additional 2,300 households and an additional 1,300-2,400 residents in 2030.

It's projected that the City of Greenfields's population will be between 38,300 and 39,400 in 2030. In comparison, the 2030 projected number of households in the City is approximately 19,000. The number of households is projected to increase more dramatically over the next 10 years because of the decline in projected average household size over that time period. This is very similar to many inner-ring suburbs of Milwaukee that may not see a significant increase in the number of new residents over the next decade but will need more overall housing units to accommodate the municipality's projected increase in total households. Further analysis of the existing housing situation in Greenfield is provided below and in Appendix C.

The following provides some insight into the City's current housing market and its affordability:

- The number of residential vacancies is extremely low, especially for owner-occupied units, which make up nearly 60% of all housing units in Greenfield.
- Nearly 40% of housing units are occupied by single-person households, and 55% of the housing stock is single-family units, so there are many single-family homes being occupied by just one person right now. If the average household size continues to decrease, the number of single-person households will most likely increase. This trend could result in an increased demand for multi-family units and a shift in the distribution of the City's total housing stock away from single-family detached homes.
- In 2019, the average price of a home for sale in Greenfield is more than 20% higher than the median home value just a few years ago. In part, this is due to the low vacancy rates and high demand.
- 30% of Greenfield's 2017 median income is approximately $1,374 a month, and on a per capita basis its only $821 a month. Utilizing these basic calculations, the median household income and per capita income in the City both fall below the monthly median owner-occupied cost for people with a mortgage ($1,475). This means that the average household in Greenfield could not afford to live in the average owner-occupied house in 2017, let alone in 2019 at more than 20% greater.
    - In fact, any individual or family with an income below $59,000 cannot afford the monthly median owner-occupied cost for homes with a mortgage, and any individual or family with an income below $37,000 cannot afford the median monthly rent in the City. In Milwaukee County, nearly 40% of households could not afford to live in Greenfield.

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates 2013-2017, U.S. HUD 2019 CHAS data calculated using ACS 2012-16, MIT Living Wage Calculator, 2018, and Zillow, 2019.

To address these data points and many of the topics covered throughout this report, the following areas of the City's Comprehensive Plan directly address housing:

- Affordable housing is clearly stated as a goal of the community in the future.
- The Future Land Use Map was amended to reflect identified areas for future housing opportunities, more specially, mixed-use and higher-density residential locations.
- Recommended improvement to alternative modes of transportation to reduce overall parking needs and support higher-density housing opportunities.
- Continue to pursue redevelopment of underutilized properties and plan for vibrant mixed-use corridors and districts in their place.

Additionally, several other adopted plans also address housing and advance many of the goals, objectives, and strategies of the City's Comprehensive Plan.

The City has a variety of TIF Districts, each with its own plan per Wis. Stat. 66.1105. In fact, all of Greenfield's TIF District Plans include a common element as part of the proposed improvements and uses, new mixed-use with residential. Below are the City's active TIF District Plans:

- TID 2 - Greenfield Highlands TIF District Plan, 2007
- TID 4 - 60th-Layton TIF District Plan, 2015
- TID 6 - Chapman School-Cobalt TIF District Plan, 2015
- TID 7 – Greenfield Rehabilitation Hospital, 2020
- TID 8 – I-894 Interchange & Loomis, 2021

Section 7: Conclusion

A wide range of factors associated with both the supply and demand of housing have led to the existing housing situation in the City, Region, State, and Country. A few of these issues linked to the supply of housing include risky lending practices in the early 2000s, the Great Recession and housing market collapse in 2008, the high costs of building materials and infrastructure, and a shortage of builders, developers, and skilled trades people. A few of these influences related to the demand for housing include increased college debt for younger generations and prolonged stagnation of wages preventing people from saving for a down payment, in addition to nation-wide changes in personal preferences (waiting longer to get married and start a family) and demographic shifts (people living longer in smaller households). Together, this has led to extremely low residential vacancy rates throughout the State and created a nation-wide affordable housing crisis.

Solutions to the existing housing affordability situation do not solely fall on the City to solve. In fact, the City's zoning, land use, and building regulations are modern, consistent, and work to encourage residential development at many different scales and price points. Greenfield also has a proven track record of strong working relationships with developers and has not turned down a new housing development in the many years. The true solution relies on a multi-faceted approach in which the City implements a variety of the strategies listed above, while innovative and progressive steps are also taken at the state and federal level.

Appendix A: List of Residential Opportunities

Vacant Parcels in the City Currently Zoned Residential

Tax Key	Address	Current Zoning	Size (Acres)
6118965001	W Vogel Ave	R1 - Single-Family Residential District	1.24
6118965002	W Vogel Ave	R1 - Single-Family Residential District	1.26
6118966000	12100 W Edgerton Ave	R1 - Single-Family Residential District	1.42
6118967000	12110 W Edgerton Ave	R1 - Single-Family Residential District	1.40
6118970000	12306 W Edgerton Ave	R1 - Single-Family Residential District	0.23
6118968000	S 122nd St	R1 - Single-Family Residential District	7.55
5649996000	S 116th St	R1 - Single-Family Residential District	10.00
6118971001	S 124th St	R1 - Single-Family Residential District	0.17
6118972001	S 124th St	R1 - Single-Family Residential District	3.79
6138989000	10630 W Edgerton Ave	R1 - Single-Family Residential District	1.47
6138979000	10310 W Edgerton Ave	R1 - Single-Family Residential District	0.28
6138980000	10400 W Edgerton Ave	R1 - Single-Family Residential District	0.10
5649972000	S 124th St	R1 - Single-Family Residential District	1.07
5659955011	W Cold Spring Rd	R1 - Single-Family Residential District	0.39
5659990007	S 122nd St	R1 - Single-Family Residential District	0.49
5659955005	W Cold Spring Rd	R1 - Single-Family Residential District	0.47
5659955009	W Beloit Rd	R1 - Single-Family Residential District	0.63
6109984001	W Beloit Rd	R1 - Single-Family Residential District	1.24
6149958000	4824 S Root River Pkwy	R2 - Single-Family Residential Conservation District	0.46
6070001003	9400 W Chapman Ave	R2 - Single-Family Residential Conservation District	0.76
6070004003	9415 W Chapman Ave	R2 - Single-Family Residential Conservation District	1.20
6070001002	9410 W Chapman Ave	R2 - Single-Family Residential Conservation District	0.38
6070004002	9405 W Chapman Ave	R2 - Single-Family Residential Conservation District	0.35
5998897000	S 28th St	R2 - Single-Family Residential Conservation District	0.20
6189982002	4900 S 68th St	R2 - Single-Family Residential Conservation District	0.34
6209944002	W Holmes Ave	R2 - Single-Family Residential Conservation District	0.62
6479963002	S 51st St	R2 - Single-Family Residential Conservation District	0.56
6469948002	5404 S 43rd St	R2 - Single-Family Residential Conservation District	0.34
6469948003	S 42nd St	R2 - Single-Family Residential Conservation District	0.34
6009943003	W Layton Ave	R2 - Single-Family Residential Conservation District	0.76
6469931001	S 40th St	R2 - Single-Family Residential Conservation District	0.61
6469935001	S 40th St	R2 - Single-Family Residential Conservation District	0.46
6469941000	W Grange Ave	R2 - Single-Family Residential Conservation District	0.39
6209919001	W Holmes Ave	R2 - Single-Family Residential Conservation District	0.43
6209919002	W Holmes Ave	R2 - Single-Family Residential Conservation District	0.43
6469967000	5170 S 43rd St	R2 - Single-Family Residential Conservation District	0.40

6479960004	S 49th St	R2 - Single-Family Residential Conservation District	0.36
6219996003	4769 S 35th St	R2 - Single-Family Residential Conservation District	1.89
6219993000	S 35th St	R2 - Single-Family Residential Conservation District	1.52
6219989001	S 36th St	R2 - Single-Family Residential Conservation District	0.38
6219989003	S 35th St	R2 - Single-Family Residential Conservation District	0.37
6219989002	S 36th St	R2 - Single-Family Residential Conservation District	0.41
6079979005	S 99th St	R2 - Single-Family Residential Conservation District	0.32
6079979004	S 99th St	R2 - Single-Family Residential Conservation District	0.32
6079979003	S 99th St	R2 - Single-Family Residential Conservation District	0.32
6050136000	S 83rd St	R2 - Single-Family Residential Conservation District	0.30
6050128001	W Allerton Ave	R2 - Single-Family Residential Conservation District	0.56
5629911001	W Howard Ave	R2 - Single-Family Residential Conservation District	3.49
6079965002	W Layton Ave	R2 - Single-Family Residential Conservation District	1.08
6199988003	5930 W Edgerton Ave	R2 - Single-Family Residential Conservation District	0.14
6481084000	W Edgerton Ave	R2 - Single-Family Residential Conservation District	0.17
6030223001	S 62nd St	R2 - Single-Family Residential Conservation District	0.23
6199982000	5206 W Edgerton Ave	R2 - Single-Family Residential Conservation District	0.83
6170011000	6930 W Edgerton Ave	R2 - Single-Family Residential Conservation District	0.54
6479959005	S 49th St	R2 - Single-Family Residential Conservation District	1.46
6479963003	W Clayton Crest Ave	R2 - Single-Family Residential Conservation District	1.89
6479944001	W Grange Ave	R2 - Single-Family Residential Conservation District	0.34
6469958000	W Upham Ave	R2 - Single-Family Residential Conservation District	1.77
6450062000	W Abbott Ave	R2 - Single-Family Residential Conservation District	0.31
6209938000	W Barnard Ave	R2 - Single-Family Residential Conservation District	0.47
6209923007	W Holmes Ave	R2 - Single-Family Residential Conservation District	0.48
6219969003	W Squire Ave	R2 - Single-Family Residential Conservation District	0.39
6219979001	S 37th St	R2 - Single-Family Residential Conservation District	0.29
6219978002	S 37th St	R2 - Single-Family Residential Conservation District	0.70
6219977002	S 37th St	R2 - Single-Family Residential Conservation District	0.67
6219976004	S 37th St	R2 - Single-Family Residential Conservation District	0.35
6469954000	S Honey Creek Dr	R2 - Single-Family Residential Conservation District	0.19
6469950003	S 42nd St	R2 - Single-Family Residential Conservation District	0.34
6469950004	S 42nd St	R2 - Single-Family Residential Conservation District	0.34
6469953008	S 41st St	R2 - Single-Family Residential Conservation District	2.09
6469953009	S 41st St	R2 - Single-Family Residential Conservation District	2.17
6469948004	S 42nd St	R2 - Single-Family Residential Conservation District	0.52
6479952010	4440 W Grange Ave	R2 - Single-Family Residential Conservation District	0.63
6099959002	S 113th St	R2 - Single-Family Residential Conservation District	0.12
5659970004	S 123rd St	R2 - Single-Family Residential Conservation District	0.42
5659970003	S 123rd St	R2 - Single-Family Residential Conservation District	0.42
5659969004	S 123rd St	R2 - Single-Family Residential Conservation District	0.84
6229988019	W Barnard Ave	R2 - Single-Family Residential Conservation District	1.69
5998903002	W Layton Ave	R2 - Single-Family Residential Conservation District	0.33
6219992005	S 35th St	R2 - Single-Family Residential Conservation District	0.86
6219992002	S 35th St	R2 - Single-Family Residential Conservation District	0.41
6219996001	4735 S 35th St	R2 - Single-Family Residential Conservation District	1.89
6219996002	4757 S 35th St	R2 - Single-Family Residential Conservation District	1.89
6079981003	S 92nd St	R2 - Single-Family Residential Conservation District	25.48

6090079000	4540 S 116th St	R2A - Single-Family Residential District	0.82
6100217000	4355 S 116th St	R2A - Single-Family Residential District	0.42
6100164000	12020 W Whitaker Ave	R2A - Single-Family Residential District	0.85
6111080000	4860 S 119th St	R2A - Single-Family Residential District	0.29
6471190000	5424 S 44th Ct	R2A - Single-Family Residential District	0.38
6471193000	4343 W Mallory Ave	R2A - Single-Family Residential District	0.65
6471195000	5370 S 44th St	R2A - Single-Family Residential District	0.36
6229988018	W Barnard Ave	R2A - Single-Family Residential District	4.20
6919914000	5960 S 32nd St	R3 - Single-Family and Two-Family Residential District	0.18
6928996011	W Henry Ave	R3 - Single-Family and Two-Family Residential District	0.13
6928996010	W Henry Ave	R3 - Single-Family and Two-Family Residential District	0.13
6928985001	6132 S 39th St	R3 - Single-Family and Two-Family Residential District	0.25
6919871000	3323 W Ramsey Ave	R3 - Single-Family and Two-Family Residential District	0.18
5758907005	W Plainfield Ave	R3 - Single-Family and Two-Family Residential District	0.44
5758907006	W Plainfield Ave	R3 - Single-Family and Two-Family Residential District	0.32
5758907007	W Plainfield Ave	R3 - Single-Family and Two-Family Residential District	0.30
5758893007	4275 S 35th St	R3 - Single-Family and Two-Family Residential District	0.56
5758893010	S 36th St	R3 - Single-Family and Two-Family Residential District	0.59
6009994002	4385 S 35th St	R3 - Single-Family and Two-Family Residential District	0.25
6010393000	4670 S 45th St	R3 - Single-Family and Two-Family Residential District	0.15
6010391000	4674 S 45th St	R3 - Single-Family and Two-Family Residential District	0.18
5708962001	W Cold Spring Rd	R3 - Single-Family and Two-Family Residential District	0.26
5708998002	Vacant Land	R3 - Single-Family and Two-Family Residential District	0.26
5708998003	Vacant Land	R3 - Single-Family and Two-Family Residential District	0.28
5708992002	W Van Beck Ave	R3 - Single-Family and Two-Family Residential District	0.50
6678957001	W Ramsey Ave	R3 - Single-Family and Two-Family Residential District	0.16
6678925000	5523 S 42nd St	R3 - Single-Family and Two-Family Residential District	0.14
6668895003	S 45th St	R3 - Single-Family and Two-Family Residential District	1.86
5691107000	4270 S 91st Pl	R3 - Single-Family and Two-Family Residential District	0.12
5691064000	4033 S 91st St	R3 - Single-Family and Two-Family Residential District	0.12
5691158001	9000 W Plainfield Ave	R3 - Single-Family and Two-Family Residential District	0.26
5688968000	9524 W Cold Spring Rd	R3 - Single-Family and Two-Family Residential District	0.14
5691216000	S 90th St	R3 - Single-Family and Two-Family Residential District	0.12
6910135000	3015 W Kimberly Ave	R3 - Single-Family and Two-Family Residential District	0.37
6928986006	4022 W College Ave	R3 - Single-Family and Two-Family Residential District	1.02
6928986009	6146 S 40th St	R3 - Single-Family and Two-Family Residential District	0.41
5998986002	W Whitaker Ave	R3 - Single-Family and Two-Family Residential District	0.39
5998980003	3207 W Cold Spring Rd	R3 - Single-Family and Two-Family Residential District	0.47
5998974002	3321 W Cold Spring Rd	R3 - Single-Family and Two-Family Residential District	0.27
5998962003	W Whitaker Ave	R3 - Single-Family and Two-Family Residential District	0.38
5998962006	W Whitaker Ave	R3 - Single-Family and Two-Family Residential District	0.31
5998959001	W Whitaker Ave	R3 - Single-Family and Two-Family Residential District	0.46
5701114000	S 81st St	R3 - Single-Family and Two-Family Residential District	0.36
6049933003	Chapman Ave	R3 - Single-Family and Two-Family Residential District	0.30
6668914008	S 45th St	R3 - Single-Family and Two-Family Residential District	2.03
5718972000	W Forest Home Ave	R3 - Single-Family and Two-Family Residential District	0.09
6170075001	W Carpenter Ave	R3 - Single-Family and Two-Family Residential District	0.26

5999991002	W Bottsford Ave	R3 - Single-Family and Two-Family Residential District	0.17
6678996002	W Grange Ave	R3 - Single-Family and Two-Family Residential District	0.34
6678996003	W Grange Ave	R3 - Single-Family and Two-Family Residential District	0.34
6928985005	6122 S 39th St	R3 - Single-Family and Two-Family Residential District	0.25
5708998007	Vacant Land	R3 - Single-Family and Two-Family Residential District	0.23
5708998008	Vacant Land	R3 - Single-Family and Two-Family Residential District	0.26
6050084004	W Cold Spring Rd	R3 - Single-Family and Two-Family Residential District	0.33
6049931002	7023 W Chapman Ave	R3 - Single-Family and Two-Family Residential District	0.19
6029993003	S 52nd St	R3A - Single-Family and Two-Family Residential District	0.19
6020168000	S 52nd St	R3A - Single-Family and Two-Family Residential District	0.21
6019968003	S 44th St	R3A - Single-Family and Two-Family Residential District	0.20
6019969005	S 44th St	R3A - Single-Family and Two-Family Residential District	0.20
5738999002	W Leroy Ave	R3A - Single-Family and Two-Family Residential District	0.19
6019924001	4311 S 46th St	R3A - Single-Family and Two-Family Residential District	0.20
6019903007	S 48th St	R3A - Single-Family and Two-Family Residential District	0.19
6019956003	4348 S 46th St	R3A - Single-Family and Two-Family Residential District	0.20
6030031000	4484 S 61st St	R3A - Single-Family and Two-Family Residential District	0.17
5730603000	3900 S 56th St	R4 - Single-Family and Two-Family Residential District	0.07
5730604000	3910 S 56th St	R4 - Single-Family and Two-Family Residential District	0.07
5530473000	W Lynndale Ave	R4 - Single-Family and Two-Family Residential District	0.11
5530332000	S 34th St	R4 - Single-Family and Two-Family Residential District	0.11
5530331000	S 34th St	R4 - Single-Family and Two-Family Residential District	0.11
5530019000	S 32nd St	R4 - Single-Family and Two-Family Residential District	0.08
5541070000	S 40th St	R4 - Single-Family and Two-Family Residential District	0.13
5568924002	3713 S 56th St	R4 - Single-Family and Two-Family Residential District	0.14
5530010000	S 31st St	R4 - Single-Family and Two-Family Residential District	0.08
5758967000	S 41st St	R4 - Single-Family and Two-Family Residential District	0.22
6919838004	3302 W College Ave	R4A - Single-Family and Two-Family Residential District	0.29
6919838003	3302 W College Ave	R4A - Single-Family and Two-Family Residential District	0.28
6919838006	3302 W College Ave	R4A - Single-Family and Two-Family Residential District	0.28
6919832006	W Alvina Ave	R4A - Single-Family and Two-Family Residential District	0.32
6919832009	W Alvina Ave	R4A - Single-Family and Two-Family Residential District	0.32
6919838007	3302 W College Ave	R4A - Single-Family and Two-Family Residential District	0.29
5649986000	11815 W Morgan Ave	MFR3 - High Density Multiple-Family Residential Conversion District	21.10

Source: City of Greenfield and Milwaukee County GIS

Vacant Parcels in the City That Require Rezoning for Future Residential Use

Tax Key	Address	Current Zoning	Size (Acres)
6079981004	9605 W Cold Spring Rd	PUD - Planned Unit Development District	20.2
6189983011	6521 W Layton Ave	Institutional	14.89
5769995002	4241 S 27th St	PUD - Planned Unit Development District	11.4
5698987001	8500 W Cold Spring Rd	I - Institutional District	10.12
5659955007	11800 W Beloit Rd	PUD - Planned Unit Development District	6.5
5769999004	W Howard Ave	I - Institutional District	5.12
6099994013	4475 S 108th St	PUD - Planned Unit Development District	4.6
5649998000	11701 W Morgan Ave	I - Institutional District	4.23
6079974002	W Layton Ave	PUD - Planned Unit Development District	4.2
6099994009	S 108th St	PUD - Planned Unit Development District	4.2
5659975001	4060 S 124th St	PUD - Planned Unit Development District	3.9
6060053008	8415 W Sura Ln	PUD - Planned Unit Development District	3.1
5769999005	W Howard Ave	I - Institutional District	2.85
6069980014	8900 W Sura Ln	PUD - Planned Unit Development District	2.8
5629997002	W Morgan Ave	C4 - Regional Business District	2.46
6480018009	W Loomis Rd	PUD - Planned Unit Development District	2.4
5248986028	3380 S 103rd St	PUD - Planned Unit Development District	2.1
6480025007	W Loomis Rd	C2 - Community Commercial District	2.03
6099994011	W Cold Spring Rd	PUD - Planned Unit Development District	1.9
6009960004	4001 W Loomis Rd	M1 - Light Manufacturing District	1.75
6138996018	10557 W Layton Ave	C4 - Regional Business District	1.55
6009958001	4239 W Loomis Rd	M1 - Light Manufacturing District	1.34
6029976001	4663 S 51st St	C2 - Community Commercial District	1.26
6029943003	W Layton Ave	C2 - Community Commercial District	0.99
6089995011	4520 S 108th St	C4 - Regional Business District	0.94
6459999008	S Tuckaway Blvd	PUD - Planned Unit Development District	0.9
6479977003	5011 W Loomis Rd	C1 - Neighborhood Commercial District	0.85
6009957002	4253 W Loomis Rd	M1 - Light Manufacturing District	0.84
6159990001	8516 W Forest Home Ave	C2 - Community Commercial District	0.84
6209952000	4920 W Loomis Rd	C2 - Community Commercial District	0.83
6109989000	12164 W Beloit Rd	C1 - Neighborhood Commercial District	0.73
6189985000	6621 W Layton Ave	C2 - Community Commercial District	0.68
6460307000	5225 S 37th St	PUD - Planned Unit Development District	0.6
6229982000	2813 W Layton Ave	C2 - Community Commercial District	0.59
6159987002	S 87th St	PUD - Planned Unit Development District	0.6
6209960003	W Loomis Rd	C2 - Community Commercial District	0.56
6460308000	5235 S 37th St	PUD - Planned Unit Development District	0.6
6460312000	5275 S 37th St	PUD - Planned Unit Development District	0.5
6919841001	6279 S 27th St	PUD - Planned Unit Development District	0.5
5311135000	4825 W Forest Home Ave	C3 - Highway and Commercial Service Business District	0.46
6460313000	5260 S 37th St	PUD - Planned Unit Development District	0.4
6488994005	5215 W Loomis Rd	C1 - Neighborhood Commercial District	0.40
6229971001	3200 W Barnard Ave	I - Institutional District	0.39
5249000000	S 100th St	C1 - Neighborhood Commercial District	0.38

6138990004	S 108th St	C4 - Regional Business District	0.37
6169000000	7601 W Layton Ave	C3 - Highway and Commercial Service Business District	0.36
6460315000	5240 S 37th St	PUD - Planned Unit Development District	0.4
6159990002	8532 W Forest Home Ave	C2 - Community Commercial District	0.34
6460316000	5230 S 37th St	PUD - Planned Unit Development District	0.3
5530419000	S 35th St	C2 - Community Commercial District	0.18
5310000200	W Forest Home Ave	C2 - Community Commercial District	0.15
5530421001	W Howard Ave	C2 - Community Commercial District	0.10
6069980015	9100 W Sura Ln	PUD - Planned Unit Development District	0.1

Source: City of Greenfield and Milwaukee County GIS

Appendix B: Residential Development Processes Helpful Links and Sources

See the City of Greenfield's Community Development website for all steps, timeframes, applications, and costs associated with the following procedures:

- Zoning Permit
- Site Plan
- Special Use Permit
- Certified Survey Map
- Planned Unit Development
- Subdivision Plat
- Zoning Map Amendment
- Comprehensive Plan Amendment

For Building Permit information, see the following:

- Residential New Single and Two Family Dwellings
- Stormwater Utility
- Online Permit System

For more information see the Infrastructure and Design Manual for the City of Greenfield.

Appendix C: Data Analysis

A Detailed Summary of Greenfield's Housing Situation

In 2017, there was a 6% vacancy rate of the total 17,737 housing units in the City. However, when breaking down the vacancy rate further, owner-occupied homes that rate only 0.7% and for rentals that was only 4.5%. Both rates are below a healthy residential vacancy rate (5%). Additionally, approximately 58% of the housing stock is owner-occupied, 38% is occupied by a single person household, and 55% are single-family units. For residents with an owner-occupied unit, the median home value was $169,500 or approximately $1,475 per month (with a mortgage), and for residents renting, the median gross rent is also high at $925 a month.

For a more up-to-date look at some of housing situation, in January 2022 there were approximately 56 homes or residential lots listed for sale in Greenfield on Zillow with an average price of $261,700. In comparison to the median owner-occupied home value in 2017, this figure is approximately 54% higher.

Greenfield's housing affordability is a combination of these data points, in addition to many other economic, social, political, and environmental factors. According to the Federal Department of Housing and Urban Development (HUD), housing affordability can be defined as spending less than 30% of a household's total income on housing costs. Essentially, any household that pays over 30% typically must make financial choices and tradeoffs in terms of other essentials, transportation, or having a chance at long-term financial stability. Any household above 30% is considered to be housing cost burdened. In Greenfield, 29% of household are housing cost burdened and 14% spend greater than 50% of their total income on housing (extremely cost burdened). This means that, nearly a third of all households in Greenfield are living financially unsustainably within the community because the cost of housing exceeds income by at least 30%.

Other key data to consider in evaluating the affordability of the community is median household income and living wage. Living wage is defined as the minimum hourly rate that an individual must earn to support their family, if they worked full time. The living wage in Milwaukee County for one working adult with one child is an hourly working wage of $25.12. For two working adults with two children, the hourly living wage is $16.27. That's approximately $4,019 and $5,206 (2 adults at $16.27 per hour) per month. In comparison, the median household income in 2017 in Greenfield was $54,973 and the per capita income was $32,816, or, approximately $4,581 and $2,735 a month, respectively.

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates 2013-2017, U.S. HUD 2019 CHAS data calculated using ACS 2012-16, MIT Living Wage Calculator, 2018, and Zillow, 2021.