

2019 Housing Affordability Report

AS REQUIRED UNDER SECTION 66.10013 OF THE
WISCONSIN STATUTES

Community Development Department

VILLAGE OF MOUNT PLEASANT | 8811 CAMPUS DRIVE, MOUNT PLEASANT, WI 53406

CONTENTS

Acknowledgments	2
Village Board	2
Plan Commission	2
Village Staff	2
Consultants	2
1. Background	2
2. Section (a): subdivision plats, certified survey maps, condominium plats, and building permit applications approved in 2018	3
2.1. Subdivision plats	3
2.2. Certified Survey Maps	3
2.3. Condominium Plats	3
2.4. Building Permit Applications	4
3. Section (B): 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.....	4
3.1. Subdivision Plats	4
3.2. Certified Survey Maps	4
3.3. Condominium Plats	4
3.4. Building Permit Applications.....	4
3.5. Total	4
4. Section (c): A list and map of undeveloped parcels in the municipality that are zoned for residential development	4
5. Section (d): 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.	23
6. Section (e): 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. 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: 1) Meet existing and forecasted housing demand. 2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.....	39
6.1. Analysis	39
6.1.1. Construction and Development Regulations.....	39
6.1.2. Lot Sizes.....	40
6.1.3. Fees and Dedication Requirements.....	40
6.1.4. Affordability Analysis	41
6.2. Meeting existing and forecasted housing demand.....	42

6.3. reducing the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.....	43
Appendix	43
Works Cited.....	43

ACKNOWLEDGMENTS

VILLAGE BOARD

- **David DeGroot**, President
- **John Hewitt**, Trustee No. 1
- **Bud Eastman**, Trustee No. 2
- **Sonny Havn**, Trustee No. 3
- **Gary Feest**, Trustee No. 4
- **Ram Bhatia**, Trustee No. 5
- **Anna Marie Clausen**, Trustee No. 6

PLAN COMMISSION

- **Davis Driver**, Chair
- **Joe Maier**, Vice-Chair
- **John Hewitt**, Trustee No. 1
- **Ram Bhatia**, Trustee No. 5
- **John Kis**, Commissioner
- **Thomas Van Beckum**, Commissioner
- **Floyd Leonard Jr.**, Commissioner

VILLAGE STAFF

- **Samuel Schultz**, Community Development Director
- **Robin Palm**, Planner II
- **Lisa Olley**, Executive Administrative Assistant
- **Linsey Weber**, Engineering Technician

CONSULTANTS

- **Kyle Belott**, RA Smith

1. BACKGROUND

The Village prepared this report to satisfy the requirements as outlined in Section 66.10013 of the Wisconsin Statutes. Section 66.10013 reads as follows:

(1) In this section, “municipality” means a city or village with a population of 10,000 or more.

- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
- (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) 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.
 - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - (d) 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.
 - (e) 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. 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:
 1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."
History: 2017 a. 243.

2. SECTION (A): SUBDIVISION PLATS, CERTIFIED SURVEY MAPS, CONDOMINIUM PLATS, AND BUILDING PERMIT APPLICATIONS APPROVED IN 2018

2.1. SUBDIVISION PLATS

The Village approved the following subdivision plats in 2018:

1. Settlement at Hood's Creek Addition 2 (FSP-01-18)

2.2. CERTIFIED SURVEY MAPS

The Village approved the following certified survey maps in 2018:

1. Mount Pleasant Business Park – Lot 5
2. The Villages North
3. The Villages South
4. Aurora Medical Center Mount Pleasant
5. Ascension WI
6. HSA Commercial Real Estate
7. HWY 20 Retail
8. Phoenix Investors
9. Tree of Life

2.3. CONDOMINIUM PLATS

The Village did not approve any condominium plats in 2018.

2.4. BUILDING PERMIT APPLICATIONS

The Village approved 942 Building Permit Applications in 2018.

3. SECTION (B): 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

3.1. SUBDIVISION PLATS

Units approved: 12

3.2. CERTIFIED SURVEY MAPS

Units approved: 306

3.3. CONDOMINIUM PLATS

Units approved: 0

3.4. BUILDING PERMIT APPLICATIONS

Units approved (not counting those approved in those categories listed above): 48

3.5. TOTAL

Total units approved: 366

4. SECTION (C): A LIST AND MAP OF UNDEVELOPED PARCELS IN THE MUNICIPALITY THAT ARE ZONED FOR RESIDENTIAL DEVELOPMENT

Table 4.1

PARCEL NUMBER	ADDRESS	ACRES	ZONING
151032202030111	7130 PARKSTONE TER UNIT 11	0.00	RM-2
151032202030112	7130 PARKSTONE TER UNIT 12	0.00	RM-2
151032202030113	7130 PARKSTONE TER UNIT 13	0.00	RM-2
151032202030114	7130 PARKSTONE TER UNIT 14	0.00	RM-2
151032202030121	7138 PARKSTONE TER UNIT 21	0.00	RM-2
151032202030122	7138 PARKSTONE TER UNIT 22	0.00	RM-2
151032202030123	7138 PARKSTONE TER UNIT 23	0.00	RM-2
151032202030124	7138 PARKSTONE TER UNIT 24	0.00	RM-2
151032202030131	7127 PARKSTONE TER UNIT 31	0.00	RM-2

151032202030132	7127 PARKSTONE TER UNIT 32	0.00	RM-2
151032202030133	7127 PARKSTONE TER UNIT 33	0.00	RM-2
151032202030134	7127 PARKSTONE TER UNIT 34	0.00	RM-2
151032202030141	7139 PARKSTONE TER UNIT 41	0.00	RM-2
151032202030142	7139 PARKSTONE TER UNIT 42	0.00	RM-2
151032202030143	7139 PARKSTONE TER UNIT 43	0.00	RM-2
151032202030144	7139 PARKSTONE TER UNIT 44	0.00	RM-2
151032202030191	1725 PARKSTONE TER UNIT 91	0.00	RM-2
151032202030192	1725 PARKSTONE TER UNIT 92	0.00	RM-2
151032202030193	1725 PARKSTONE TER UNIT 93	0.00	RM-2
151032202030194	1725 PARKSTONE TER UNIT 94	0.00	RM-2
151032306078500	W CIRCLE DR	0.00	R-100D
151032330042010	PLEASANT LN	0.00	RM-1
151032330042021	PLEASANT LN	0.00	RM-1
151032236253000	4220 WILDERNESS DR	0.00	R-100
151032328213000	ROSALIND AVE	0.00	R-40E
151032202300830	6501 WILLIAMSBURG WAY	0.01	R-75
151032210371000	STUART RD	0.01	R-60D
151032210372000	DANIEL CT	0.01	R-60
151032328017000	ALVILDA CT	0.01	R-40E
151032219006015	LOUIS SORENSON RD	0.01	B-P
151032330403000	3540 SPRING LAKE DR	0.01	R-100
151032214380039	MARINER DR	0.02	RM-2
151032202300780	WALTER RALEIGH LN	0.02	R-75
151032213436001	KINZIE AVE	0.02	R-75, WETL
151032329233000	1720 LAKEWOOD AVE	0.02	R-40E
151032329368000	MARYLAND AVE	0.02	R-40E
151032330340000	4110 WOOD LN	0.02	R-100
151032330343000	4233 PLEASANT LN	0.02	R-100
151032330398000	WARREN CT	0.02	R-100
151032330402000	3540 WARREN CT	0.02	R-100
151032201128000	2518 GREEN HAZE AVE	0.03	R-75
151032202300250	6544 WILLIAMSBURG WAY	0.03	R-75
151032328156010	ROSALIND AVE	0.03	R-40E
151032329067000	1620 ENOS AVE	0.03	R-40E
151032330507000	3200 PLEASANT LN	0.04	R-100

151032329493000	3024 PACKARD AVE	0.04	M-E
151032201665001	OUTLOT 1	0.05	R-75
151032202028002	AIRLINE RD	0.05	AUH
151032328031000	3218 ALVILDA CT	0.05	R-40E
151032328206000	1607 BRYN MAWR AVE	0.05	R-40E
151032329073000	3804 SHERIDAN RD	0.05	R-40E
151032329095000	ENOS AVE	0.05	R-40E
151032329110000	1621 WALTER AVE	0.05	R-40E
151032328040000	VERA CT	0.06	R-40E
151032329093000	ENOS AVE	0.06	R-40E
151032329301000	DERBY AVE	0.06	R-40E
151032329453000	3045 HICKORY GROVE AVE	0.06	R-40E
151032329640000	1925 WINTHROP AVE	0.06	R-40E
151032201650040	FLAMBEAU DR	0.07	R-75
151032328067000	1123 LAWNSDALE AVE	0.07	R-40E
151032328210000	ENOS AVE	0.07	R-40E
151032329080000	1526 WALTER AVE	0.07	R-40E
151032329227000	1719 LAKEWOOD AVE	0.07	R-40E
151032329360000	3408 SHERIDAN RD	0.07	R-40E
151032211182003	PHEASANT CREEK TRL	0.08	R-100
151032328039000	3214 VERA CT	0.08	R-40E
151032329271000	1734 DERBY AVE	0.08	R-40E
151032212629000	5709 FREEDY AVE	0.09	R-60
151032307059002	4025 SPRING ST	0.09	RM-2
151032328079000	LAWNSDALE AVE	0.09	R-40E
151032328128000	3507 SHERIDAN RD	0.09	R-40E
151032328156000	1519 ROSALIND AVE	0.09	R-40E
151032329013000	3146 SPRUCE ST	0.09	R-40E
151032329014000	3140 SPRUCE ST	0.09	R-40E
151032329018000	3132 SPRUCE ST	0.09	R-40E
151032329019000	3126 SPRUCE ST	0.09	R-40E
151032329020000	3120 SPRUCE ST	0.09	R-40E
151032329062000	1606 ENOS AVE	0.09	R-40E
151032329064000	1606 ENOS AVE	0.09	R-40E
151032329076000	1517 ENOS AVE	0.09	R-40E
151032329085000	1504 WALTER AVE	0.09	R-40E

151032329091000	1619 ENOS AVE	0.09	R-40E
151032329096000	ENOS AVE	0.09	R-40E
151032329097000	ENOS AVE	0.09	R-40E
151032329098000	1610 WALTER AVE	0.09	R-40E
151032329100000	1610 WALTER AVE	0.09	R-40E
151032329367000	1513 MARYLAND AVE	0.09	R-40E
151032329494000	3032 PACKARD AVE	0.09	M-E
151032209006120	9222 HOLLYHOCK LN UNIT 602	0.09	R-75D
151032204081000	1722 OLD FANCHER RD	0.10	AUH
151032211182004	GREENVALLEY DR	0.10	R-100
151032305012000	EATON LN	0.10	R-60
151032305029000	2416 ZADY LN	0.10	R-60
151032305030000	2426 ZADY LN	0.10	R-60
151032321022000	2111 MEAD ST	0.10	RCH
151032321023000	2115 MEAD ST	0.10	RCH
151032321032000	2100 MEAD ST	0.10	RCH
151032321041000	2118 MEAD ST	0.10	RCH
151032321043000	2119 RACINE ST	0.10	RCH
151032321053000	2142 MEAD ST	0.10	RCH
151032321081000	2205 CLARK ST	0.10	RCH
151032321084000	2211 CLARK ST	0.10	RCH
151032321089000	2221 CLARK ST	0.10	RCH
151032321091000	2230 RACINE ST	0.10	RCH
151032321100000	2243 CLARK ST	0.10	RCH
151032321104000	RACINE ST	0.10	RCH
151032321106000	2210 MEAD ST	0.10	RCH
151032321111000	2221 RACINE ST	0.10	RCH
151032321130000	2215 MEAD ST	0.10	RCH
151032321132000	2223 MEAD ST	0.10	RCH
151032321173000	2144 HOWE ST	0.10	R-40E
151032321181000	2228 HOWE ST	0.10	R-40E
151032321189000	2215 HOWE ST	0.10	R-40E
151032321191000	2219 HOWE ST	0.10	R-40E
151032321201000	HOWE ST	0.10	RCH
151032321205000	2324 HOWE ST	0.10	RCH
151032328071000	3205 ALVILDA CT	0.10	R-40E

151032328076000	3223 ALVILDA CT	0.10	R-40E
151032328077000	3223 ALVILDA CT	0.10	R-40E
151032328157000	1519 ROSALIND AVE	0.10	R-40E
151032328161000	1529 ROSALIND AVE	0.10	R-40E
151032329312000	1725 DERBY AVE	0.10	R-40E
151032225027001	WAKEFIELD AVE	0.10	R-75
151032201091001	GRAND PRIX DR	0.11	R-100
151032328057000	1225 LAWNSDALE AVE	0.11	R-40E
151032328061000	1213 LAWNSDALE AVE	0.11	R-40E
151032328064000	1201 LAWNSDALE AVE	0.11	R-40E
151032328065000	LAWNSDALE AVE	0.11	R-40E
151032328080000	LAWNSDALE AVE	0.11	R-40E
151032328098000	1200 KENILWORTH AVE	0.11	R-40E
151032328121000	1218 GRACELAND AVE	0.11	R-40E
151032328135000	ROSALIND AVE	0.11	R-40E
151032328137000	ROSALIND AVE	0.11	R-40E
151032328139000	ROSALIND AVE	0.11	R-40E
151032328140000	ROSALIND AVE	0.11	R-40E
151032328174000	1426 BRYN MAWR AVE	0.11	R-40E
151032328176000	1426 BRYN MAWR AVE	0.11	R-40E
151032328185000	BRYN MAWR AVE	0.11	R-40E
151032328186000	BRYN MAWR AVE	0.11	R-40E
151032328187000	BRYN MAWR AVE	0.11	R-40E
151032328188000	BRYN MAWR AVE	0.11	R-40E
151032328193000	3712 SHERIDAN RD	0.11	R-40E
151032328197000	1501 BRYN MAWR AVE	0.11	R-40E
151032328199000	1501 BRYN MAWR AVE	0.11	R-40E
151032328207000	1607 BRYN MAWR AVE	0.11	R-40E
151032328209000	1607 BRYN MAWR AVE	0.11	R-40E
151032329129000	1529 LAKEWOOD AVE	0.11	R-40E
151032329136000	1629 LAKEWOOD AVE	0.11	R-40E
151032329147000	4005 MARION AVE	0.11	R-40E
151032329163000	1527 RICHARD AVE	0.11	R-40E
151032329165000	RICHARD AVE	0.11	R-40E
151032329178000	1606 RICHARD AVE	0.11	R-40E
151032329183000	RICHARD AVE	0.11	R-40E

151032329197000	PRATT AVE	0.11	R-40E
151032329202000	1600 PRATT AVE	0.11	R-40E
151032329206000	1615 PRATT AVE	0.11	R-40E
151032329237000	LAKWOOD AVE	0.11	R-40E
151032329252000	1636 ATHALEEN AVE	0.11	R-40E
151032329263000	ATHALEEN AVE	0.11	R-40E
151032329272000	1734 DERBY AVE	0.11	R-40E
151032329275000	1730 DERBY AVE	0.11	R-40E
151032329288000	DERBY AVE	0.11	R-40E
151032329296000	4105 SHERIDAN RD	0.11	R-100
151032329337000	3218 SHERIDAN RD	0.11	R-40E
151032329377000	1512 ROSALIND AVE	0.11	R-40E
151032329379000	1520 ROSALIND AVE	0.11	R-40E
151032209003611	OLD SPRING ST	0.12	R-60
151032212391000	1125 N GREEN BAY RD	0.12	R-60
151032307211000	1201 N INDIANA ST	0.12	R-75
151032307213000	1141 N INDIANA ST	0.12	R-75
151032307216000	S INDIANA ST	0.12	R-75
151032307276000	4319 RIDGEWAY AVE	0.12	R-75
151032328081000	LAWNDALE AVE	0.12	R-40E
151032328162000	1529 ROSALIND AVE	0.12	R-40E
151032328181000	3619 SHERIDAN RD	0.12	R-40E
151032329016000	SPRUCE ST	0.12	R-40E
151032329169000	3836 SHERIDAN RD	0.12	R-40E
151032329409000	1525 PLAINFIELD AVE	0.12	R-40E
151032329419000	2220 WINTHROP AVE	0.12	R-40E
151032329421000	2220 WINTHROP AVE	0.12	R-40E
151032329443000	3036 COOLIDGE AVE	0.12	R-40E
151032329446000	3042 COOLIDGE AVE	0.12	R-40E
151032329448000	COOLIDGE AVE	0.12	R-40E
151032329449000	COOLIDGE AVE	0.12	R-40E
151032329455000	3029 HICKORY GROVE AVE	0.12	R-40E
151032329457000	3029 HICKORY GROVE AVE	0.12	R-40E
151032329507000	3039 PHILLIPS AVE	0.12	M-E
151032329509000	PHILLIPS AVE	0.12	M-E
151032329511000	PHILLIPS AVE	0.12	M-E

151032329512000	PHILLIPS AVE	0.12	M-E
151032329642000	3117 COOLIDGE AVE	0.12	R-40E
151032329646000	3125 COOLIDGE AVE	0.12	R-40E
151032329653000	3200 PHILLIPS AVE	0.12	R-40E
151032329663000	3101 HICKORY GROVE AVE	0.12	R-40E
151032329665000	3111 HICKORY GROVE AVE	0.12	R-40E
151032329668000	HICKORY GROVE AVE	0.12	R-40E
151032329671000	HICKORY GROVE AVE	0.12	R-40E
151032329673000	HICKORY GROVE AVE	0.12	R-40E
151032329674000	3165 HICKORY GROVE AVE	0.12	R-40E
151032329675000	HICKORY GROVE AVE	0.12	R-40E
151032329676000	3165 HICKORY GROVE AVE	0.12	R-40E
151032329681000	COOLIDGE AVE	0.12	R-40E
151032329689000	3120 COOLIDGE AVE	0.12	R-40E
151032329694000	2224 DELAWARE AVE	0.12	R-40E
151032329699000	HICKORY GROVE AVE	0.12	R-40E
151032329701000	3146 HICKORY GROVE AVE	0.12	R-40E
151032329702010	HICKORY GROVE AVE	0.12	R-40E
151032329703000	3122 HICKORY GROVE AVE	0.12	R-40E
151032329704000	3122 HICKORY GROVE AVE	0.12	R-40E
151032329710000	3121 HICKORY GROVE AVE	0.12	R-40E
151032329714000	KEARNEY AVE	0.12	R-40E
151032329716000	KEARNEY AVE	0.12	R-40E
151032329731000	HICKORY GROVE AVE	0.12	R-40E
151032329733000	HICKORY GROVE AVE	0.12	R-40E
151032329734000	HICKORY GROVE AVE	0.12	R-40E
151032329737000	HICKORY GROVE AVE	0.12	R-40E
151032329738000	HICKORY GROVE AVE	0.12	R-40E
151032329742000	3227 HICKORY GROVE AVE	0.12	R-40E
151032329748000	3255 HICKORY GROVE AVE	0.12	R-40E
151032329761000	3215 COOLIDGE AVE	0.12	R-40E
151032329762000	3215 COOLIDGE AVE	0.12	R-40E
151032329772000	3047 HAMLIN ST	0.12	R-40E
151032329775000	3051 HAMLIN ST	0.12	R-40E
151032329779000	3010 HAMLIN ST	0.12	B-2
151032329792000	3028 HAMLIN ST	0.12	R-40E

151032329794000	3035 GATES ST	0.12	R-40E
151032329798000	3059 GATES ST	0.12	R-40E
151032329801000	3059 GATES ST	0.12	R-40E
151032329826000	3050 GATES ST	0.12	R-40E
151032329827000	3054 GATES ST	0.12	R-40E
151032329010000	3158 SPRUCE ST	0.13	R-40E
151032329151000	1507 RICHARD AVE	0.13	B-1
151032329295000	4105 SHERIDAN RD	0.13	R-100
151032330399000	S ELMWOOD DR	0.13	R-100
151032307067000	1529 CRABAPPLE DR	0.14	AUH
151032307068000	1521 CRABAPPLE DR	0.14	AUH
151032307069000	1513 CRABAPPLE DR	0.14	AUH
151032307073000	1423 HICKORY WAY	0.14	AUH
151032307074000	1415 HICKORY WAY	0.14	AUH
151032307079000	1411 HICKORY WAY	0.14	AUH
151032307215000	1 N INDIANA ST	0.14	R-75
151032329011000	3168 SPRUCE ST	0.14	R-40E
151032329281000	1605 ATHALEEN AVE	0.14	R-40E
151032329293000	4105 SHERIDAN RD	0.14	R-100
151032202300870	6539 WILLIAMSBURG WAY	0.15	R-75
151032305034010	EATON LN	0.15	R-60
151032307072000	1437 HICKORY WAY	0.15	AUH
151032307176000	1415 MEADOWBROOK BLVD	0.15	R-60
151032307179000	1501 MEADOWBROOK BLVD	0.15	R-60
151032307183000	1507 MEADOWBROOK BLVD	0.15	R-60
151032329329000	1425 LARSON ST	0.15	R-40E
151032209006070	9304 HOLLYHOCK LN UNIT 401	0.16	R-75D
151032209006080	9302 HOLLYHOCK LN UNIT 402	0.16	R-75D
151032209006150	9206 HOLLYHOCK LN UNIT 801	0.16	R-75D
151032209006160	9204 HOLLYHOCK LN UNIT 802	0.16	R-75D
151032209006090	9238 HOLLYHOCK LN UNIT 501	0.16	R-75D
151032209006100	9336 HOLLYHOCK LN UNIT 502	0.16	R-75D
151032209006110	9224 HOLLYHOCK LN UNIT 601	0.16	R-75D
151032225225000	MEACHEM RD	0.16	R-60
151032307070000	1505 CRABAPPLE DR	0.16	AUH
151032307078000	1455 HICKORY WAY	0.16	AUH

151032307206000	INDIANA ST	0.16	R-75
151032307226000	WILNETTE SPRINGS DR	0.16	R-75
151032329012000	3174 SPRUCE ST	0.16	R-40E
151032329381000	ROSALIND AVE	0.16	R-40E
151032209006130	9216 HOLLYHOCK LN UNIT 701	0.16	R-75D
151032209006140	9214 HOLLYHOCK LN UNIT 702	0.16	R-75D
151032210260000	RAMONA DR	0.17	R-60
151032214269000	WIESE LN	0.17	R-60
151032225422000	TAHOE DR	0.17	R-75
151032328117000	1224 GRACELAND AVE	0.17	R-40E
151032209006010	9348 HOLLYHOCK LN UNIT 101	0.18	R-75D
151032209006020	9346 HOLLYHOCK LN UNIT 102	0.18	R-75D
151032209006030	9336 HOLLYHOCK LN UNIT 201	0.18	R-75D
151032209006040	9334 HOLLYHOCK LN UNIT 202	0.18	R-75D
151032201661010	EMBASSY DR	0.18	R-75
151032211139000	1330 N SUMMERSET DR	0.18	B-2
151032214252000	1700 WARWICK WAY	0.18	R-60
151032214290010	WIESE LN	0.18	R-60
151032214335000	1435 MARGRAVE CT	0.18	R-60D
151032307077000	1445 HICKORY WAY	0.18	AUH
151032329017000	3222 SPRUCE ST	0.18	R-40E
151032211033000	EMMERTSEN RD	0.18	RM-2
151032307103000	1219 E COLONIAL DR	0.19	R-75
151032212335000	5125 ROSEDALE LN	0.19	R-100
151032209003150	124 PORTICO DR	0.20	R-60
151032209003180	158 PORTICO DR	0.20	R-60
151032212286021	S EMMERTSEN RD	0.20	R-100
151032305009000	2808 RAPIDS DR	0.20	R-60
151032307241000	WILNETTE SPRINGS DR	0.20	R-75
151032201178000	NORTHWESTERN AVE	0.21	R-75
151032202030060	1702 SUMMERSET DR	0.21	RM-2
151032211180948	6355 KINGSVIEW DR	0.21	R-75
151032214029060	KINZIE AVE	0.21	R-75
151032214029070	KINZIE AVE	0.21	R-75
151032225220000	DURAND AVE	0.21	R-60
151032209003140	102 PORTICO DR	0.22	R-60

151032210362000	DANIEL CT	0.22	R-60D
151032211180967	KELSEY CT	0.22	R-75
151032212402000	4724 SHIRLEY AVE	0.22	R-60
151032213168220	PHEASANT RUN DR	0.22	RM-2
151032214029010	KINZIE AVE	0.22	R-75
151032214029040	KINZIE AVE	0.22	R-75
151032214029050	KINZIE AVE	0.22	R-75
151032214229011	1635 STODDARD LN	0.22	R-60
151032306106010	FRANCES DR	0.22	AUH
151032307065000	1539 CRABAPPLE DR	0.22	AUH
151032329654000	3200 PHILLIPS AVE	0.22	R-40E
151032330275000	3415 ILLINOIS ST	0.22	R-75
151032212334000	5133 ROSEDALE LN	0.22	R-100
151032202016080	6302 ROSEMARY LN	0.23	R-75
151032209003340	9117 DAHLIA LN	0.23	R-60
151032209003350	9109 DAHLIA LN	0.23	R-60
151032209027170	9201 MILLSTONE DR	0.23	AUH, R-75
151032211180910	MERGANSE DR	0.23	R-75
151032211180991	6537 GREENHILL DR	0.23	R-75
151032212418000	GREEN BAY RD	0.23	R-60
151032226197000	MELODY LN	0.23	R-75
151032226198000	MELODY LN	0.23	R-75
151032306055020	MILLER LN	0.23	R-100
151032210405160	1035 TALLGRASS LN	0.24	R-100
151032210405180	1127 TALLGRASS LN	0.24	R-100
151032211180992	GREENHILL DR	0.24	R-75
151032214029080	KINZIE AVE	0.24	R-75
151032214229005	1715 STODDARD CR	0.24	R-60
151032307066000	1535 CRABAPPLE DR	0.24	AUH
151032201651002	N NEWMAN RD	0.25	R-100
151032209003560	9224 DAHLIA LN	0.25	R-60
151032210403210	SHADY OAK TR	0.25	R-75
151032211180952	KINGSVIEW DR	0.25	R-75
151032211180986	6412 GREENHILL DR	0.25	R-75
151032211180987	GREENHILL DR	0.25	R-75
151032212419000	GREEN BAY RD	0.25	R-60

151032305024000	2504 EATON LN	0.25	R-60
151032307075000	1401 HICKORY WAY	0.25	AUH
151032329652000	3155 COOLIDGE AVE	0.25	R-40E
151032332200066	CORNERSTONE WAY	0.25	R-100
151032213085170	605 FOX RUN LN	0.26	R-100
151032202016020	LUBA LN	0.26	R-75
151032209003060	9139 OLD SPRING ST	0.26	R-60
151032209003090	9105 OLD SPRING ST	0.26	R-60
151032209003100	9057 OLD SPRING ST	0.26	R-60
151032209003490	9052 DAHLIA LN	0.26	R-60
151032209003530	9132 DAHLIA LN	0.26	R-60
151032209003540	9206 DAHLIA LN	0.26	R-60
151032211180933	KINGSVIEW DR	0.26	R-75
151032226202000	WANDER LN	0.26	R-75
151032226215000	NOBB HILL DR	0.26	R-75
151032329387000	1415 MARYLAND AVE	0.26	R-40E
151032202028113	1948 N SUMMERSET DR	0.27	R-60
151032211180912	MERGANSE DR	0.27	R-75
151032211180971	KELSEY CT	0.27	R-75
151032213085090	603 CALVIN LN	0.27	R-100
151032201665440	INDEPENDENCE RD	0.28	R-100
151032202300840	6509 WILLIAMSBURG WAY	0.28	R-75
151032203037230	BARTELS DR	0.28	R-100
151032211180962	DOVE CR	0.28	R-75
151032212420000	GREEN BAY RD	0.28	R-60
151032214052450	1117 JACKSON PL	0.28	R-100D
151032225301000	6015 EMSTAN HILLS RD	0.28	R-75
151032201331010	CARRIAGE HILLS DR	0.29	AUH
151032202016150	6345 ROSEMARY LN	0.29	R-75
151032202016180	6319 ROSEMARY LN	0.29	R-75
151032202018080	2733 AVALON CT	0.29	R-100
151032202028011	HERITAGE AVE	0.29	R-60
151032202028012	WOODBIDGE DR	0.29	R-60
151032203006300	7917 CREEK VIEW LN	0.29	R-100
151032209003420	9115 HOLLYHOCK LN	0.29	R-60
151032210045000	STUART RD	0.29	AUH

151032211180983	GREENHILL DR	0.29	R-75
151032330285000	ALLEN ST	0.29	R-75
151032332200069	2946 CORNERSTONE WAY	0.29	R-100
151032201077104	5947 CARRIAGE HILLS DR	0.30	R-100
151032201077114	6036 CARRIAGE HILLS DR	0.30	R-100
151032203006270	7918 CREEK VIEW LN	0.30	R-100
151032210405120	8428 OLD SPRING ST	0.30	R-100
151032214086060	GLEN EAGLES DR	0.30	R-100
151032214086070	GLEN EAGLES DR	0.30	R-100
151032214086080	GLEN EAGLES DR	0.30	R-100
151032214086090	GLEN EAGLES DR	0.30	R-100
151032214086100	GLEN EAGLES DR	0.30	R-100
151032214086110	GLEN EAGLES DR	0.30	R-100
151032214086120	GLEN EAGLES DR	0.30	R-100
151032214086130	GLEN EAGLES DR	0.30	R-100
151032214086140	GLEN EAGLES DR	0.30	R-100
151032214086150	GLEN EAGLES DR	0.30	R-100
151032225403000	5725 WESTON DR	0.30	R-75
151032225414000	WESTON DR	0.30	R-75
151032307082000	1401 HICKORY WAY	0.30	AUH
151032201651001	N NEWMAN RD	0.31	R-100
151032201665460	1912 BROUGHAM LN	0.31	R-100
151032201665480	1926 BROUGHAM LN	0.31	R-100
151032210405090	1122 TALLGRASS LN	0.31	R-100
151032201665290	1836 COACH HOUSE CT	0.32	R-100
151032201665310	1853 COACH HOUSE CT	0.32	R-100
151032202304251	SPRING MEADOW LN	0.32	R-75
151032209003110	12 PORTICO DR	0.32	R-60
151032212408000	4723 SHIRLEY AVE	0.32	R-60
151032212412000	SHIRLEY AVE	0.32	R-60
151032212413000	SHIRLEY AVE	0.32	R-60
151032212414000	SHIRLEY AVE	0.32	R-60
151032212415000	SHIRLEY AVE	0.32	R-60
151032212416000	SHIRLEY AVE	0.32	R-60
151032212417000	SHIRLEY AVE	0.32	R-60
151032212552000	437 S GREEN BAY RD	0.32	AUH

151032214086160	GLEN EAGLES DR	0.32	R-100
151032330400000	3200 PLEASANT LN	0.32	R-100
151032332122000	EDGEWATER DR	0.32	R-100
151032203005900	8306 CREEK VIEW LN	0.33	R-100
151032201077115	6054 CARRIAGE HILLS DR	0.33	R-100
151032214086050	GLEN EAGLES DR	0.33	R-100
151032331233000	LATHROP AVE	0.33	R-75
151032332200109	CORNERSTONE WAY	0.33	R-100
151032225373000	4701 W KNOLLWOOD DR	0.34	R-100
151032201665190	1916 HACKNEY CT	0.34	R-100
151032307056000	4129 SPRING ST	0.34	R-60
151032203005810	8347 CREEK VIEW LN	0.34	R-100
151032203005850	8388 CREEK VIEW LN	0.34	R-100
151032203005860	8364 CREEK VIEW LN	0.34	R-100
151032203005880	8346 CREEK VIEW LN	0.34	R-100
151032201666150	5943 GREENWAY LN	0.35	R-100
151032202304080	2514 LUBA LN	0.35	R-100
151032225461080	TRILLIUM LN	0.35	R-100
151032236131120	4952 COPPER LEAF BLVD	0.35	R-100
151032307199000	4406 SPRING ST	0.35	R-60
151032203005840	8402 CREEK VIEW LN	0.35	R-100
151032202028150	7072 WOODBRIDGE DR	0.36	R-60
151032202028160	7056 WOODBRIDGE DR	0.36	R-60
151032201077106	5921 CARRIAGE HILLS DR	0.36	R-100
151032202016003	ROSEMARY LN	0.36	R-75
151032202016090	6545 ROSEMARY LN	0.36	R-75
151032213083004	645 EMMERTSEN RD	0.36	R-75
151032226206000	NOBB HILL DR	0.36	R-75
151032306167000	1735 N GREEN BAY RD	0.36	R-100
151032329033000	4185 SHERIDAN RD	0.36	R-100
151032331090000	GREENBRIAR LN	0.36	R-100
151032332200101	CROSSWINDS	0.36	R-100
151032203005820	8353 CREEK VIEW LN	0.36	R-100
151032203005790	8307 CREEK VIEW LN	0.37	R-100
151032201039010	PASTEL LN	0.37	R-100
151032201039030	PASTEL LN	0.37	R-100

151032201075020	SANDY LN	0.37	R-100
151032202016140	6351 ROSEMARY LN	0.37	R-75
151032202018100	2741 AVALON CT	0.37	R-100
151032203005750	2322 KAE CT	0.37	R-100
151032203006001	1952 SETTLEMENT TR	0.37	R-100
151032226213000	NOBB HILL DR	0.37	R-75
151032236131130	5008 COPPER LEAF BLVD	0.37	R-100
151032306139000	2022 N GREEN BAY RD	0.37	R-100
151032307081000	1137 N OSBORNE BLVD	0.37	R-100
151032202028170	2014 SUMMERSET DR	0.37	R-60
151032201077108	5831 CARRIAGE HILLS DR	0.38	R-100
151032201077122	6049 CARRIAGE HILLS DR	0.38	R-100
151032201665220	HACKNEY CT	0.38	R-100
151032235057000	LINCOLNSHIRE DR	0.38	R-100
151032332200107	CORNERSTONE WAY	0.38	R-100
151032202028050	7053 WOODBRIDGE DR	0.39	R-60
151032202028060	7069 WOODBRIDGE DR	0.39	R-60
151032202028070	7123 WOODBRIDGE DR	0.39	R-60
151032202028080	7137 WOODBRIDGE DR	0.39	R-60
151032202304281	PENBROOK DR	0.39	R-75
151032214086170	GLEN EAGLES DR	0.39	R-100
151032306098000	1906 N GREEN BAY RD	0.39	R-100
151032306147000	1927 N GREEN BAY RD	0.39	R-100
151032306162000	N GREEN BAY RD	0.39	R-100
151032307071000	1143 N OSBORNE BLVD	0.39	R-100
151032330338000	4101 PENNINGTON LN	0.39	R-100
151032236520070	MEACHEM RD	0.40	R-100
151032236520080	MEACHEM RD	0.40	R-100
151032332128030	WOOD LAKE CT	0.40	R-100
151032201077105	5939 CARRIAGE HILLS DR	0.41	R-100
151032201077118	6142 CARRIAGE HILLS DR	0.41	R-100
151032202028111	6943 HERITAGE AVE	0.41	R-60
151032213043000	800 S GREEN BAY RD	0.41	R-75
151032217038000	10715 WASHINGTON AVE	0.41	AG
151032236131080	4846 COPPER LEAF BLVD	0.41	R-100
151032330286000	ALLEN ST	0.41	R-75

151032332200094	CROSSWINDS	0.41	R-100
151032209101000	1217 LANCELOT LN	0.42	R-100
151032211182730	LINDSAY LN	0.42	R-100
151032330397000	3520 STANDISH LN	0.42	R-100
151032331200087	KINGS WAY	0.42	R-100
151032210103030	STUART RD	0.43	AUH, R-100
151032214117020	MEADOWLANE AVE	0.43	AUH
151032214117030	MEADOWLANE AVE	0.43	AUH
151032225029020	EMSTAN HILLS RD	0.43	R-75, R-75
151032307076000	1159 N OSBORNE BLVD	0.43	R-100
151032209112000	1224 LANCELOT LN	0.44	R-100
151032211180969	KELSEY CT	0.44	R-75
151032213039000	S NEWMAN RD	0.44	R-75
151032214029110	LANGDON CT	0.44	R-100D
151032307187000	4214 SPRING ST	0.44	R-60
151032202302671	LINCREST DR	0.45	R-75
151032210095030	90TH ST	0.45	R-100
151032211100000	229 S SUMMERSET DR	0.45	AUH
151032211182002	PHEASANT CREEK TRL	0.45	R-100
151032214016000	6307 KINZIE AVE	0.45	R-60
151032203005830	8389 CREEK VIEW LN	0.46	R-100
151032201077119	6147 CARRIAGE HILLS DR	0.46	R-100
151032201650049	BROUGHAM LN	0.46	R-75
151032202016130	6435 ROSEMARY LN	0.46	R-75
151032204077010	FANCHER RD	0.46	R-100
151032211137000	7015 OLD SPRING ST	0.46	B-2
151032212504010	230 S NEWMAN RD	0.46	AUH
151032332128020	WOOD LAKE CT	0.46	R-100
151032211184001	SUNNYSLOPE DR	0.46	R-100
151032211180806	QUAIL POINT DR	0.47	RM-2
151032235050050	5328 VICKSBURG DR	0.47	R-100
151032202018240	6652 ALTAMOUNT CR	0.48	R-100
151032307205000	4307 SPRING ST	0.48	R-75
151032209038000	1206 LANCELOT LN	0.49	AUH
151032209093020	FANCHER RD	0.49	AUH
151032235050070	5318 VICKSBURG DR	0.49	R-100

151032306207000	HANLON DR	0.49	R-100
151032332128050	WOOD LAKE CT	0.49	R-100
151032332200071	CORNERSTONE WAY	0.49	R-100
151032332200075	CROSSWINDS	0.49	R-100
151032209032000	10046 CAMELOT DR	0.50	R-100
151032212305001	440 CHERRY HILL DR	0.50	R-100
151032305010000	2810 EATON LN	0.50	R-60
151032236001000	4238 MEACHEM RD	0.51	AUH
151032201090000	GRAND PRIX DR	0.51	AUH
151032214086180	GLEN EAGLES DR	0.51	R-100
151032235058000	LINCOLNSHIRE DR	0.51	R-100
151032209036000	10051 CAMELOT DR	0.52	R-100
151032210403330	SHADY OAK TR	0.52	R-75
151032203032000	SHARON LN	0.53	R-100
151032202104001	CEDARHEDGE DR	0.54	R-100
151032209017000	OLD SPRING ST	0.54	AUH
151032225103003	BURR OAK DR	0.54	AUH
151032235074130	HICKORYWOOD CT	0.54	R-100
151032307080000	1155 N OSBORNE BLVD	0.54	R-100
151032209034020	10027 CAMELOT DR	0.55	R-100
151032306080000	2200 N GREEN BAY RD	0.55	AUH, R-100
151032201173000	2726 GREEN HAZE AVE	0.56	R-100
151032331200085	KINGS WAY	0.56	R-100
151032201115000	2524 OLE DAVIDSON RD	0.57	R-75
151032201117000	2500 OLE DAVIDSON RD	0.57	R-75
151032202039000	1726 N EMMERTSEN RD	0.57	AUH
151032209028030	1220 ROUND TABLE DR	0.57	AUH, R-100
151032203006420	2105 CARLAS WAY	0.59	R-100
151032307057000	4121 SPRING ST	0.59	R-60
151032331200207	KINGS WAY	0.59	R-100
151032201128010	GREEN HAZE AVE	0.60	R-75
151032209104000	1257 LANCELOT LN	0.60	R-100
151032212307012	CHERRY HILL DR	0.60	R-100
151032201164000	OLE DAVIDSON RD	0.61	R-100
151032212500000	346 S NEWMAN RD	0.61	AUH, R-100
151032235074140	HICKORYWOOD CT	0.61	R-100

151032331200080	SAFE HARBOR CT	0.61	R-100
151032214086190	GLEN EAGLES DR	0.62	R-100
151032331200083	SAFE HARBOR CT	0.63	R-100
151032201133000	GREEN HAZE AVE	0.64	R-75
151032332053001	4621 HANSCHER RD	0.64	R-75D
151032307006000	VALLEY VIEW DR	0.66	R-100
151032210054000	144 S STUART RD	0.67	AUH
151032212497020	346 S NEWMAN RD	0.68	R-100
151032201077109	5834 CARRIAGE HILLS DR	0.69	R-100
151032201150000	GREEN HAZE AVE	0.69	R-100
151032201153000	2703 GREEN HAZE AVE	0.69	R-100
151032209062010	S FANCHER RD	0.69	AUH
151032236131150	5017 COPPER LEAF BLVD	0.69	R-100
151032236140000	4732 FOREST LN	0.69	R-100
151032201138000	2806 GREEN HAZE AVE	0.70	R-100
151032211181120	PHEASANT CREEK TRL	0.70	R-100
151032331200082	SAFE HARBOR CT	0.71	R-100
151032212286020	S EMMERTSEN RD	0.73	R-100
151032216002000	713 S FANCHER RD	0.75	AUH
151032236096000	6113 TAYLOR AVE	0.75	AUH
151032209026002	SPRING ST	0.76	R-100
151032212495000	S NEWMAN RD	0.76	AUH
151032213085001	HUNTER DR	0.77	R-75, R-10
151032214086030	SUNNYSLOPE DR	0.79	R-100D
151032215005000	625 S STUART RD	0.80	AUH
151032212451000	12 S NEWMAN RD	0.82	AUH
151032209090000	OLD SPRING ST	0.85	AUH
151032306062000	4526 NORTHWESTERN AVE	0.87	AUH
151032212437000	5227 SHIRLEY AVE	0.90	AUH
151032230011000	13145 OLD HWY 11	0.90	B-P
151032226067001	GREEN BAY RD	0.91	R-75
151032235074320	AUTUMNWOOD CT	0.92	R-100
151032332102000	S LAKESHORE DR	0.92	R-100
151032204029000	10025 KRAUT RD	0.95	AUH, WETLA
151032307246000	13 S INDIANA ST	0.95	R-100
151032307260000	S INDIANA ST	0.95	R-100

151032209026001	SPRING ST	0.97	R-100
151032217012000	10912 WASHINGTON AVE	0.97	AG
151032225026010	EMSTAN HILLS RD	0.97	R-75
151032211182006	GREENVALLEY DR	0.98	R-100
151032205009020	KRAUT RD	1.00	AG
151032210404420	90TH ST	1.00	R-100
151032211001010	OLD SPRING ST	1.00	AUH
151032212250000	5801 SPRING ST	1.00	AUH
151032212282000	S EMMERTSEN RD	1.00	AUH
151032212435000	5321 SHIRLEY AVE	1.00	AUH
151032212461000	6005 SPRING ST	1.00	AUH
151032215003000	STUART RD	1.00	AUH
151032307059002	4025 SPRING ST	1.00	RM-2
151032307184000	2149 N GREEN BAY RD	1.00	AUH
151032212452000	N NEWMAN RD	1.02	AUH
151032234021010	7500 COUNTY LINE RD	1.03	AG
151032209083011	S FANCHER RD	1.05	R-75
151032201064043	6048 SANDY LN	1.08	R-100
151032212544000	S NEWMAN RD	1.11	AUH
151032210114000	DANIEL CT	1.15	R-60
151032210012000	CLINTON LN	1.18	AUH
151032225085000	S GREEN BAY RD	1.18	R-100
151032204092000	1826 OLD FANCHER RD	1.20	AUH, R-100
151032201100020	N NEWMAN RD	1.25	R-75
151032210033020	GRESHHELL LN	1.25	AUH
151032202300953	TAURUS DR	1.28	R-75
151032212278000	S EMMERTSEN RD	1.30	AUH
151032213195000	N NEWMAN RD	1.31	AUH
151032236001000	4238 MEACHEM RD	1.31	AUH
151032201016000	N NEWMAN RD	1.33	AUH
151032212485010	SHEFFIELD RD	1.38	AUH
151032209083020	FANCHER RD	1.39	R-75
151032225103001	HILLSIDE DR	1.43	R-100
151032201060000	2429 N EMMERTSEN RD	1.50	AUH
151032202300956	TAURUS DR	1.54	R-75
151032210021002	S SUZANNE LN	1.63	AUH

151032225103002	SHORT VALLEY LN	1.72	R-100
151032211034000	504 S EMMERTSEN RD	1.73	AUH
151032203006005	1951 SETTLEMENT TR	1.83	R-100
151032203037001	BARTELS DR	1.90	R-100
151032213085002	HUNTER DR	1.94	R-100
151032212485000	SHEFFIELD RD	1.95	AUH
151032306010000	RIVERSHORE DR	1.97	AUH, R-100
151032213028000	S GREEN BAY RD	2.00	R-60
151032220042000	WEST RD	2.00	B-P
151032331200206	SAFE HARBOR CT	2.00	R-100
151032201643000	PATRIOT WAY	2.17	R-100
151032212278000	S EMMERTSEN RD	2.18	AUH
151032201256000	NORTHWESTERN AVE	2.20	R-100
151032207004000	HWY V	2.25	AG
151032214036002	WASHINGTON AVE	2.26	AUH, B-2
151032212486000	SHEFFIELD RD	2.28	AUH
151032306044000	NORTHWESTERN AVE	2.29	AUH
151032203100129	DEER CREEK DR	2.31	R-100
151032217030000	WASHINGTON AVE	2.31	AG
151032204004020	NORTHWESTERN AVE	2.32	R-100
151032212457000	SPRING ST	2.33	AUH
151032234014001	COUNTY LINE RD	2.44	AG
151032306048000	NORTHWESTERN AVE	2.50	AUH
151032331044000	COUNTY LINE RD	2.50	AUH
151032209003621	DAHLIA LN	2.51	R-60
151032212454000	SPRING ST	2.63	AUH
151032203050145	HEINZE DR	2.96	R-100
151032212282000	S EMMERTSEN RD	3.00	AUH
151032213187000	S NEWMAN RD	3.00	R-100D
151032216033000	10120 WASHINGTON AVE	3.00	B-3
151032307051000	SPRING ST	3.00	R-60
151032203006006	2402 CARLAS WAY	3.02	R-100
151032210344000	STUART RD	3.17	R-60
151032332200207	HWY KR	3.21	R-100
151032212274020	S EMMERTSEN RD	3.42	R-100
151032212274040	S EMMERTSEN RD	3.45	R-100

151032212285020	EMMERTSEN RD	3.50	R-75
151032201644000	N EMMERTSEN RD	3.59	R-100
151032201049000	NEWMAN RD	3.68	AUH
151032203053003	DORA LN	3.75	R-100
151032212489000	SHEFFIELD RD	3.75	AUH
151032210092000	GLOBE HEIGHTS DR	4.05	AUH
151032203053002	GITTINGS RD	4.06	R-100, B-4
151032214086010	SUNNYSLOPE DR	4.18	R-100D
151032212271000	EMMERTSEN RD	4.21	AUH
151032206026000	HWY 41	4.46	B-3/AG
151032203053004	DORA LN	4.53	R-100
151032201062000	2321 N EMMERTSEN RD	4.55	AUH
151032203053001	GITTINGS RD	4.56	R-100, R-1
151032215034040	STUART RD	4.75	AUH
151032213186000	S NEWMAN RD	5.00	R-100D
151032219020000	OLD HWY 11	5.00	B-P
151032332200206	CORNERSTONE WAY	5.04	R-100
151032201096000	N NEWMAN RD	5.28	R-100
151032209003631	90TH ST	5.32	R-60
151032202010040	LUBA LN	5.70	R-100
151032202104002	CEDARHEDGE DR	5.88	R-75
151032307063000	SPRING ST	6.03	R-100
151032214008000	HAVEN AVE	6.13	AUH, R-100
151032202030100	PARKSIDE LN	7.53	RM-2
151032306086000	OLE DAVIDSON RD	9.13	AUH
151032330042570	PLEASANT LN	10.77	RM-1
151032203006004	2331 CARLAS WAY	12.74	R-100
151032236107000	HWY KR	17.07	R-100
151032214086040	SUNNYSLOPE DR	18.19	R-100D
151032206019000	3047 HWY 41	18.50	AG, M-1
151032211018040	7507 OLD SPRING ST	28.87	AUH, R-100
151032203100126	DEER CREEK DR	35.23	R-100
151032211009000	OLD SPRING ST	36.79	AUH

5. SECTION (D): 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.

Table 5.1

Parcel Number	Address	Owner	Zoning	Roadway Access?	Utility Access?
151032201016000	NEWMAN N RD	JAMES J CEE	AUH	NO	NO
151032201042000	NEWMAN N RD	KATRINA LEIBER	R-100	YES	YES
151032201049000	2500 NEWMAN N RD	ERTL TRUST RUTH C	AUH	NO	NO
151032201049000	2500 NEWMAN N RD	ERTL TRUST RUTH C	AUH	NO	NO
151032201060000	2429 EMMERTSEN N RD	MULDER LIVING TRUST WILLIAM R TRUSTEE	AUH	NO	NO
151032201062000	EMMERTSEN N RD	TROY A TOUGAS	AUH	NO	NO
151032201090000	CARRIAGE HILLS DR	PETER HAMAN	AUH	NO	NO
151032201096030	DARTMOOR DR	TNG 10, LLC	W-F	NO	NO
151032201331010	5625 CARRIAGE HILLS DR	JEFFREY P VOELZ	AUH	NO	NO
151032202002020	2920 EMMERTSEN N RD	DONALD N HAUCH	AUH	NO	NO
151032202021010	AIRLINE RD	JERZY T GODLEWSKI	AUH	YES	YES
151032202021010	AIRLINE RD	JERZY T GODLEWSKI	AUH	YES	YES
151032202028002	AIRLINE RD	GORTON FARMS INC	AUH	YES	YES
151032202039000	1726 EMMERTSEN N RD	JEFFREY A ZARBOCK	AUH	YES	YES
151032202049000	2100 EMMERTSEN N RD	MATTHEW MIKAELIAN	AUH	NO	NO
151032202104002	ROLLING GREEN DR	SPRING MEADOWS OWNERS ASSOCIATION	R-75	YES	YES
151032203006004	CARLAS WAY	HOMEOWNERS ASSOCIATION	W-F	NO	NO
151032203032000	2928 SHARON LN	RICK A KRAJCIK	R-100	YES	YES
151032203038000	8829 NORTHWESTERN AVE	ROBERT L BARTEL	W-F	NO	NO
151032203045000	GITTINGS RD	DOUGLAS A KARGE	AUH	NO	NO
151032203046000	GITTINGS RD	DOUGLAS A KARGE	AUH	YES	YES
151032203046000	GITTINGS RD	DOUGLAS A KARGE	AUH	YES	YES
151032203050145	HEINZE DR	HEINZE FARMS SUBD ADD 1 PROPERTY OWNERS ASSOC	W-F	NO	NO
151032203054001	GITTINGS RD	ANDREW DOCKSEY	AUH	NO	NO

151032204011000	2521 FANCHER RD	BERTZYK TRUST DATED OCTOBER 20, 2014	AUH	YES	YES
151032204013000	LUANNE DR	BERTZYK TRUST DATED OCTOBER 20, 2014	AUH	YES	YES
151032204015000	2733 FANCHER RD	MICHAEL V MEYER	W-F	NO	NO
151032204029000	10025 KRAUT RD	GARY C ANDERSON	AUH	YES	YES
151032204048010	FANCHER RD	RYAN CHARLES STEPHEN	AUH	YES	YES
151032204055000	KRAUT RD	RICHARD E BABE JR	AUH	YES	YES
151032204077010	FANCHER RD	JOANN C SUSTACHEK	R-100	YES	YES
151032204077120	CTH H	BORZYNSKI BROS PROPERTIES	AUH	YES	YES
151032204081000	1722 OLD FANCHER RD	DAVID A MCKELLIPS	AUH	YES	YES
151032204092000	1826 OLD FANCHER RD	JAMES E SUSTACHEK	AUH	YES	YES
151032204100000	1441 OLD FANCHER RD	NOPPE FARM LLC	AUH	NO	NO
151032204101020	GITTINGS RD	LUKE M KLINZING LIVING TRUST	AUH	NO	NO
151032204104000	GITTINGS RD	WILLIAM SCHMIDT & CATHY SCHMIDT JOINT REVOCABLE TRUST	AUH	YES	YES
151032205009020	11545 KRAUT RD	TED BEARDSLEY	AG	YES	NO
151032205018000	11828 KRAUT RD	NORMAN K STEPHAN	AG	YES	YES
151032205021020	CTH V	KATHRYN M SCHEER REVOCABLE TRUST DATED FEBRUARY 16, 2015	AG	YES	YES
151032205021050	CTH V	MCKNIGHT TRUST DENNIS W & SUSAN B	AG	YES	YES
151032205023000	BORGARDT RD	BORGARDT TRUST DATED OCTOBER 5, 2017	AG	YES	NO
151032206013010	CTH V	GUSTAV DIETZ	AG	YES	YES
151032206017000	KRAUT RD	NANCY A DUTHIE	AG	YES	NO
151032206018000	3047 USH 41	HINTZ REAL ESTATE DEVELOPMENT COMPANY	AG	NO	NO
151032206019000	3047 USH 41	HINTZ REAL ESTATE DEVELOPMENT COMPANY	AG	YES	NO
151032206020000	USH 41	RB I94 SOUTH LLC	AG	YES	NO
151032206020100	USH 41	DANIEL R HINTZ	AG	YES	NO
151032206024000	USH 41	RB I94 SOUTH LLC	B-3	YES	NO
151032206025000	1711 USH 41	RB I94 SOUTH LLC	B-3	YES	NO

151032206026000	1809 USH 41	PETER E MOGENSEN III	B-3	YES	NO
151032206032000	KRAUT RD	BADGER LAND CO	AG	YES	NO
151032206033020	KRAUT W RD	DS KOBLENSKI LLC	AG	YES	NO
151032207001010	CTH V	ROEHRICH TRUST DATED JANUARY 5, 2015	AG	YES	YES
151032207004000	1538 CTH V	STEPHEN KELLS	AG	YES	YES
151032207009000	KRAUT RD	CAROL A FUNK	AG	YES	NO
151032207010000	13201 KRAUT W RD	MATHIESEN LAND COMPANY LLC	AG	NO	NO
151032207011000	USH 41	VINCENT J TRENTADUE	AG	YES	NO
151032207012000	USH 41	VINCENT J TRENTADUE	AG	YES	NO
151032207012001	13703 KRAUT W RD	STEPHEN SADLON LIVING TRUST DATED JULY 3, 2014	AG	YES	NO
151032207013000	SPRING ST	I-94 ASSOCIATES	AG	YES	NO
151032207015000	SPRING ST	M & R INVESTMENTS LLC	AG	YES	NO
151032207017000	SPRING ST	I-94 ASSOCIATES	AG	YES	NO
151032207018000	SPRING ST	I-94 AND ASSOCIATES	AG	YES	NO
151032208002000	SPRING ST	DAVID A RASMUSSEN	AG	NO	NO
151032208002000	SPRING ST	DAVID A RASMUSSEN	AG	NO	NO
151032208003001	1423 BORGARDT RD	STEPHANIE N PETERSON	AG	YES	NO
151032208012004	11025 SPRING ST	LANGE TRUST LAWRENCE S & BARBARA J	AG	NO	NO
151032208025000	SPRING ST	LINDA L FIDLER	AG	YES	NO
151032208042000	CTH V	BORZYNSKI BROTHERS PROPERTIES	AG	YES	YES
151032208045000	CTH V	BORZYNSKI BROTHERS PROPERTIES	AG	YES	YES
151032208048001	CTH V	WHITLEY FARMS INC	AG	YES	YES
151032208051000	SPRING ST	BORZYNSKI BROS PROPERTIES	W-F	NO	NO
151032209004001	OLD FANCHER RD	NOPPE FARM LLC	AUH	YES	NO
151032209004020	OLD FANCHER RD	NOPPE FARM LLC	AUH	NO	NO
151032209011001	2412 WEST RD	JOSEPH E BORZYNSKI	AUH	NO	NO
151032209017000	OLD SPRING ST	TOM A KORITSARIS	AUH	YES	NO
151032209027170	MILLSTONE DR	MC HOME BUILDERS LLC	R-75	YES	YES
151032209028030	ROUNDTABLE DR	MICHELE HANSEN	R-100	YES	YES
151032209038000	1206 LANCELOT LN	JAMES G KRAMER	AUH	YES	YES

151032209056000	2412 WEST RD	JOSEPH E BORZYNSKI BROS	AUH	NO	NO
151032209062010	FANCHER RD	KURT S NELSON	AUH	YES	YES
151032209066020	FANCHER S RD	DAVID H LAMACK & ARLENE J LAMACK JOINT REVOCABLE TRUST	R-100	YES	YES
151032209093020	FANCHER S RD	PATRICIA A ROHNER	AUH	YES	YES
151032209094000	CTH H	HWY 20 & 90TH DEVELOPMENT, LLC	AUH	YES	YES
151032210001000	AIRLINE RD	NELSON TRUST GARY L & SALLY M	AUH	YES	YES
151032210001100	AIRLINE RD	FORWARD HOLDINGS OF RACINE LLC	AUH	YES	YES
151032210001210	AIRLINE RD	NELSON TRUST GARY L & SALLY M	AUH	YES	YES
151032210004001	8440 SPRING ST	COMMUNITY CHURCH OF THE NAZARENE	AUH	YES	YES
151032210012000	CLINTON LN	CHRIS HANSEN	AUH	NO	NO
151032210019000	SUZANNE S LN	TYE SALINAS	AUH	NO	NO
151032210021002	SUZANNE S LN	EDWARD POSSING	AUH	YES	YES
151032210033020	GRESHHELL LN	DENNIS R LEWIS	AUH	YES	YES
151032210045000	STUART RD	STEINER & STEINER	AUH	YES	YES
151032210054000	STUART RD	LOOMIS	AUH	YES	YES
151032210055000	344 STUART RD	COOK ETAL	AUH	YES	YES
151032210064001	SUZANNE S LN	TYE SALINAS	AUH	NO	NO
151032210065000	SUZANNE S LN	TYE SALINAS	AUH	YES	YES
151032210092000	GLOBE HEIGHTS DR	IRREVOCABLE SCHOLZ FAMILY TRUST DATED DECEMBER 5, 2006	AUH	YES	YES
151032210101100	445 STUART RD	GILBERT G BETH	AUH	NO	NO
151032210102010	513 STUART RD	GILBERT G BETH	AUH	YES	YES
151032210103000	STUART RD	TROY HANSEN & MICHELE HANSEN	AUH	YES	YES
151032210103030	STUART RD	TROY HANSEN	R-100	YES	YES
151032210106000	STUART RD	ESSER FAMILY TRUST	AUH	NO	NO
151032210114000	DANIEL CT	THOMAS J CHAPMAN	AUH	YES	YES
151032210405160	1035 TALLGRASS LN	KENNETH MCLEAN	W-F	YES	YES
151032210405180	1127 TALLGRASS LN	ANDREW KUHAGEN	W-F	YES	YES

151032211001010	OLD SPRING ST	MARESH-MEREDITH FUNERAL HOME LLC	R-75	YES	YES
151032211006001	SPRING ST	MARESH-MEREDITH FUNERAL HOME LLC	AUH	YES	NO
151032211006003	SPRING ST	MARESH-MEREDITH FUNERAL HOME LLC	AUH	YES	NO
151032211006200	SPRING ST	ROMA LODGE INC	AUH	YES	NO
151032211009000	OLD SPRING ST	MARVIN E GLEASON JR	AUH	YES	YES
151032211018040	OLD SPRING ST	RALPH Q CENTELL JR	R-100	YES	YES
151032211025000	445 STUART RD	GILBERT G BETH	AUH	NO	NO
151032211026000	STUART RD	GILBERT G BETH	AUH	YES	NO
151032211027000	SUMMERSET DR	R O LEHNER	AUH	YES	YES
151032211100000	229 SUMMERSET S DR	FRANCES A HELD	AUH	YES	YES
151032211137000	7015 OLD SPRING ST	MICHAEL L TOBIAS	R-60	YES	YES
151032211139000	1330 SUMMERSET N DR	MICHAEL L TOBIAS	B-2	YES	YES
151032211167000	32 WENDI CT	RICHARD R RETH	AUH	NO	NO
151032211174000	WENDI CT	HEATHER MARTINEZ	AUH	NO	NO
151032212047000	5407 SPRING ST	PERSONAL TOUCH BY JULIE, INC	B-2	YES	YES
151032212250000	5801 SPRING ST	JEFFREY C HANSON	AUH	YES	YES
151032212271000	45 EMMERTSEN S RD	ROY A PETERSEN	AUH	YES	YES
151032212278000	102 EMMERTSEN S RD	JOHN U SCHNEIDER	AUH	YES	YES
151032212282000	102 EMMERTSEN S RD	JOHN U SCHNEIDER	AUH	YES	YES
151032212334000	5133 ROSEDALE LN	THOMAS M PROCHASKA	AUH	NO	NO
151032212335000	5125 ROSEDALE LN	KURT E PEDERSEN	AUH	NO	NO
151032212435000	5321 SHIRLEY AVE	JOHN S JAMES	AUH	YES	YES
151032212437000	5227 SHIRLEY AVE	KENNETH U ROBINSON	AUH	YES	YES
151032212451000	NEWMAN S RD	LAVERNE J LOFTON	AUH	YES	YES
151032212452000	NEWMAN N RD	CARL A WELLS	AUH	NO	NO
151032212454000	SPRING ST	NIELS P ANDERSEN	AUH	NO	NO
151032212457000	SPRING ST	NIELS P ANDERSEN	AUH	NO	NO
151032212485000	SHEFIELD DR	ROYAL LAND INVESTMENTS LLC	AUH	YES	YES

151032212485010	SHEFIELD DR	5821 WOODLAND HILLS LLC	AUH	NO	NO
151032212486000	SHEFIELD RD	OLE STAUSERSBOL	AUH	NO	NO
151032212489000	SHEFIELD RD	CEDARWOOD HOMES LLC	AUH	NO	NO
151032212489000	SHEFIELD RD	CEDARWOOD HOMES LLC	AUH	NO	NO
151032212495000	NEWMAN S RD	LEE E DESCHLER	AUH	NO	NO
151032212504010	230 NEWMAN S RD	WILLIAM L BIENEMAN	AUH	NO	NO
151032212544000	NEWMAN S RD	STEVEN C BEYER	AUH	YES	YES
151032212552000	437 GREEN BAY S RD	DOLORES A SCHROEDER	AUH	YES	YES
151032213047010	1001 NEWMAN S RD	ORIX BRADFORD MT PLEASANT VENT	B-2	YES	YES
151032213059001	GREEN BAY S RD	PINNACLE REALTY SERVICES LLC	B-2	YES	YES
151032213103020	5910 WASHINGTON AVE	LEAP MANAGEMENT LLC	AUH	YES	YES
151032213116000	GREEN BAY RD	PINEKENSTEIN	B-2	YES	YES
151032213119000	WASHINGTON AVE	PINEKENSTEIN ETAL	B-2	YES	YES
151032213120000	5510 WASHINGTON AVE	E PINEKENSTEIN TRUST 12.5%	B-2	YES	YES
151032213154010	WASHINGTON AVE	RACINE SHOPPING CENTRE LLC	B-2	YES	YES
151032213168100	GREEN BAY S RD	MCU FINANCIAL CENTER CREDIT UNION	B-4	YES	YES
151032213168100	GREEN BAY S RD	MCU FINANCIAL CENTER CREDIT UNION	B-4	YES	YES
151032213195000	NEWMAN N RD	STEVEN W SMITH	AUH	NO	NO
151032213436001	KINZIE AVE	FOX RUN HOMEOWNERS ASSOCIATION	W-F	NO	NO
151032214001000	EMMERTSEN S RD	AMY HAMILTON	AUH	NO	NO
151032214036002	WASHINGTON AVE	O'MALLEY INVESTMENTS II FAMILY	B-2	NO	NO
151032214042001	6410 WASHINGTON AVE	MICHAEL PIRK	B-3	NO	NO
151032214051040	MARINER DR	PRAIRIE PROFESSIONAL PARK OFFICE CONDO ASSOC	B-3	YES	YES
151032214051170	PRAIRIE DR	PRAIRIE PROFESSIONAL PARK OFFICE CONDO ASSOC	RM-1	NO	YES
151032214052220	837 BOULDER TRL	ZELK ENTERPRISE LLC	RM-1	YES	YES
151032214091000	WASHINGTON AVE	PARADISE PLAZA LLC	B-2	NO	NO
151032214098000	GLEN EAGLES DR	PATRICK A PEACH	AUH	NO	NO

151032214113000	6409 WASHINGTON AVE	MARK A PORCARO	AUH	YES	YES
151032214114000	6401 WASHINGTON AVE	MARK A PORCARO	AUH	YES	YES
151032214117020	MEADOWLANE AVE	VERLYN L ALMOND	AUH	NO	NO
151032214117030	MEADOWLANE AVE	MILDRED L ALMOND	AUH	NO	NO
151032214122000	WASHINGTON AVE	MARK A PORCARO	AUH	NO	NO
151032214125000	6335 WASHINGTON AVE	MARK A PORCARO	AUH	YES	YES
151032214138000	1316 MEADOWLANE AVE	SONNY K HAVN	AUH	NO	NO
151032214139000	1316 MEADOWLANE AVE	SONNY K HAVN	AUH	YES	YES
151032214159000	1511 MEADOWLANE AVE	REPUBLIC SERVICES OF WIS I LLC	AUH	YES	YES
151032214167000	1616 MEADOWLANE AVE	KENNETH E KLOPSTEIN	AUH	YES	YES
151032214316001	WARWICK WAY	KWIK TRIP INC	B-3	YES	YES
151032215001012	AIRLINE S RD	TANDR LLC	B-3	YES	YES
151032215001020	822 AIRLINE RD	TOP FLIGHT LLC	B-3	YES	YES
151032215001030	AIRLINE RD	BUNGALOWS OF RACINE LLC	B-3	YES	YES
151032215003000	615 STUART RD	GERALD A WERNER	AUH	NO	NO
151032215005000	625 STUART RD	TROY M HANSEN	AUH	YES	YES
151032215034040	1020 STUART RD	DAWN MARIE SPARKS	AUH	NO	NO
151032215038000	8004 WASHINGTON AVE	JOHNSON TRUST BERT T & FERN I	B-3	YES	YES
151032215048020	WASHINGTON AVE	AJP DEVELOPMENT LLC	B-3	YES	YES
151032215048040	COMMERCE DR	AJP DEVELOPMENT LLC	B-3	YES	YES
151032215048070	ENTERPRISE DR	M & H PROPERTY	B-3	YES	YES
151032215048080	ENTERPRISE DR	M & H PROPERTY	B-3	YES	YES
151032215048090	ENTERPRISE DR	M & H PROPERTY	B-3	YES	YES
151032215060000	1305 WILLOW RD	LINDA M VERWEY	AUH	YES	YES
151032215079000	8110 SLATER AVE	TODD H FEEHRER	AUH	YES	YES
151032215087000	8226 SLATER AVE	ERIC A PROCHASKA	AUH	YES	YES
151032215095000	SLATER AVE	DOUGLAS RADWILL	AUH	YES	YES
151032215099000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215100000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215101000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES

151032215102000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215103000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215104000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215106000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215107000	SLATER AVE	GARY BUCHHOLZ	AUH	YES	YES
151032215127000	1441 WILLOW RD	JOHNSON REDEVELOPMENT CORP	AUH	YES	YES
151032215132000	WILLOW RD	KAREN A MURPHY	AUH	YES	YES
151032215140000	WILLOW RD	LINDA M VERWEY	AUH	YES	YES
151032215145010	AIRLINE RD	CSZ CONSULTING LLC	B-3	YES	YES
151032215145020	AIRLINE RD	ALMOST HOME ACADEMY REALTY, LLC	B-3	YES	YES
151032215145070	1100 AIRLINE S RD	JENSEN RICHARD G	B-3	YES	YES
151032215145080	AIRLINE RD	TURING LLC	B-3	YES	YES
151032215146020	FOUNTAIN HILLS HLS	HARMONY HEALTH HOLDINGS LLC	B-3	YES	YES
151032215146030	FOUNTAIN HILLS HLS	HARMONY HEALTH HOLDINGS LLC	B-2	YES	YES
151032216001000	9000 WASHINGTON AVE	WEST LAWN CO CEMETERY % SCI M STEWART SERVICES INC. (SALT)	AUH	YES	YES
151032216002000	713 FANCHER S RD	HOUDEK TRUST ROBERT F SR & JUDITH A	AUH	YES	YES
151032216003020	FANCHER S RD	HWY 20 & 90TH DEVELOPMENT, LLC	AUH	YES	YES
151032216028000	9988 WASHINGTON AVE	ROBERT E KUTZNER	AUH	NO	NO
151032216130120	9502 WASHINGTON AVE	TROUT SLAYER WORLDWIDE LLC	B-P	YES	YES
151032217017000	CTH V	SCHULZ JR & SON, INC DAVID	AG	NO	NO
151032222009000	WILLOW RD	JOHNSON & SON INC S C	M-1	YES	YES
151032222034000	WILLOW RD	JOHNSON & SON INC S C	M-1	YES	YES
151032223001001	MEADOWLANE AVE	REPUBLIC SERVICES OF WIS I LLC	AUH	NO	NO
151032223049000	6824 DURAND AVE	STEVEN C CARNEY	AUH	YES	YES
151032223058000	2737 COZY ACRES RD	CYNTHIA A SATHER	AUH	YES	YES
151032223062000	6624 DURAND AVE	WAYNE E THOMPSON	AUH	YES	YES
151032223063000	6618 DURAND AVE	WAYNE E THOMPSON	AUH	YES	YES
151032223105000	ROSYLN PL	DAVID J TROSSEN	AUH	NO	NO

151032225048000	DURAND AVE	MT PLEASANT BLDG CORP	B-2	NO	NO
151032225048002	5817 DURAND AVE	HERITAGE RACINE CORP	B-2	YES	YES
151032225085000	GREEN BAY S RD	OLD GREEN BAY LLC	AUH	YES	YES
151032225102000	TAYLOR AVE	KEITH E JONES	AUH	YES	YES
151032225102000	TAYLOR AVE	KEITH E JONES	AUH	YES	YES
151032225102000	TAYLOR AVE	KEITH E JONES	AUH	YES	YES
151032225103003	BURR OAK DR	MARK BARROWS	AUH	YES	YES
151032225127002	LAKEVIEW DR	UGNE ADAMS ARONSON	AUH	NO	NO
151032225147000	4919 TAYLOR AVE	JOHN F ROBSON	AUH	NO	NO
151032225164000	MEACHEM RD	MCDONALD'S USA, LLC	B-2	YES	YES
151032225182000	TAYLOR AVE	AARON R THOMSON	AUH	NO	NO
151032226002000	NATIONAL AVE	GLEASON TRUST MARVIN E SR & PHILLIS A	AUH	YES	YES
151032226011000	6223 DURAND AVE	DURAND PARTNERS LLC	B-2	YES	YES
151032226018000	GREEN BAY S RD	DANIEL P HICKEY FAMILY TRUST DATED 3/18/04	AUH	NO	NO
151032226031000	DURAND AVE	BRETT J GAGNON	AUH	YES	YES
151032226059000	7003 BRAUN RD	THOMAS S HALL	M-1	YES	YES
151032226060000	7222 BRAUN RD	THOMAS S HALL	M-1	YES	YES
151032226066002	GREEN BAY RD	ALTA VISTA SENIOR LIVING PORTFOLIO, LLC	AUH	YES	YES
151032226066200	GREEN BAY RD	THOMAS E BAUERNFEIND	AUH	YES	YES
151032226066230	GREEN BAY RD	THOMAS E BAUERNFEIND	AUH	YES	YES
151032226067000	3236 GREEN BAY S RD	TERESA MAI	AUH	YES	YES
151032226068000	3326 GREEN BAY S RD	TIMOTHY P ZUCK	AUH	YES	YES
151032226075000	6404 GREEN RIDGE DR	PAMELA J GRUBE	AUH	NO	NO
151032226091000	GREEN RIDGE DR	LORENZO C GONZALEZ	AUH	NO	NO
151032226092000	GREEN RIDGE DR	CARLOS J AMAYA	AUH	NO	NO
151032226095000	6812 GREEN RIDGE DR	JAMES I COOTS	AUH	NO	NO
151032226151000	6537 SOUTH DR	MICHAEL T MCDERMOTT	AUH	YES	YES
151032226156000	6711 SOUTH DR	KENNETH E NIEMOTH	AUH	NO	NO
151032226157000	6711 SOUTH DR	KENNETH E NIEMOTH	AUH	NO	NO
151032226158000	6711 SOUTH DR	KENNETH E NIEMOTH	AUH	NO	NO
151032226159000	6711 SOUTH DR	KENNETH E NIEMOTH	AUH	NO	NO

151032226160000	6711 SOUTH DR	KENNETH E NIEMOTH	AUH	NO	NO
151032226197000	MELODY LN	JON BECHMAN	AUH	NO	NO
151032227012001	BRAUN RD	JOHN G OSTERMANN	M-1	NO	NO
151032227012020	7948 BRAUN RD	JOHN G OSTERMANN	AG	YES	YES
151032227012030	7962 BRAUN RD	JOHN G OSTERMANN	AG	YES	YES
151032227013000	7905 BRAUN RD	WEST ROAD INVESTMENTS LLC	M-1	YES	YES
151032234004000	4937 90TH ST	BORZYNSKI BROS PROPERTIES	AG	YES	NO
151032234006020	COUNTY LINE RD	NJI DEVELOPMENT LLC	AG	YES	NO
151032234012000	8536 COUNTY LINE RD	ELAINE SHERRY	AG	YES	NO
151032234014001	COUNTY LINE RD	ZACHARY J SCHULZ	AG	YES	NO
151032234015000	90TH ST	ZORAN VIDOSAVLJEVIC	AG	YES	NO
151032234021010	7500 COUNTY LINE RD	JOANNE M RAMCKE	AG	NO	NO
151032235007000	6200 TAYLOR AVE	ROHNER TRUST MARJORIE E	AG	YES	NO
151032235007000	6200 TAYLOR AVE	ROHNER TRUST MARJORIE E	AG	YES	NO
151032235016000	6147 TAYLOR AVE	RANDALL J BORGLIN	AUH	YES	YES
151032235027000	6241 TAYLOR AVE	PATRICIA A TOWNSEND	AUH	YES	YES
151032235029000	6317 TAYLOR AVE	ROBERT R HORN	AUH	YES	YES
151032235033001	BRAUN RD	WILKS REVOCABLE TRUST ALVIN R & JEAN R	AG	YES	YES
151032235041000	7229 BRAUN RD	MICHAEL J BORZYNSKI	AG	YES	YES
151032235042000	7229 BRAUN RD	MICHAEL J BORZYNSKI	AG	NO	NO
151032235044070	GREEN BAY S RD	FAITHBRIDGE INC	AG	YES	NO
151032235044080	OLD GREEN BAY RD	PAUL D GITZLAFF	AG	YES	YES
151032235044090	OLD GREEN BAY RD	PAUL D GITZLAFF	AG	YES	YES
151032235046000	4848 GREEN BAY S RD	ROHNER TRUST MARJORIE E	AG	YES	NO
151032235046000	4848 GREEN BAY S RD	ROHNER TRUST MARJORIE E	AG	YES	NO
151032235047000	7229 BRAUN RD	MICHAEL J BORZYNSKI	AG	NO	NO
151032235047001	GREEN BAY S RD	ROHNER TRUST MARJORIE E	AG	NO	NO
151032235050130	CTH KR	JEFFREY B SCIALLO	R-100	YES	YES
151032235050200	GREEN BAY S RD	SENIOR CAMPUS AT CAMPBELL WOOD	W-F	YES	YES

151032235071000	OLD GREEN BAY RD	JOHN M DE MOULPIED	AUH	NO	NO
151032236001000	4238 MEACHEM RD	NICKOLAS MARTINEZ	W-F	YES	YES
151032236010000	5317 CHICORY RD	THOMAS S PULICE	AUH	NO	NO
151032236019030	4601 WOOD RD	THOMAS S HALL	AUH	YES	YES
151032236083000	5720 TAYLOR AVE	TIMOTHY J RYAN	B-4	YES	YES
151032236088000	OLD GREEN BAY RD	MARK A HERMANN	AUH	NO	NO
151032236090000	5928 TAYLOR AVE	CORY BATTLES	AUH	YES	YES
151032236096000	6113 TAYLOR AVE	BORGLIN HOLDINGS LLC	AUH	YES	YES
151032236098000	OLD GREEN BAY RD	JOHN M DE MOULPIED	AUH	NO	NO
151032236099000	OLD GREEN BAY RD	MARY ANN MILLER	AUH	NO	NO
151032236106030	WOOD RD	TOWER SITES OF RACINE, INC	AUH	YES	YES
151032236109000	6212 LINCOLNSHIRE DR	WELLS TRUST GUY J & KARIN L	AUH	YES	YES
151032236114000	5129 WOOD RD	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015	AUH	YES	YES
151032236116000	5129 WOOD RD	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015	AUH	YES	YES
151032236119000	COUNTY LINE RD	BLACKWELL TRUST JIMMIE O & SUSAN E	AUH	YES	YES
151032236125000	5129 WOOD RD	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015	AUH	YES	YES
151032236127000	5129 WOOD RD	BRUCE W & VICKI L FUNK TRUST DATED AUGUST 20, 2015	AUH	YES	YES
151032236140000	4732 FOREST LN	IDA M KEHL SURVIVOR'S TRUST DATED 2/2/88	AUH	YES	YES
151032236183051	4622 WOOD RD	STEVEN M BENIK	R-75	YES	YES
151032306002000	3500 RAPIDS CT	RACINE COMMERCIAL AIRPORT CORP	AUH	YES	YES
151032306006000	2710 GREEN BAY N RD	RACINE COMMERCIAL AIRPORT CORPORATION	AUH	YES	YES
151032306010000	2500 RIVERSHORE DR	ROY A CAUSEY III	W-F	NO	NO
151032306029000	NORTHWESTERN AVE	JACK W EICKHORST	AUH	NO	NO

151032306044000	3930 NORTHWESTERN AVE	T JOHN & NANNETTE J GREENWOOD ESTATE TRUST DATED 2/5/91	AUH	NO	NO
151032306048000	3930 NORTHWESTERN AVE	T JOHN GREENWOOD	AUH	YES	YES
151032306062000	NORTHWESTERN AVE	4526 NORTHWESTERN I LLC	AUH	YES	YES
151032306080000	2200 GREEN BAY N RD	JEFFREY T HROUDA	AUH	NO	NO
151032306086000	GREEN BAY N RD	LISA KAY REEVES	AUH	YES	YES
151032306089001	2015 OLE DAVIDSON RD	PAMELA M DESKINS	AUH	NO	NO
151032306102000	2149 GREEN BAY N RD	GOLF CLUB ACQUISITION LLC	AUH	YES	YES
151032306122000	3516 RAPIDS CT	RACINE COMMERCIAL AIRPORT CORPORATION	B-2	YES	YES
151032321008000	RACINE ST	SERGIO HERNANDEZ	B-3	YES	YES
151032321008001	2405 RACINE ST	MIRIAM G HERNANDEZ	B-3	YES	YES
151032321010000	MEAD ST	CASE EQUIPMENT CORP	M-1	YES	YES
151032321013000	RACINE ST	RITA F GORDY SURVIVOR'S TRUST	M-1	YES	YES
151032321016000	2334 MEAD ST	GRS DEVELOPMENT LLC	M-1	YES	YES
151032321022000	2111 MEAD ST	LEROY A WILLIAMS	RCH	YES	YES
151032321023000	2115 MEAD ST	LEROY WILLIAMS	RCH	YES	YES
151032321041000	2118 MEAD ST	ARAHAM CRUZ	RCH	YES	YES
151032321043000	2119 RACINE ST	RAFAEL CORONADO	RCH	YES	YES
151032321053000	2142 MEAD ST	WELLS BROTHERS PROPERTIES LLC	RCH	YES	YES
151032321055000	2146 MEAD ST	WELLS BROTHERS PROPERTIES LLC	RCH	YES	YES
151032321061000	1221 21ST ST	BOOKER T REDMOND	RCH	YES	YES
151032321081000	2205 CLARK ST	JOSE A RAMOS	RCH	YES	YES
151032321084000	2211 CLARK ST	JUAN F MALDONADO	RCH	YES	YES
151032321089000	2221 CLARK ST	JOSE LUIS BARBA	RCH	YES	YES
151032321091000	2230 RACINE ST	HUMBERTO DELGADO	RCH	YES	YES
151032321095000	2236 RACINE ST	DOUGLAS J CHAUSSEE	RCH	YES	YES
151032321103000	RACINE ST	BILL RIVERS	RCH	YES	YES
151032321104000	2209 RACINE ST	WILLIAM J RIVERS	RCH	YES	YES

151032321106000	2210 MEAD ST	WELLS BROTHERS PROPERTIES LLC	RCH	YES	YES
151032321111000	2221 RACINE ST	EMICAEL ORTEGA	RCH	YES	YES
151032321130000	2215 MEAD ST	MARIO GUERECA	RCH	YES	YES
151032321132000	2223 MEAD ST	RACINE HABITAT FOR HUMANITY, INC	RCH	YES	YES
151032321137000	2243 MEAD ST	VALERIE P OLIVER	RCH	YES	YES
151032321149000	2343 MEAD ST	JEFFREY A CADY	RCH	YES	YES
151032328001020	LARSON ST	CASE EQUIPMENT CORP	M-1	YES	YES
151032328001030	LARSON ST	CASE EQUIPMENT CORP	M-1	YES	YES
151032329151000	1507 RICHARD AVE	KRYSTYNA GDOWIK	B-1	YES	YES
151032329317000	3162 SHERIDAN RD	DARRELL D BOHN	B-2	NO	NO
151032329319000	3162 SHERIDAN RD	DARRELL D BOHN	B-2	YES	YES
151032329320000	3162 SHERIDAN RD	DARRELL D BOHN	B-2	YES	YES
151032329461000	1919 DURAND AVE	NED SORENSON	B-3	YES	YES
151032329462000	1919 DURAND AVE	NED SORENSON	B-3	YES	YES
151032329467000	3026 PHILLIPS AVE	IMPACT PROPERTY MANAGEMENT LLC	M-E	YES	YES
151032329488000	1803 DURAND AVE	J.P. AUTOBODY, LLC	M-E	YES	YES
151032329493000	3024 PACKARD AVE	ESTEFANA SANCHEZ	M-E	YES	YES
151032329494000	3032 PACKARD AVE	MARK E JOHNSON	M-E	YES	YES
151032329500000	1802 WINTHROP AVE	KEVIN CHRISTENSEN	M-E	YES	YES
151032329502000	1802 WINTHROP AVE	KEVIN CHRISTENSEN	M-E	YES	YES
151032329504000	3055 PHILLIPS AVE	ROSSI 6 LLC	M-E	YES	YES
151032329505000	3055 PHILLIPS AVE	ROSSI 6 LLC	M-E	YES	YES
151032329506000	3055 PHILLIPS AVE	ROSSI 6 LLC	M-E	YES	YES
151032329507000	3039 PHILLIPS AVE	WAYNE ZIERK	M-E	YES	YES
151032329509000	3031 PHILLIPS AVE	RODRIGUEZ-ETAL	M-E	YES	YES
151032329511000	3019 PHILLIPS AVE	RODRIGUEZ-ETAL	M-E	YES	YES
151032329512000	3019 PHILLIPS AVE	DIANA M PHILLIPS	M-E	YES	YES
151032329515000	1727 DURAND AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329516000	DURAND AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329517000	DURAND AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329518000	1707 DURAND AVE	ESTEVAN GARCIA	M-E	YES	YES
151032329520000	1707 DURAND AVE	ESTEVAN GARCIA	M-E	YES	YES

151032329521000	HAMILTON AVE	ESTEVAN GARCIA	M-E	YES	YES
151032329522000	HAMILTON AVE	ESTEVAN GARCIA	M-E	YES	YES
151032329523000	HAMILTON AVE	ESTEVAN GARCIA	M-E	YES	YES
151032329524000	HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329525000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329526000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329527000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329528000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329529000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329530000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329532000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329533000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329534000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329535000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329536000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329537000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329538000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329539000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329540000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329541000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329542000	3005 PACKARD AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329543000	3005 PACKARD AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329545000	1623 DURAND AVE	MT PLEASANT - DURAND LLC	M-E	YES	YES
151032329547000	1623 DURAND AVE	MT PLEASANT - DURAND LLC	M-E	YES	YES
151032329554000	3037 CAPITAL AVE	S & D REALTY LLC	M-1	YES	YES

151032329555000	3037 CAPITAL AVE	S & D REALTY LLC	M-1	YES	YES
151032329556000	CAPITAL AVE	S & D REALTY LLC	M-1	YES	YES
151032329557000	CAPITAL AVE	S & D REALTY LLC	M-1	YES	YES
151032329558000	CAPITOL AVE	S & D REALTY LLC	M-1	YES	YES
151032329559000	CAPITOL AVE	S & D REALTY LLC	M-1	YES	YES
151032329560000	CAPITAL AVE	S & D REALTY LLC	M-1	YES	YES
151032329561000	CAPITOL AVE	S & D REALTY LLC	M-1	YES	YES
151032329562000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329563000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329564000	3056 HAMILTON AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329569000	3035 HAMILTON AVE	ESTEVEN I GARCIA	M-E	YES	YES
151032329571000	3025 HAMILTON AVE	DAVID M DIXON	M-E	YES	YES
151032329572000	3025 HAMILTON AVE	DAVID M DIXON	M-E	YES	YES
151032329573000	1623 DURAND AVE	MT PLEASANT - DURAND LLC	M-E	YES	YES
151032329577000	1537 DURAND AVE	RICHARD THOMAS DURGOM	M-E	YES	YES
151032329579000	1525 DURAND AVE	FLOYD & SONS INC	M-E	YES	YES
151032329618000	PACKARD AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329621000	3110 MEMORIAL S DR	SCHMITZ TRUST & BOEHNER TRUST JOSEPH T & JUDITH	M-E	YES	YES
151032329623000	WINTHROP AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329624000	WINTHROP AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329625000	WINTHROP AVE	RECYCLED AUTO PARKS LLC	M-E	YES	YES
151032329628000	1813 WINTHROP AVE	ROSSI 6 LLC	M-E	YES	YES
151032329629000	3131 PHILLIPS AVE	SELECT BEVERAGES INC	M-E	YES	YES
151032329630000	3131 PHILLIPS AVE	SELECT BEVERAGES IND	M-E	YES	YES
151032329633000	PACKARD AVE	SELECT BEVERAGES INC	M-E	YES	YES
151032329763000	2335 DURAND AVE	DURAND DURAND LLC	B-3	YES	YES
151032329777000	3010 HAMLIN ST	CARLOS B ALBITER	B-2	YES	YES
151032329779000	3010 HAMLIN ST	CARLOS B ALBITER	B-2	YES	YES
151032330033000	MEACHEM RD	NIMER H MUSAITIF	B-2	YES	YES
151032331001020	CHICORY RD	MICHAEL BORZYNSKI FARMS LLC	M-1	YES	YES

151032331030010	LATHROP AVE	GUMM TRUST NANCY J	AUH	YES	YES
151032331031000	MEACHEM RD	KCI ENVIRONMENTAL TECHNOLOGIES & CONSTRUCTION, INC	AUH	YES	NO
151032331040000	MEACHEM RD	KCI ENVIRONMENTAL TECHNOLOGIES & CONSTRUCTION, INC	AUH	YES	NO
151032331046000	COUNTY LINE RD	TRES HIJOS LLC	AUH	YES	NO
151032331047000	COUNTY LINE RD	JOSEPH E GLOVER	W-F	YES	NO
151032332056000	HANSCH RD	MICHAEL BORZYNSKI FARMS LLC	M-1/AUH	NO	NO
151032332058021	CHICORY RD	MICHAEL BORZYNSKI FARMS LLC	M-1	NO	NO
151032332058022	HANSCH RD	CHRIS GORMAN	M-1/AUH	NO	NO
151032332062000	CHICORY RD	MICHAEL BORZYNSKI FARMS LLC	M-1	NO	NO
151032332066000	CHICORY RD	MICHAEL BORZYNSKI FARMS LLC	M-1	YES	YES

The Village lists the zoning requirements for development of each listed parcel in Chapter 90 of the Mount Pleasant Code of Ordinances.

6. SECTION (E): 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. 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: 1) MEET EXISTING AND FORECASTED HOUSING DEMAND. 2) REDUCE THE TIME AND COST NECESSARY TO APPROVE AND DEVELOP A NEW RESIDENTIAL SUBDIVISION IN THE MUNICIPALITY BY 20 PERCENT.

6.1. ANALYSIS

6.1.1. CONSTRUCTION AND DEVELOPMENT REGULATIONS

One may find the Subdivision requirements for residential development in Chapter 74, Article III: Design Standards of the Mount Pleasant Code of Ordinances¹. The ordinances closely follow those as recommended in SEWRPC's model subdivision ordinance and are relatively uniform with adjacent municipalities. Therefore, while the subdivision

¹ (The village of Mount Pleasant, 2019)

requirements may affect the total cost of constructing a residential unit, staff do not believe they likely affect the comparative price of building a new unit.

For multi-family districts, particularly the RM-3 and RM-4 districts, the Village currently requires covered, under-building, or underground parking². The average cost of such parking varies by both type (e.g., standalone garage vs. underground) and by civil engineering required to install it; however, the cost of an outdoor space may range between \$5,000-\$10,000, while a garage space may range between \$25,000-\$50,000³. The minimum difference of \$15,000 between the two ranges, when applied to a 36-unit apartment building (as contemplated and allowed in both districts), would increase the cost of construction per unit \$15,000, or \$540,000. Using an average new, multi-family, per-unit total cost of construction of \$180,000, the cost of structured vs. unstructured parking alone would change the price of the unit by 8.3%. Staff also note this does not take into account differing civil and structural engineering design and construction costs of either raising or sinking a parking structure within a building.

In conversations with long-standing, local developers who have watched local project costs change year-over-year, staff received many complaints regarding the costs of labor and materials. Labor prices are subject primarily to market conditions, state law, and federal law, and the Village cannot widely affect such prices. Similarly, material prices are subject to the same market forces, and the Village is itself subject to cost increases for raw materials such as stone or asphalt. For example, both the prices of stone and asphalt increased higher than the rate of inflation over the past few years.

6.1.2. LOT SIZES

Chapter 90, Article VII: Supplemental Regulations contains the zoning-related general site improvement requirements, and Chapter 90 Article IV: Districts contains the specific zoning-related site improvement requirements for each district⁴. For single-family zones, the single most significant factors in determining the cost to construct a new housing unit are the minimum home sizes in the R-100 and R-75 districts. The minimum home sizes in these districts, respectively, are 1,500 ft² and 1,800 ft². The increase in the cost of construction between these minimum sizes, when using a cost of construction of \$115.50/square foot, is approximately \$35,000. Therefore, reducing the minimum home size in the standard, R-100 district to the R-75 standard could reduce the cost for a new housing unit by 16.6%. Further decreasing the minimum home size to 1,440 ft² would see a 20% reduction in the price of construction. The Village R-60 zoning district currently has minimum dimensions of 700 ft², 800 ft², and 1,000 ft² for one, two, and three+ bedroom units, respectively⁵.

6.1.3. FEES AND DEDICATION REQUIREMENTS

The Village adopted a new fee schedule for planning-related fees as of 1/1/2019. Fees for 2018 went unchanged for more than five years, and were, in many cases, lower than those of adjacent municipalities. The Village, as a part of an updated agreement with the City of Racine Water and Wastewater Utilities, was able to lower the cost of a water connection fee (REC Fee) from \$3,600 to \$500. This total cost savings over the price of a \$245,000 home is approximately a 1.3% reduction in cost. Total development fees for a new, \$245,000 home, as listed in the New Housing Fee Report, total roughly \$9,305.40, or 3.8% of the total cost of the house.

The Village requires land dedication only adjacent to navigable waterways and streams, such as the Pike River or Hood's Creek. Floodplains or wetlands often cover such areas and are usually not easily developable regardless. The Village will

² (The village of Mount Pleasant, 2019)

³ (Cortright, 2016)

⁴ (The village of Mount Pleasant, 2019)

⁵ (The village of Mount Pleasant, 2019)

accept public parkland dedication in place of park impact fees, which total \$1,100 if the land lies within the parkland area as identified on the Village's Comprehensive Outdoor Recreation Plan. Such regions are limited mainly to existing developed areas, and staff does not believe such parkland dedications will be frequent in future developments.

6.1.4. AFFORDABILITY ANALYSIS

The charts below detail the affordability levels as defined by various levels of Area Median Income.

Table 6.1

Racine County FY 2018 Yearly "Affordability" Levels ⁶				
AMI Levels	Persons in Family			
	1	2	3	4
100 percent of AMI	\$ 52,500	\$ 60,000	\$ 67,500	\$ 78,300
Low Income Limits (80% of AMI)	\$ 42,000	\$ 48,000	\$ 54,000	\$ 60,000
Multifamily tax subsidy limits (60% of AMI)	\$ 33,600	\$ 38,400	\$ 43,200	\$ 47,940
Very Low Income Limits (50% of AMI)	\$ 26,250	\$ 30,000	\$ 33,750	\$ 37,500
Extremely Low Income Limits (30% of AMI)	\$ 15,750	\$ 18,000	\$ 20,780	\$ 25,100

Table 6.2

Racine County FYI 2018 Monthly "Affordability" Housing Budget (rent + utilities)				
AMI Levels	Persons in Family			
	1	2	3	4
100 percent of AMI	\$ 1,313	\$ 1,500	\$ 1,688	\$ 1,958
Low Income Limits (80% of AMI)	\$ 1,050	\$ 1,200	\$ 1,350	\$ 1,500
Multifamily tax subsidy limits (60% of AMI)	\$ 840	\$ 960	\$ 1,080	\$ 1,199
Very Low Income Limits (50% of AMI)	\$ 656	\$ 750	\$ 844	\$ 938
Extremely Low Income Limits (30% of AMI)	\$ 394	\$ 450	\$ 520	\$ 628

Table 6.3

HUD-estimated* affordable ownership price levels, Racine County FY 2018				
AMI Levels	Persons in Family			
	1	2	3	4
Median Income limits (100% of AMI)	\$ 176,400	\$ 201,600	\$ 226,800	\$ 263,088
Low Income Limits (80% of AMI)	\$ 141,120	\$ 161,280	\$ 181,440	\$ 201,600
Multifamily tax subsidy limits (60% of AMI)	\$ 112,896	\$ 129,024	\$ 145,152	\$ 161,078
Very Low Income Limits (50% of AMI)	\$ 88,200	\$ 100,800	\$ 113,400	\$ 126,000
Extremely Low Income Limits (30% of AMI)	\$ 52,920	\$ 60,480	\$ 69,821	\$ 84,336

⁶ (Department of Housing and Urban Development, 2019)

Source: Department of Housing and Urban Development

The charts below detail the number of rental units by monthly rent and the number of owner-occupied units by value.

Table 6.4

Sum of Number of Units ⁷							
Row Labels	Less than \$300	\$750 to \$999	\$500 to \$749	\$300 to \$499	\$1,500 or more	\$1,000 to \$1,499	
1 bedroom:	88	69	231	116	21	14	1078
2 bedrooms:	0	660	342	21	14	232	2650
3 or more bedrooms:	0	154	62	16	117	194	1140
No bedroom:	0	0	0	0	0	0	42
Grand Total	88	883	635	153	152	440	4910

Table 6.5

Number of Owner-Occupied Units by Value ⁸	
Less than \$50,000	308
\$50,000 to \$99,999	1104
\$100,000 to \$149,999	1456
\$150,000 to \$199,999	1997
\$200,000 to \$299,999	2759
\$300,000 to \$499,999	781
\$500,000 to \$999,999	78
\$1,000,000 or more	47
Median (dollars)	\$ 184,600

The charts above show the existing rental housing in the Village is affordable for a household of four as defined as below the \$1,500 (80% AMI). The most number of rental units in the Village by type are two-bedroom units between \$750 and \$999, which would qualify as affordable for those making 60% of the AMI for families of two or fewer. For owner-occupied housing, 57% of the owner-occupied housing stock is valued under \$200,000 of the Village qualifies as affordable for four-person households at 80% AMI. 34% of the owner-occupied housing stock is valued under \$150,000, which qualifies as affordable for four-person households at 60% AMI. 78% of the total housing stock in the Village was constructed before 2000, which may explain the general affordability of the Village for those making at or less than the AMI; however, staff note the slowdown in construction may affect the long-term affordability of the Village if population growth continues while housing stock growth remains slow.

6.2. MEETING EXISTING AND FORECASTED HOUSING DEMAND

⁷ (United States Census Bureau, 2019)

⁸ (United States Census Bureau, 2019)

The Comprehensive Plan for Racine County: 2035 estimated the potential 2035 population increase to 31,570 people from 26,197 in the 2010 census⁹. The plan also projects growth of 3,904 housing units in the next 15 years, by 2035. The plan also denotes trend-based projections, which place the increases to 39,749 people and 7,456 housing units needed. Table 4-1 shows that there are currently 716 acres of land currently zoned for residential development in the Village. At an estimated 40,000 square feet of developable land per acre, this equates to 28,640,000 ft² of residentially zoned property in the Village. While the current zoning varies per parcel, the current master land use map does not differentiate between single- and multi-family zoning, allowing both. The R-100 district contains a minimum of 12,000 ft² for a residential lot, which equates to 2,386 potential lots if all land was zoned R-100. Only using this zone does not meet the projected housing unit increase per the adopted Comprehensive Plan. The R-60 minimum lot size of 7,200 ft² creates a potential 3,977 lots, which meets the base projection but not the trend-based forecast.

6.3. REDUCING THE TIME AND COST NECESSARY TO APPROVE AND DEVELOP A NEW RESIDENTIAL SUBDIVISION IN THE MUNICIPALITY BY 20 PERCENT

The Village has stated approval deadlines within Chapter 90 of the Mount Pleasant Code of Ordinances. These deadlines run close to, if not right up against, the minimum deadlines required by state law due to public noticing requirements. The Village adopted simplified development applications, and also keeps an updated, standard Development Agreement for subdivisions to minimize legal timelines. Therefore, it would be challenging for the Village to reduce further the time necessary to approve a new residential subdivision. Staff note a portion of the review time for subdivisions also lies in the review process of objecting agencies, which the Village does not control.

Conservatively, based on the projections outlined, the Village should aim for 60-foot frontage lots to meet the adopted housing projections and the 20 percent cost reduction. As stated in Section 6.1.2, reducing the minimum home size for residential lots would accomplish a 20% cost reduction, and the R-60 zoning district allows for such sizes by right. Also, this zoning district meets the housing projections as outlined in the Comprehensive Plan and Section 6.2, and smaller lot and home sizes may better meet the needs of persons making the AMI as described in Section 6.1.4.

APPENDIX

Table 4.1 4
 Table 5.1 24
 Table 6.1 41
 Table 6.2 41
 Table 6.3 41
 Table 6.4 42
 Table 0.5 42

WORKS CITED

Cortright, J. (2016, 10 18). *The price of parking*. Retrieved from City Observatory: <http://cityobservatory.org/the-price-of-parking/>

⁹ (Southeastern Wisconsin Regional Planning Commission, 2009)

- Department of Housing and Urban Development. (2019, December 31). *Income Limits*. Retrieved from Office of Policy Development and Research (PD&R): <https://www.huduser.gov/portal/datasets/il.html>
- Southeastern Wisconsin Regional Planning Commission. (2009). *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*. Waukesha.
- The village of Mount Pleasant. (2019). Code of Ordinances. Mount Pleasant, WI. Retrieved from <https://ecode360.com/MO3975>
- United States Census Bureau. (2019, December 31). *Explore Census Data*. Retrieved from data.census.gov: <https://data.census.gov/cedsci/>