

1 **B. HOUSING** (see element “a” for data sources)

2 **Introduction**

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4 A core part of the planning process is the collection and analysis of information
5 about the housing situation in the Town of Menomonie. In our needs assessment
6 we have used knowledge of historical trends and data on current conditions to
7 estimate the Town of Menomonie's future housing needs.

8
9 **Housing Condition and Value (Dunn County Zoning and Sanitation Report**
10 **and 2000 and 2010 Census)**

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12 In 2000 the Town of Menomonie had 1166 housing units compared with 1,346
13 units in 2010. A January 2001 windshield survey of 1109 units in the Town
14 provided the following information. About 15%, either new or recently built
15 homes, were considered to be in excellent shape. Another sixty percent, recently
16 built or older homes with only a few flaws, were considered to be in good
17 condition; Twenty-four percent, mostly older homes needing a few repairs, like
18 insulation, or storm windows, were considered in fair condition, but generally
19 quite suitable for living. Only 1%, homes needing major work appeared to be in
20 poor condition. Of the homes surveyed, Trailer Houses (single width Mobile
21 Homes or Manufactured housing) comprised about 25%. There were about 190
22 in the Birch Terrace Mobile Home Park, another 30 or so in the Countryside Park
23 (Fuhrman's) and the rest scattered throughout the Town. In that group of
24 approximately 275, about 55% were good, 35% were fair, and 10% were poor.

25
26 The 2013 condition of the Town's housing changed little since 2000. There was a
27 slowing of growth after 2008. Fewer new houses were built than predicted, and
28 the units that existed in 2000 are now 10 years older and in reasonably good
29 shape. In 2011 over 40% of the housing was less than 30 years old.

30
31
32 In 1990 approximately 156 units were rented. There were fourteen duplexes and
33 no multiple family units. In 1990 there were about five households in the Town
34 of Menomonie receiving rent subsidies. There is no “special needs” housing in
35 the Town, although there are some units with facilities such as wheelchair
36 accessibility.

37
38 In 2010, only 85 units were rented in the Town. With 11% of the Town's
39 population below the poverty level many households are eligible for rent
40 assistance.

41
42 The 1990 median value of owner occupied housing in the Town of Menomonie
43 was \$67,800. This figure is considerably higher than the median value of \$49,000
44 for housing in Dunn County.

46 In 2010 the median value of owner occupied housing in the Town of Menomonie
47 was \$184,200. This amount is considerably higher than the 2010 median value for
48 housing in Dunn County which is \$152,700.

49 **Summary-Housing Condition and Value**

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51 Most of the housing in the Town is in reasonably good condition. Nearly all of
52 the rental units in the Town are single family units, with a significant portion
53 being manufactured homes. The high median housing value for the Town
54 indicates that there are also many units on the upper end of the scale.

55

56 **Housing Demand and Population Factors**

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58 Population is an important factor in determining housing demand. According to
59 the 2000 Census, approximately 3174 people lived in the Town of Menomonie. In
60 2010 the population grew to 3366. From 1960 to 2000 the population in our Town
61 grew at a faster rate than the population of Dunn County. This trend reversed
62 from 2000 to 2010, with the county growth rate outpacing the Town's rate. The
63 current trend is likely to continue through 2020.

64

65 The population forecast for 2020 is 3620, an increase of 8% from the year 2010
66 compared to 16% and 6% for the previous two decades respectively.

67

68 From 1990 to 2000 the median age for the Town of Menomonie increased from
69 30.8 to 36 years. This trend has continued. The 2010 median age in the Town is
70 40.9. The median age is expected to increase over the next ten years.

71

72 Nearly 94% of the people 25 and over have at least a high school degree. About
73 37% of our population has a bachelor's or a higher degree.

74

75 **Households and Related Data**

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77 From 1990 to 2000 the number of households in the Town of Menomonie
78 increased from 926 to 1129 (21.9%.) When compared with 1261 households in
79 2010, this is a 12% increase. At the 1990 to 2000 rate there would be 1677
80 households by the year 2020. However, a projection from 2000-2010 data predicts
81 only 1450 households. This shows the difficulty of accurate forecasting and the
82 need to understand that fact in making decisions. From 1990 to 2000 and from
83 2000-2010 the average size of a household decreased from 2.95 to 2.81, and from
84 2.81 to 2.67, respectively. This follows the national trend of smaller families.

85

86 The 1990 median household income for the Town of Menomonie was \$29,638,
87 about \$5,200 more than the median for the county. In 1990, 22% of the
88 population was living below the poverty level.

89

90 The 2010 median household income for the Town of Menomonie was \$68,036,
91 almost \$20,000 more than the median for the county. In 2010, 11% of the
92 population was living below the poverty level.

93

94 The major occupations for Town of Menomonie residents who are the age of 16
95 or over are listed in “element a”, on page 7, table 1. Historically, Dunn County
96 has had one of the region's lowest unemployment rates, due in part, to
97 University of Wisconsin-Stout, a large agriculture sector, and people commuting
98 outside the county for employment. See appendix A.
99

100 **Summary- Housing, Households, and Population**

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102 The Town's rate of population increase has slowed since 2000 but continues to
103 grow and the average size of households is decreasing. These two facts indicate
104 that the Town should see continued growth. There will be continued need for all
105 types of housing.
106

107 **ZONING**

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109 The Town of Menomonie is currently under county zoning and plans to remain
110 under the new county zoning ordinance that was enacted in 2013. It is projected
111 that most of the Town will be zoned general agriculture with residential near the
112 city. Commercial zoning will still follow the main transportation corridors of
113 state highways 12 and 25.
114

115 **ANALYSIS**

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117 The data indicates that the Town's population will continue to grow, though at a
118 slower rate than previous decades, causing an increase in demand for housing.
119 Low-income housing and building lots seem sufficient. There are over 200 empty
120 parcels 15 acres and smaller (source Town Assessor, 2013). The projected need of
121 between 75 and 80 more housing units by 2020 is much smaller than previously
122 predicted. Through 2020 many farmers will reach retirement age and may wish
123 to sell land, possibly causing the haphazard development of land and straining
124 the resources of the Town and the environment. If we wish to maintain the rural
125 atmosphere in the Town of Menomonie, the Town will need to exercise some
126 control over residential development and housing. The Town could work with
127 the city using extraterritorial zoning options as one option for controlling
128 growth. Other objectives that help maintain the Town’s rural character may also
129 be considered.
130

131 **Goals**

- 132 1. Plan for an increase in housing demand.
- 133 2. Encourage housing that meets the needs of all socioeconomic levels.
- 134 3. Encourage development that does not put an undue strain on the Town's
135 tax base.
- 136 4. Promote an environment that makes the Town a desirable place to live,
137 work, and visit.
- 138 5. Plan housing and development in order to maintain the rural character of
139 the Town.
- 140 6. Promote controlled growth so as to preserve farmland.
- 141 7. Encourage development consistent with conservation planning.

142 8. Encourage conservation development to help keep infrastructure costs at
143 a minimum.

144

145 **Objectives**

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- 147 1. Use the comprehensive plan to guide and support Town decisions.
- 148 2. Town goals and ordinances should be consistent with the Dunn County
149 zoning districts.
- 150 3. Identify areas where development is preferred.
- 151 4. All new land divisions will have a minimum green space requirement.
- 152 5. All new land divisions will require a land survey.
- 153 6. Encourage all new utilities to be placed underground.
- 154 7. Keep agriculture land in production by supporting the right to farm.
- 155 8. Use the subdivision ordinance to require a "right to farm" statement on all
156 CSM's and plats.

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