

CITY OF DE PERE

Housing Affordability Report

*An update on De Pere's implementation of the
housing element of the comprehensive plan*



Completed December 1, 2019

Prepared for 2017 WI Act 243 Housing Report Requirements

2018 Residential Approvals

Subdivision Plats - 3

Certified Survey Maps (CSM) – 1 (this CSM was for commercial development)

Condominium Plats – 0 (The City of De Pere does not review condominium plats)

One and Two Family Residential Building Permits - 14

2018 Approved Housing Units

Project	Address	# of Lots	# Units	Description
Southbridge Estates	1700 Block Bridgeport Lane	15	15	Plat - Single family home subdivision
Pine Trail Crossing	2600-2700 Block Ryan Road	61	122	Plat - Mixed residential subdivision with 56 apartments, 8 duplex lots and 50 single family lots
Garrity's Glen South	South Lawrence Drive area	80	110	Plat - Mixed residential subdivision with 24 apartments, 8 duplex lots and 70 single family lots
Irwin Lofts	428 Superior Street	1	20	PDD - Renovation of historic building into 8 condominiums and 12 new infill townhomes
Building Permits	Various	14	14	PDD - Renovation of historic building into 8 condominiums and 12 new infill townhomes
Total:		171	281	

**Subdivision Plats, Certified Survey Maps, Condominium Plats, Building Permit Applications*

The City currently has approximately 599 undeveloped acres zoned for residential development and 320 acres suitable for, but not zoned for, residential development. Please see appendix B for lists and a map of undeveloped parcels in the municipality that are zoned for residential development and all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development.

De Pere's Residential Development Regulations

Land Use Controls

The City does not have any architectural or material requirements for single or two family homes. Multi-family projects are subject to the provisions of Municipal Code Chapter 14-60 – Development and Design Standards, which requires:

Building design and construction requirements: R-3, Multiple Family District and R-4, General Residence Office District. All buildings hereinafter constructed, expanded, remodeled, or otherwise improved within this district shall be designed in such a manner so they provide basic harmony with and do not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:

- 1)Brick.
- 2)Natural Stone.
- 3)Other materials approved by the Plan Commission.

The Plan Commission has historically been flexible in approving projects with other materials that integrate into the surrounding neighborhoods. For a recent project, the Plan Commission approved the use of shake and vinyl siding.

Site Improvement Requirements & Costs

The City of De Pere designs, bids and oversees construction of almost all public infrastructure in new residential developments including stormwater management, utilities and roads. Sidewalks are required and are installed by the property owner or home builder.

The average cost for City infrastructure is:

Utilities, Streets, Curbs - \$500/lineal foot

Stormwater - \$1,000/lot

These numbers can vary depending on the design of the subdivision and property conditions. Developers also incur additional costs including Wisconsin Public Service, engineering fees and real estate fees.

Here are costs estimates from two recently approved De Pere subdivisions. Developer provided data for these estimates as part of the City's Residential Infrastructure Policy.

Cost to Develop

Subdivision Example 1

Total Acres – 24 (Mix of single family, duplex and multi-family)

Total Single Family Lots -50

Cost Per Lot: \$38,737

Average Sale Price Per Lot: \$60,200

Subdivision Example 2

Total Acres – 32 (Mix of single family, duplex and multi-family)

Total Single Family Lots - 70

Cost Per Lot: \$34,978

Average Sale Price Per Lot \$58,664

Cost to Permit

Here are actual permit and park fees from the most recent single-family homes reviewed by the City of De Pere.

Pine Trail Subdivision - Park and Permit Fees 2019

<u>Address</u>	<u>Total Square Feet</u>	<u>Total Permit Fee</u>	<u>Total Park Dedication Fee</u>
607 Diversity Dr	4483	\$2,440.86	\$300.00
612 Diversity Dr	4176	\$2,332.32	\$300.00
615 Diversity Dr	4469	\$2,468.58	\$300.00
618 Diversity Dr	4058	\$2,205.56	\$300.00
2720-2722 Ryan Rd	6821	\$3,660.22	\$600.00
2574 E Scarlet Oak Ci	4063	\$2,274.36	\$300.00
2579 E Scarlet Oak Ci	4340	\$2,372.80	\$300.00
2580 E Scarlet Oak Ci	4298	\$2,374.06	\$300.00
2585 E Scarlet Oak Ci	4264	\$2,339.48	\$300.00
2586 E Scarlet Oak Ci	4535	\$2,447.30	\$300.00
2589 E Scarlet Oak Ci	3967	\$2,267.74	\$300.00
2593 E Scarlet Oak Ci	3853	\$2,235.26	\$300.00
2652 W Scarlet Oak Ci	4762	\$2,534.04	\$300.00
2658 W Scarlet Oak Ci	4506	\$2,501.12	\$300.00
2664 W Scarlet Oak Ci	4738	\$2,548.96	\$300.00
2670 W Scarlet Oak Ci	4154	\$2,358.68	\$300.00
2677 W Scarlet Oak Ci	3784	\$2,191.68	\$300.00
2689 W Scarlet Oak Ci	4450	\$2,450.60	\$300.00
3006 Scarlet Oak Rd	4106	\$2,331.32	\$300.00
3024 Scarlet Oak Rd	4106	\$2,331.32	\$300.00

Fees and Land Dedication Requirements

The City only charges platting/zoning review fees and park in lieu of dedication fees for residential development. Please see Appendix A 'New Housing Fee Report' for a list of review and permit fees. Land dedication requirements are outlined in Public Open Spaces – Municipal Code Chapter 43-5:

Public open spaces.

(1) *Purpose.* It is the purpose of this section that adequate open spaces may be properly located and preserved as the community develops, and that the cost of providing sites for parks, recreational areas, and all other uses related to the operation of the city government necessary to serve the additional population brought into the community by subdivision development may be most equitably apportioned on the basis of the additional need created by the individual subdivision.

(2) *Dedication of sites.*

a. The subdivider shall provide, and dedicate to the public, land compatible with the comprehensive plan for the development of the community, provided that such development shall not exceed in area that provided in subsection (b)(2)b of this section.

b. The amount of land to be provided and dedicated in R-1, R-2, R-3, and R-4 residential districts shall be 4.4 percent of the total nonpublic residential property developed. If dedicated land is set aside in the plat, it shall be done with the approval and in coordination with the city plan commission and the park board.

(3) *Payment in lieu of dedication.*

a. Where the plan commission determines that such dedication is not compatible with the comprehensive plan, the subdivider shall, in lieu thereof, pay to the city a fee as determined by resolution of the common council. *(This fee is currently set at \$300/lot for single family, \$600/lot for two family and \$130/bedroom for multifamily)*

b. Such fees shall be used only for open space acquisition or the preparation of park and open space plans, including a master plan of development.

c. Payment shall be made at the time the building permit is issued.

d. No payment shall be required for a parcel on which a permanent residential structure exists prior to the date of the division. However, a residence that is intentionally razed and a new structure built of additional dwellings would come under the provisions of this chapter and be subject to the fees in accordance with subsection (b)(3)a of this section.

Sample Park Land + Zoning Fees for a 20 Lot Subdivision

For a 20 lot single-family subdivision that does not provide park land dedication, the total park and zoning (platting) fees for each lot would be \$391.65 per lot. A rezoning would add an additional \$15/lot in fees.

Zoning Approvals - Timing

The creation of new single family lots generally occurs through the Certified Survey Map or Plat Process.

Certified Survey Map (CSM)

Per De Pere Municipal Code, certified survey maps are reviewed by the Plan Commission within 40 days of submittal. The Plan Commission is the only review body for certified survey maps unless city-owned property is part of the CSM.

Most CSM's submitted in De Pere are reviewed by the Plan Commission 50% or more faster than the code deadline, within 20 days.

Subdivision Plat

Subdivision plats are reviewed in two phases including a preliminary plat and a final plat. Per De Pere Municipal Code, preliminary plats must be reviewed by the Plan Commission within 90 days of submittal. If approved, the applicant has up to 36 months to submit a final plat, and the Plan Commission can extend that deadline. Once submitted, the Council must review the Final Plat within 60 days.

Most subdivisions in De Pere are reviewed faster than the Code established deadlines. Generally, the Plan Commission reviews the preliminary plat within 30 days of submittal and the Council reviews Final Plats within 20 days of submittal.

Permit Procedures

Permit procedures and applications are provided in a Single and Two Family Permit Packet that is available on the City's website. Single and Two Family residential permit reviews are typically completed within five days of submittal. General steps are outlined below:

1. Provide a completed building permit application and subcontractors' signed applications.
2. Provide a completed soil erosion control permit application.

3. Contractor or a representative of the Company shall provide a copy of a Dwelling Contractor certification (DC) and Dwelling Contractor Qualifier certification (DCQ) prior to the issuance of a building permit.
4. Erosion control measures implemented 24 hours after building site excavation.
5. Maintain all soil erosion control measures until site has been stabilized. Check erosion control measures after each rainfall event, or every seven (7) days to make sure it is still in place and remove any sediment build-up.
6. Curb cut and gravel tracking pad installed; consisting of 3-6 inch aggregate, 12 inches in depth at a minimum of 12 feet wide and 50 feet long or to the foundation, whichever is less.
7. Contractor is responsible for keeping the road clear of debris at the end of each working day or when deemed necessary.
8. Provide a completed plot plan showing dwelling and all applicable setbacks.
9. Provide a completed copy of Builder's Acknowledgment of Drainage Plan Requirement form. Storm water drainage plan will be provided with copy of the City of De Pere Municipal Code section 46-4 (4) (e) easements and restrictive covenants.
10. Provide completed energy calculations for the dwelling. If the garage is to be heated include garage in the heat calculations.
11. Provide one (1) complete copy of the building plan in digital format (PDF file) and one (1) complete hard copy of the building plan.
12. A copy of the building plan, floor system plan(s) and roof truss plan(s) and specifications shall be left on site for the Building Inspector.
13. Provide a copy or plans of "Tall Wall" engineering with calculations and details on any exterior wall exceeding ten feet in height.
14. If the dwelling is located in the 100 year floodplain, Provide Flood Proof Measures from a licensed architect or engineer. Prior to issuance of the Occupancy Certificate, contractor must provide an Elevation Certificate from a registered engineer, and a Residential Basement Flood Proof Certificate from an architect.
15. Final Inspection: The General Contractor shall notify the Building Inspector for a final inspection upon completion of the work no more than 30 days after completion of the dwelling. The dwelling may not be occupied until a final inspection has been made that finds no critical violations of the Wisconsin Uniform Dwelling Code that could reasonably be expected to affect the health or safety of a person using the dwelling.
16. After final inspection all non-compliances shall be corrected within 30 days before Occupancy Permit may be issued.

Financial Support for Residential Development

The City proactively supports residential development via our Residential Infrastructure Policy. This policy allows developers to request City-funded public infrastructure. The City funds the public infrastructure for the project and then recaptures those funds as lots develop. This dramatically reduces the capital outlay required by the developer. See Appendix C for a copy of this policy.

The City also offers TIF for mixed-use projects for Downtown projects that include residential units.

Possible Changes to Residential Regulations

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.

The City is currently drafting a new zoning ordinance that proposed to permit accessory dwelling units. Additionally, zoning height requirements in the downtown have been strategically increased in order to permit for more multi-family residential development.

The Code also proposes a wider range of smaller lots sizes.

2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

In order to reduce the time and cost necessary to approve a new subdivision, De Pere may implement online permit submittal and payment.

In order to reduce the time and cost necessary to develop a new residential subdivision, the following options may be considered:

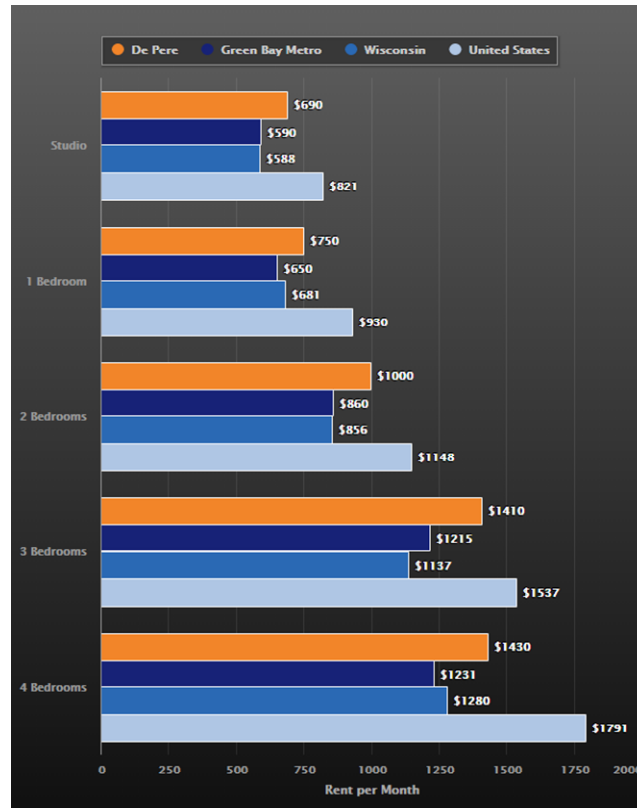
Lot size reduction to reduce the cost per linear or square foot for public infrastructure. For example, the R-1 District currently requires an 85' minimum lot width and 10,000 s.f. minimum lot size. This translates to an estimated \$45,900 in public infrastructure (utilities, sidewalks, roads) for each lot. Stormwater costs generally average \$1,000/lot. Reducing the minimum lot size to 60' and the minimum lot size to 8,000 would result in a \$13,500 (or 29%) reduction in public infrastructure costs per home. Additionally, the per/lot stormwater cost would likely decrease because it would be shared across more parcels.

Current Housing Affordability in De Pere, WI

De Pere Median Home Price (Zillow.com) - \$223,700

De Pere Average Rents

Studio - \$690 1 Bedroom - \$750 2 Bedrooms - \$1,000 3 Bedrooms - \$1,410 4 Bedrooms - \$1,430



https://www.bestplaces.net/cost_of_living/city/wisconsin/de_pere

The Wisconsin Housing and Economic Development Authority (WHEDA) utilizes the following data when reviewing tax subsidy housing projects.

Brown County 30% of HUD Estimated 2019 County Median Income

Income Limits

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
	\$17190	\$19650	\$22100	\$24500	\$26520	\$28470	\$30450	\$32400	\$34380

Maximum Rent Limits

Bedroom Size	Eff.	One	Two	Three	Four	Five	Six
	429	460	552	368	711	785	859

Brown County 40% of HUD Estimated 2019 County Median Income

Income Limits

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
	\$22920	\$26200	\$29480	\$32720	\$35360	\$37960	\$40600	\$43200	\$45840

Maximum Rent Limits

Bedroom Size	Eff.	One	Two	Three	Four	Five	Six
	573	614	737	851	949	1047	1146

Maximum Rent Limits

Bedroom Size	Eff.	One	Two	Three	Four	Five	Six
	429	460	552	368	711	785	859

Brown County 50% of HUD Estimated 2019 County Median Income

Income Limits

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
	\$28650	\$32750	\$36850	\$40900	\$44200	\$47450	\$50750	\$54000	\$57300

Maximum Rent Limits

Bedroom Size	Eff.	One	Two	Three	Four	Five	Six
	716	767	921	1063	1186	1309	1432

Available Housing Analysis

RENTAL – Two Bedroom for Three Person Family

A 3 Person Family at 50% of Brown County AMI would earn \$36,850/year. 30% of that income translates into a rental rate of \$921.25/month.

At \$1,000/month the average rental rate for a two-bedroom in De Pere is \$78.75 higher per month than would be affordable for a three person family making 50% of AMI. However, there are several two bedroom apartments available for lease at rates under \$1,000/month in De Pere based on a search at Apartments.com (www.apartments.com).

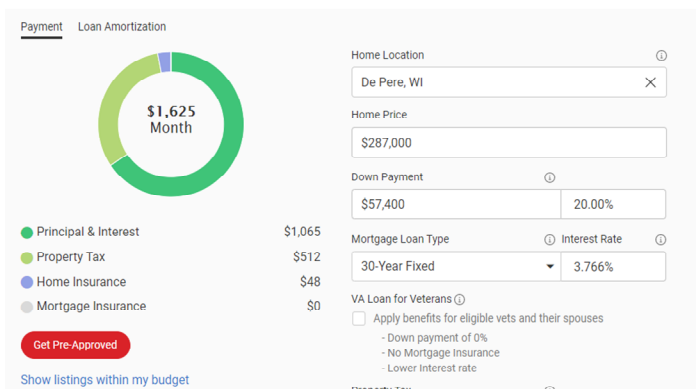
A 3 Person Family at 30% of Brown County AMI would earn \$22,100/year. 30% of that income translates into a rental rate of \$552.50/month.

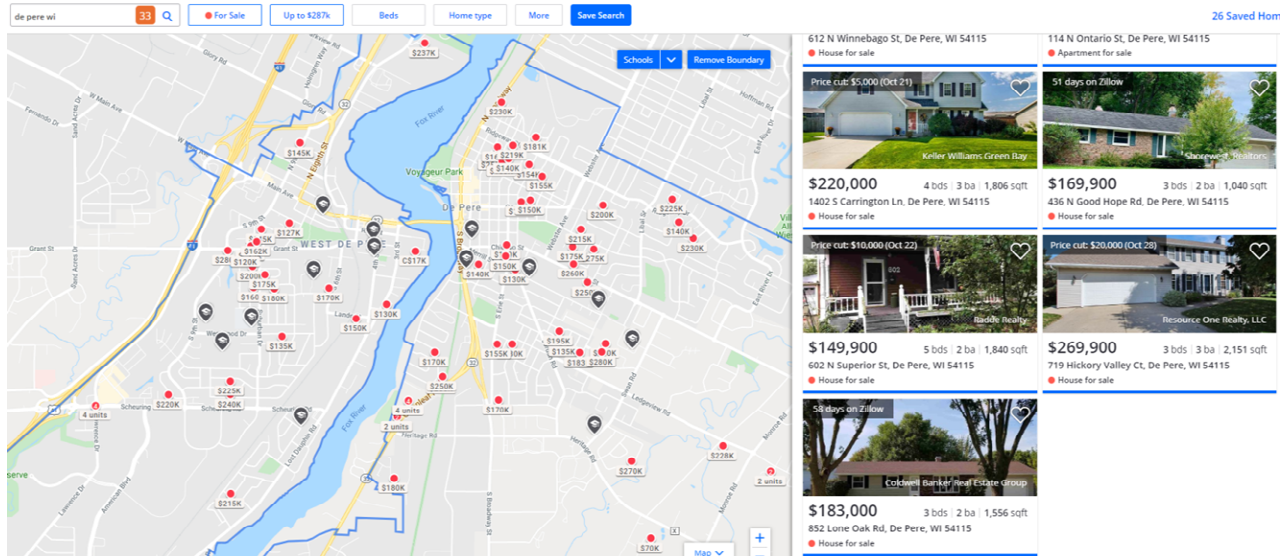
At \$1,000/month the average rental rate for a two-bedroom in De Pere is \$447.75 higher per month than would be affordable for a three person family making 50% of AMI. At the time of search, Apartments.com did not show any available 2 bedroom apartments for \$552 or less per month.

OWNERSHIP – Three Bedroom Home for Four Person Family

A 4 person family at 80% of Brown County AMI would earn \$40,900/ year. 30% of that income for housing translates into a home payment (mortgage, property tax, home insurance) of \$1,636.25. This would support a home price of approximately \$287,000 assuming a 20% down payment). The current median home price in De Pere is \$63,300 lower than a home that is affordable for a family making 80% of Brown County AMI.

A recent search yielded over 90 homes available for sale in De Pere for less than 287,000. The homes were widely distributed throughout the community and generally offered three or four bedrooms.



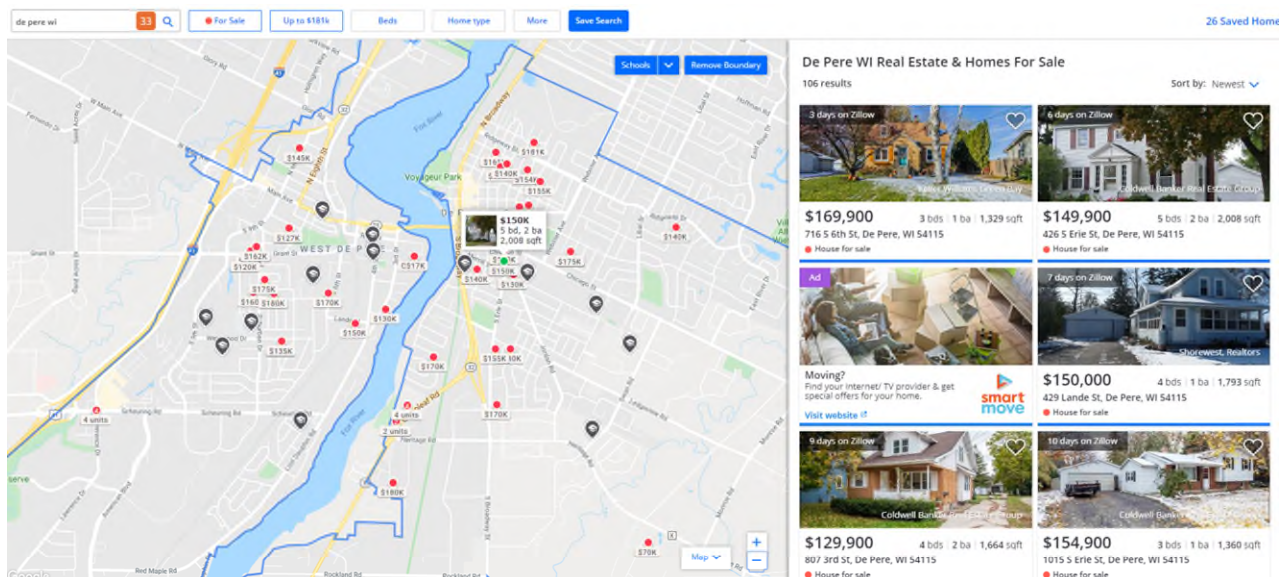
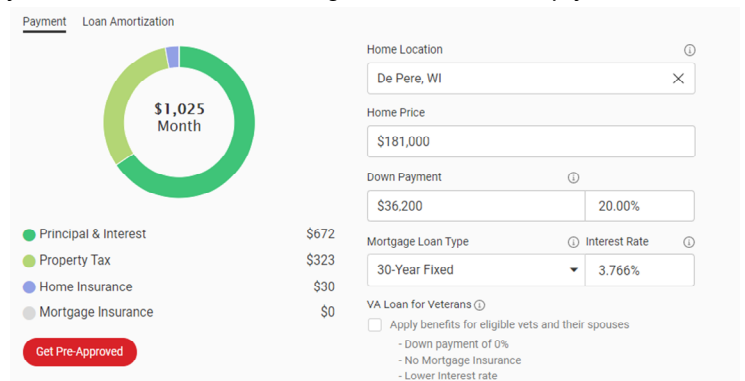


Zillow.com 11/15/19 - Search for De Pere homes priced up to \$287,000

A 4 person family at 50% of Brown County AMI would earn \$65,450/ year. 30% of that income for housing translates into a home payment (mortgage, property tax, home insurance) of \$1,022.50. This would support a home price of approximately \$181,000 (assuming a 20% down payment).

The current median home price in De Pere is \$42,700 higher than a home that is affordable for a family making 50% of Brown County AMI.

A recent search yielded over 30 homes available for sale in De Pere for less than 181,000. The homes were widely distributed throughout the community and generally offered three or four bedrooms.



Zillow.com 11/15/19 - Search for De Pere homes priced up to \$181,000

Comprehensive Plan - Status of Housing Element Plan – Update

The Housing Element of the De Pere Comprehensive Plan includes the following objectives. The Comprehensive Plan is scheduled for an update in 2020.

1. Promote reinvestment in the existing housing stock in order to maintain property values and strong neighborhoods.

De Pere includes a wide variety of housing stock constructed during several different periods over the past 100 years. The City promotes reinvestment in these areas by facilitating permit review. The draft Zoning Code update also overhauls the residential zoning districts in order to allow more flexibility for additions and renovations on smaller lots.

The City also intends to submit a resolution for the TID Housing Extension in 2020. This program will provide a funding source that can be used to provide financial assistance to property owners for home repair and renovation.

2. Promote an adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.

The City Comprehensive Plan does not include a ‘single family only’ category for future land use. The lowest density residential category is called ‘Neighborhood Residential (including multi-family)’. By supporting the integration of different housing types, including duplexes and multi-family, in every new neighborhood, developers are able to build a variety of products at a variety of price points. The two most recently approved subdivisions in De Pere both included a mix of single family lots, duplex lots and properties for apartment development.

Of four residential zoning districts in De Pere, only one is exclusive to single family housing. The others permit for a range of other housing types including duplexes, townhomes and multi-family.

3. Encourage the development of additional community-based residential facilities to help care for a diverse population.

The City supports CBRF facilities. One of the largest providers, Rennes, recently completed a large expansion to provide advanced memory care.

4. Identify residential Smart Growth areas next to existing development to take advantage of existing utilities and public services.

The City Comprehensive Plan identifies 10 year and 20 year growth areas in order to thoughtfully support growth in order to leverage existing utilities and public services.

5. Promote traditional neighborhood design (TND) as a viable mixed-use development option.

The City supports traditional neighborhood design. Many of the new-downtown residential neighborhoods are actual traditional neighborhoods with small lots and alley access. Most new subdivisions have developed in a more suburban style but the City actively works with developers in order to reduce street width and provide sidewalks and pedestrian connections.

6. Develop and implement residential maintenance standards.

The City has made minor updates to the municipal code as related to residential properties.

7. Identify and utilize government programs, such as Community Development Block Grants–Housing (CDBG–Housing) and the Wisconsin Housing and Economic Development Authority (WHEDA), to improve aging residential stock.

The City has not been eligible to receive CDBG Housing funds in the past. But, we do plan to utilize the Housing TID Extension provision for TID #6 in 2020 or 2021. The TID extension will provide funding source that can be utilized to improve aging housing stock.

Housing Affordability Report

Appendix A

New Fee Report



Building/Planning Fee List – Page 1



Planning/Park/Misc	
Park Fee in lieu of land – Residential-Single family	\$300
Park Fee in lieu of land – Residential-Two family	\$600
Park Fee in lieu of land – Residential-Multi family	\$130/Bedroom
Plat Review Preliminary	\$278 + \$68/lot
Final Plat	\$195
Site Plan Review	\$305
CSM Review	\$368
Extra Territorial CSM Review	\$368
Conditional Use	\$305
Rezoning	\$305
Board of Appeals Variance	\$168
Zoning Verification Letter	\$50
Water Meter Fee (3/4 inch standard residential size)*	\$295
Sewer Connection**	\$125

Building Permit Fees: New Buildings and Tenant Buildouts		Minimum	Maximum
Residential - New	\$0.12/square foot	\$75	n/a
Residential - Alteration/Repair/Remodel	\$10/\$1,000 of cost of work	\$75	\$10,000.00
Warehouses	\$0.12/square foot	\$150	n/a
Commercial Tenant Buildout	\$0.22/square foot	\$150	n/a
Commercial/Industrial/Institutional/Multifamily	\$0.22/square foot	\$150.00	n/a
Permit Fee: Building Alterations, Repairs, and Remodeling			
Building permit for any residential alteration, repair, or remodeling***	\$10/\$1000 of cost of work to be done	\$75.00	\$10,000.00
Building permit for any commercial/industrial/institutional /multifamily alteration, repair or remodeling***	\$12/\$1000 of cost of work to be done	\$150.00	\$10,000.00

Miscellaneous Fees	
One or Two Family Dwelling Plan review	\$135.00
Multifamily, Commercial, and Industrial Plan review (for projects with State Approval)	\$215.00
Commercial Plan review for buildings under 25,000 cubic feet	\$240.00
Flood plain development fee	\$165.00
Flood plain zoning letter	\$50.00
Soil Erosion Control fee - 20,000 square feet or less	\$95.00
Soil Erosion Control fee - Greater than 20,000 square feet	\$215.00
State UDC Permit Seal	\$50.00
Residing/soffits	\$75.00
Deck/Gazebo	\$75.00
Shed (under 200 sq. ft.)	\$50.00
Detached Garage (over 200 sq. ft.) and carport (residential)	\$75.00
Swimming Pools, Hot Tubs, and Spas (\$6.00 per \$1,000 cost) or minimum fee	\$50.00 Minimum
Canopy (installed over gas/service station dispensers)	\$275.00
Awnings/Canopies	\$75.00
Moving building over public streets - Under 600 square feet of floor area	\$100.00
Moving building over public streets - Over 600 square feet of floor area	\$300.00
Wrecking Permit - Under 600 square feet	\$50.00
Wrecking Permit - Over 600 square feet	\$160.00
Permit to start construction (footings & foundations)	\$160.00
Fences	\$50.00
Reinspection fee	\$75.00
Renew lapsed permit	\$75.00
Grade permit	\$75.00
Docks	\$50.00
Fox River Bank Stabilization (rip-rap, pilings, etc.)	\$50.00
Occupancy w/o permit or before final inspection	\$125.00
Radio/Television/Wireless Communication Towers	\$100.00 Existing
Radio/Television/Wireless Communication Towers	\$300.00 New
Bleachers/Assembly Seating	\$125.00
Driveway/Parking Lot (Residential)	\$50.00
Driveway/Parking Lot (Commercial/Industrial/Multifamily)	\$150.00
Sign Contractor Annual License	\$130.00
Sign Permit	\$75.00
Sign Variance	\$165.00
Payment in Lieu of Dedication (Residential)	\$300.00
Payment in Lieu of Dedication (Two Family)	\$600.00
Payment in Lieu of Dedication (Multi Family)	\$130.00 Per Bedroom
Pool Abandonment fee	\$30.00
Curb Cut fee	\$25.00

Building/Planning Fee List – Page 2



Electrical Permit Fees		Minimum
Residential - New	\$0.10/square foot	\$50.00
Residential - Alteration/Remodel	1-30 openings = \$50	
Residential - Alteration/Remodel	31-60 openings = \$75	
Residential - Alteration/Remodel	61-90 openings = \$100	
Residential - Alteration/Remodel	>90 openings = \$125 + \$.50/opening >90	
Accessory Buildings (garages, etc)		\$50.00
Single and two family service change	\$75	
Warehouses	\$0.14/square foot	\$100.00
Commercial/Institutional/Industrial/Multi-Family	\$0.14/square foot	\$100.00

HVAC Permit Fees		Minimum
Residential - New	\$0.10/square foot	\$50.00
Residential - Alteration/Repair/Remodel	\$7.00 per each \$1,000	\$50.00
Warehouses	\$130/Unit	
Multi-Family, Commercial, Industrial, Institutional	\$0.14/square foot	\$100.00

Plumbing Permit Fees		Minimum
Plumbing fixtures (for 1 or 2 family homes and multifamily)	\$11/fixture	\$50.00
Commercial plumbing fixtures requiring State approval	\$175 + \$11/fixture	
Lawn Sprinkler	\$75	
Sprinkler alteration/addition	\$20/head	
Fire suppression sprinkler	\$375 + \$80/riser or floor	
Cap sanitary sewer	\$75	
Replacement Water Heater	\$75	
Lateral Connection Permit	\$125	

Building Alterations, Repairs, and Remodeling	\$75.00
Furnace/Boiler Replacement	\$75.00
Air Conditioner	\$75.00
Wood Burning Stove/Space Heater	\$75.00
Geo Thermal	\$75.00
RTU/MUA/AH	\$75.00
Kitchen Hood	\$75.00
Spray Booth	\$75.00
VAV Unit	\$75.00

Reinspection	\$75.00
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*This is a separate fee from the building permit, charged by Water Dept.
 **Separate permit fee from Building Inspection Dept
 ***For purposes of determining costs for work done, such amount shall be calculated to determine the gross construction costs, including labor and materials.

2018 Residential Approved Units & Total Fees



2018 Approved Housing Units

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Southbridge Estates	1700 Block Bridgeport Lane	15	15	Plat - Single family home subdivision
Pine Trail Crossing	2600-2700 Block Ryan Road	61	122	Plat - Mixed residential subdivision with 56 apartments, 8 duplex lots and 50 single family lots
Garrity's Glen South	South Lawrence Drive area	80	110	Plat - Mixed residential subdivision with 24 apartments, 8 duplex lots and 70 single family lots
Irwin Lofts	428 Superior Street	1	20	PDD - Renovation of historic building into 8 condominiums and 12 new infill townhomes
Total:		157	267	

Total Fee's Collected 2018

Residential Building Permits	\$51,055
Additions	\$1,440
Alterations	\$11,945
Plumbing related to Residential	\$9,504
Electric related to Residential	\$13,010
HVAC related to Residential	\$28,301
Plat Review Preliminary - Residential Only	\$13,210
Final Plat - Residential Only	\$390
CSM Review - Residential Only	\$736
Extra Territorial CSM Review – Residential Only	\$2,208
Fee in lieu of land – Residential-Single family	\$3,000
Fee in lieu of land – Residential-Two family	\$600
Fee in lieu of land – Residential-Multi family	\$0
Water Meter Fee - Residential only	\$11,756
Sewer Connection – Residential Only	\$5,925
Total:	\$153,080

Residential Units approved in 2018	267
2018 Fees Divided by 2018 Approved Units*	\$573.33

**Note, this calculation is required as part of the fee report, but may not accurately reflect fees per unit because many units approved in 2018 are not permitted until a later date. Fees are paid at time of permit, not time of approval.*

Housing Affordability Report

Appendix B

Undeveloped Parcels



De Pere Undeveloped Parcels (zoned for residential)

PARCEL	LOCATION	ACREAGE	ZONING	PARCEL	LOCATION	ACREAGE	ZONING	PARCEL	LOCATION	ACREAGE	ZONING
WD-210-8	LOST DAUPHIN RD	0.45	R-2	ED-2919	943 TRAILSIDE CT	0.54	R-1	ED-3060	607 DIVERSITY DR	0.28	R-1
WD-L484	LAWRENCE DR	13.91	R-1	ED-2917	942 TRAILSIDE CT	0.30	R-1	ED-3059	615 DIVERSITY DR	0.28	R-1
WD-L482	LAWRENCE DR	18.90	R-1	ED-R65-1	NEW PLANK RD	8.91	R-1	ED-3058	621 DIVERSITY DR	0.34	R-1
WD-L483	2509 LAWRENCE DR	22.32	R-1	ED-2510	2193 YAHARA CI	0.33	R-1	ED-3047	2683 W SCARLET OAK CI	0.35	R-1
WD-L449	LAWRENCE DR	45.56	R-1	ED-2506	2157 YAHARA CI	0.54	R-1	ED-3057	2586 E SCARLET OAK CI	0.38	R-1
WD-1395	1910 SNOWY OWL CT	0.50	R-1	ED-2504	798 PECATONICA CT	0.56	R-1	ED-3048	2677 W SCARLET OAK CI	0.34	R-1
WD-1393	1916 SNOWY OWL CT	0.32	R-1	ED-2498	2113 YAHARA CI	1.01	R-1	ED-3056	2580 E SCARLET OAK CI	0.36	R-1
WD-1392	1920 SNOWY OWL CT	0.31	R-1	ED-2436	200 OAK WATER CT	0.41	R-1	ED-3049	2671 W SCARLET OAK CI	0.32	R-1
WD-1391	1928 SNOWY OWL CT	0.31	R-1	ED-2434	00 CORNELLIUS MARTIN C	0.37	R-1	ED-3055	2574 E SCARLET OAK CI	0.34	R-1
WD-1383	1919 SNOWY OWL CT	0.33	R-1	ED-1128-11	EAST RIVER DR	12.16	R-3	ED-3050	2665 W SCARLET OAK CI	0.34	R-1
WD-L183-3-1	SOUTHBRIDGE RD	1.05	R-1	ED-2535	673 BLACK EARTH DR	0.27	R-1	ED-3054	2568 E SCARLET OAK CI	0.32	R-1
WD-723-20	1501 FOX RIDGE CT	1.12	R-1	ED-2528	619 BLACK EARTH DR	0.50	R-1	ED-3051	2659 W SCARLET OAK CI	0.35	R-1
WD-663	325 GRANT ST	0.16	R-2	ED-2525	2150 CHARLES ST	0.49	R-1	ED-3052	2655 W SCARLET OAK CI	0.27	R-1
WD-757	213 RIVERVIEW AV	0.44	R-2	ED-2514	670 BLACK EARTH DR	0.50	R-1	ED-3018	2706 W SCARLET OAK CI	0.26	R-1
WD-77-2	FORT HOWARD AV	0.52	R-2	ED-F0124	STH 32-57	4.26	R-1	ED-3012	3030 SCARLET OAK RD	0.29	R-1
WD-883-T-23	1002 COUNTRYSIDE DR	0.37	R-1	ED-914	135 S WISCONSIN ST	0.17	R-4	ED-3013	3024 SCARLET OAK RD	0.25	R-1
WD-145	500 BLOCK LANDE ST	2.63	R-2	ED-2819	1233-1235 ATRIUM CT	0.34	R-2	ED-3014	3018 SCARLET OAK RD	0.25	R-1
WD-708-J-12	FRIENDSHIP LN	0.24	R-2	ED-2818	1201-1203 ATRIUM CT	0.28	R-2	ED-3015	3012 SCARLET OAK RD	0.36	R-1
WD-708-J-11	FRIENDSHIP LN	0.25	R-2	ED-2813	1232-1234 ATRIUM CT	0.25	R-2	ED-3016	3006 SCARLET OAK RD	0.25	R-1
WD-708-J-10	FRIENDSHIP LN	0.24	R-2	WD-1838		0.23	R-1	ED-3017	3000 SCARLET OAK RD	0.25	R-1
WD-123-1	FRIENDSHIP LN	0.31	R-2	ED-R49-1	STH 32-57	9.18	R-1	ED-3030	2549 E SCARLET OAK CI	0.48	R-1
WD-123-4	FRIENDSHIP LN	0.80	R-2	ED-R50	2646 OLD PLANK RD	3.24	R-1	ED-3019	2700 W SCARLET OAK CI	0.25	R-1
WD-122-2	FRIENDSHIP LN	0.23	R-2	ED-R49	OLD PLANK RD	31.29	R-1	ED-3020	2694 W SCARLET OAK CI	0.25	R-1
WD-258-1	229 NICOLET PL	0.31	R-1	ED-R52-3	OLD PLANK RD	14.25	R-1	ED-3021	2688 W SCARLET OAK CI	0.25	R-1
WD-746-D-82	1234 CARMEN CT	0.34	R-1	ED-R52-2	STH 57	14.74	R-1	ED-3022	2682 W SCARLET OAK CI	0.25	R-1
WD-1544	2218-2220 RYGAR CT	0.29	R-2	WD-1609	2257 GLEN MEADOWS CI	0.37	R-2	ED-3023	2676 W SCARLET OAK CI	0.25	R-1
WD-807-1	600 BLOCK FAIRVIEW AV	0.24	R-1	ED-R53	3234 OLD JANSSEN TR	14.36	R-1	ED-3024	2670 W SCARLET OAK CI	0.27	R-1
WD-L500-1	LOST DAUPHIN RD	17.13	R-1	WD-L183-4-1	FOX POINT CI	6.44	R-1	ED-3025	2664 W SCARLET OAK CI	0.40	R-1
WD-L505-1	LOST DAUPHIN RD	17.21	R-1	ED-2513	680 BLACK EARTH DR	3.67	R-1	ED-3026	2658 W SCARLET OAK CI	0.45	R-1
WD-76	FOXVIEW AV	0.99	R-1	WD-L183-4	RED MAPLE RD	13.50	R-1	ED-3027	2652 W SCARLET OAK CI	0.28	R-1
WD-816	667 FAIRVIEW AV	0.14	R-1	WD-L437-12	LEMON LN	0.83	R-1	ED-3028	2646 W SCARLET OAK CI	0.27	R-1
WD-811	639 FAIRVIEW AV	0.14	R-1	ED-R20	CTH PP	20.79	R-1	ED-3029	2543 E SCARLET OAK CI	0.30	R-1
WD-L437-5	LEMON LN	0.50	R-1	WD-1935	1724 BRIDGE PORT CI	0.37	R-1	ED-3031	2561 E SCARLET OAK CI	0.49	R-1
WD-L438-8	REAR CREAMERY RD	2.98	R-1	WD-1934	1730 BRIDGE PORT CI	1.07	R-1	ED-3032	2710 RYAN RD	0.35	R-1
WD-L496	LOST DAUPHIN RD	29.16	R-1	WD-1925	1784 BRIDGE PORT CI	0.42	R-1	ED-3033	2720-2722 RYAN RD	0.31	R-2
WD-D0079-11	200 BLOCK RED MAPLE RI	9.78	R-3	WD-1933	1736 BRIDGE PORT CI	1.02	R-1	ED-3043	2748 RYAN RD	0.28	R-1
WD-D0075-2	LOST DAUPHIN RD	16.95	R-3	WD-1932	1742 BRIDGE PORT CI	0.44	R-1	ED-3034	2567 E SCARLET OAK CI	0.29	R-1
WD-D0075-1	LOST DAUPHIN RD	1.12	R-3	WD-1931	1748 BRIDGE PORT CI	0.36	R-1	ED-3035	2573 E SCARLET OAK CI	0.26	R-1
WD-1030-11	1522 WILD ROSE DR	0.66	R-1	WD-1926	1778 BRIDGE PORT CI	0.32	R-1	ED-3036	2579 E SCARLET OAK CI	0.25	R-1
WD-1030-6	1510 N HONEYSUCKLE CI	0.66	R-1	WD-1930	1754 BRIDGE PORT CI	0.32	R-1	ED-3045	2736 RYAN RD	0.27	R-1
WD-D0104	LOST DAUPHIN RD	26.95	R-1	WD-1929	1760 BRIDGE PORT CI	0.31	R-1	ED-3044	2742 RYAN RD	0.28	R-1
WD-1736	2406 KILRUSH RD	0.58	R-1	WD-1927	1772 BRIDGE PORT CI	0.52	R-1	ED-3037	2585 E SCARLET OAK CI	0.25	R-1
WD-1607	2269 GLEN MEADOWS CI	0.28	R-2	WD-1928	1764 BRIDGE PORT CI	0.48	R-1	ED-3038	2589 E SCARLET OAK CI	0.25	R-1
WD-1601	2293 GLEN MEADOWS CI	0.40	R-2	WD-1936	1733 BRIDGE PORT CI	0.40	R-1	ED-3039	2593 E SCARLET OAK CI	0.25	R-1
WD-1593	2262 RED TAIL GLEN	0.40	R-2	WD-1937	1741 BRIDGE PORT CI	0.31	R-1	ED-3042	2754 RYAN RD	0.28	R-1
WD-1591	2254 RED TAIL GLEN	0.40	R-2	WD-1938	1749 BRIDGE PORT CI	0.30	R-1	ED-3040	597-2599 E SCARLET OAK	0.34	R-2
WD-1590	2250 RED TAIL GLEN	0.40	R-2	WD-1939	1757 BRIDGE PORT CI	0.33	R-1	ED-3041	635-637 DIVERSITY DR	0.37	R-2
WD-1588	2242 RED TAIL GLEN	0.40	R-2	ED-3072	RYAN RD	4.79	R-3	ED-1164-R-32-2	RIDGEWAY DR	5.57	R-3
WD-144-1-1	LANDE ST	0.35	R-2	ED-3071	642-644 DIVERSITY DR	0.34	R-2	WD-1023	422 S NINTH ST	0.29	R-2
ED-1129-Q-41	MERRILL ST	0.35	R-1	ED-3061	3027 SCARLET OAK RD	0.27	R-1	ED-2621		0.24	R-1
ED-124-48-2	GRACE ST	0.20	R-1	ED-3062	3021 SCARLET OAK RD	0.39	R-1	ED-2620		0.27	R-1
ED-R54-1	STH 57	11.93	R-1	ED-3063	3015 SCARLET OAK RD	0.40	R-1	ED-2617		0.24	R-1
ED-R56-1	3162 STH 57	5.00	R-1	ED-3064	3009 SCARLET OAK RD	0.37	R-1	ED-2616		0.29	R-1
ED-R53-2	OLD JANSSEN TR	20.37	R-1	ED-3065	606 DIVERSITY DR	0.29	R-1	ED-2619		0.24	R-1
ED-R53-1	3280 OLD JANSSEN TR	3.60	R-1	ED-3066	612 DIVERSITY DR	0.29	R-1	ED-2618		0.28	R-1
ED-R54-2	STH 57	3.12	R-1	ED-3067	618 DIVERSITY DR	0.28	R-1	WD-1831		0.29	R-1
ED-R44	ROCKLAND RD	14.61	R-1	ED-3068	624 DIVERSITY DR	0.28	R-1	WD-1832		0.12	R-1
ED-R43-1	ROCKLAND RD	17.63	R-1	ED-3069	630 DIVERSITY DR	0.26	R-1	WD-1833		0.13	R-1
ED-R60	3234 OLD JANSSEN TR	31.38	R-1	ED-3070	636 DIVERSITY DR	0.26	R-1	WD-1834		0.13	R-1
ED-R46-1	3352 OLD JANSSEN TR	10.06	R-1	ED-3053	2562 E SCARLET OAK CI	0.34	R-1	WD-1835		0.13	R-1
ED-R61	OLD MARTIN RD	36.55	R-1	ED-3046	2689 W SCARLET OAK CI	0.34	R-1	WD-1836		0.13	R-1
								WD-1837		0.14	R-1

De Pere Undeveloped Parcels (suitable for, but not zoned, residential)

PARCEL	LOCATION	ACREAGE	DEVELOPMENT	ZONING	ZONING REQUIREMENTS	COMP. PLAN FUTURE LAND USE	PUBLIC FACILIITES/SERVICES	COMMENT
WD-60	1703 FORT HOWARD AV	2.47	Undeveloped	I-3	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIINDI_14-49GEINDI	Commercial	Available at Right of Way	rted a residential project in this area that did not move forward.
ED-R42	ROCKLAND RD	51.58	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-R26	ROCKLAND RD	13.73	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-R46	ROCKLAND RD	19.61	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-R48	ROCKLAND RD	20.10	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-R45	ROCKLAND RD	20.10	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-R26-1	610 ROCKLAND RD	6.12	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
WD-52	REAR FORT HOWARD AV	1.47	Undeveloped	I-3	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIINDI_14-49GEINDI	Commercial	Available at Right of Way	rted a residential project in this area that did not move forward.
WD-59	FORT HOWARD AV	3.41	Undeveloped	I-3	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIINDI_14-49GEINDI	Commercial	Available at Right of Way	rted a residential project in this area that did not move forward.
ED-R52-1	STH 57	21.57	Vacant	B-2	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTVIIIBUDI	Business Park	Available along Rockland Road - exact connections dependent on development patterns	The property owner has indicated a preference to maintain this property in a commercial zoning district.
ED-D394	2022 HERITAGE RD	39.82	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
ED-D393-3	HERITAGE RD	43.86	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
ED-D411-1	COTTONWOOD LN	26.81	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
ED-D411-2	CTH PP	14.38	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
ED-D409	COTTONWOOD LN	31.09	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
ED-D393-4	HERITAGE RD	4.26	Vacant	A-1	https://library.municode.com/wi/de_pere/codes/code_of_ordinances?nodeId=PTIIMUCO_CH14ZOOR_ARTIXCODI_14-54.1AGDI	Recent Annexation - Not including in Comprehensive Plan but likely to be designated 'Neighborhood Residential (including Multi Family).	Available via intergovernmental agreement with Ledgeview or by conencting through other growth areas in the future.	Property currently farmed but will likely rezone to residential if property owner decides to develop.
Total		320.39						

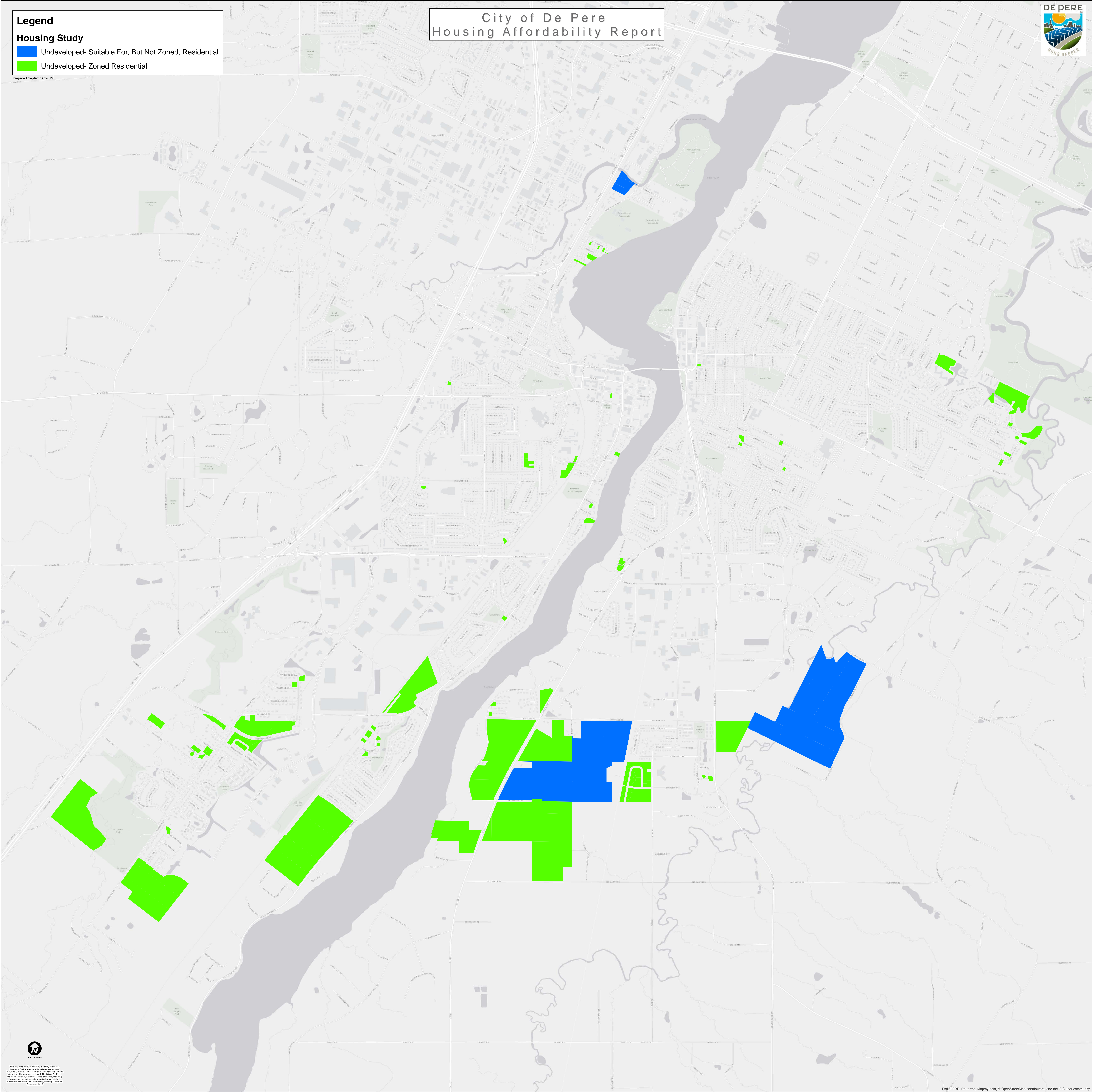
Legend

Housing Study

- Undeveloped- Suitable For, But Not Zoned, Residential
- Undeveloped- Zoned Residential

Prepared September 2019

City of De Pere
Housing Affordability Report



This map was produced utilizing a variety of sources including GIS data, aerial imagery, and other public information. The City of De Pere is not responsible for any errors or omissions. The City of De Pere is not responsible for any errors or omissions. The City of De Pere is not responsible for any errors or omissions.

Housing Affordability Report

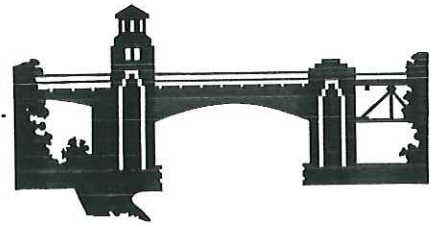
Appendix B

Residential Infrastructure Policy



CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



- Policy Name:** City Residential Infrastructure Development Policy
- Purpose:** The purpose of the policy is to outline standards to guide requests for City funded residential infrastructure development. This policy shall be reviewed on an annual and as needed basis.
- Application:** The City's Finance/Personnel Committee will review requests for City funded infrastructure costs associated with residential development. Infrastructure costs include sewer, water, storm water, and public road construction. Please note that the road construction includes both the initial and final installation of asphalt.
- Economic Requirements:** The policy is intended to provide an adequate supply of housing stock. The housing or availability of housing stock must also be balanced to ensure that the lots can be sold within the three-year period. Therefore, the City will not entertain requests to fund infrastructures if a surplus of lots are on the market within the geographic area and target market.
- Developer Requirements:** The following criteria will be used to evaluate if the City will consider approval of the project:
1. The Developer must own the proposed property to be subdivided and sold for residential purposes.
 2. The Developer must have recorded a plat dividing the properties into the residential lots, including taking all steps necessary to obtain City Plan Commission approval. A copy of the recorded plat must be provided to the City Planning Department.
 3. The Developer must, on its own and on behalf of any and all successors and assigns, request the installation of the public improvements.
 4. The Developer must provide the City the following documentation:
 - a. Letter from primary bank declining to fund the project.
 - b. Market analysis on the proposed development.
 - c. The type of residential structures to be developed. The City shall support all levels of housing; however the City reserves the right to refuse projects that use spec homes.
 5. The estimated cost of the improvements to be provided by the City shall be divided up on a per lot basis.
 6. The assessments for the improvements shall be paid as follows:
 - A. Payment of the individual parcel assessments shall be deferred up to three (3) years from the completion of the phase I public improvements, together with

interest on the unpaid assessment balance. Interest shall commence accruing at such time the phase I improvements are complete as identified in the Notice of Phase I completion sent to the developer. Phase I public improvements include the utilities, storm water management, and crushed aggregate base course material.

- B. Payment of individual parcel deferments shall cease and the amount assessed, plus interest, are due, upon transfer of ownership of the parcel against which such assessment is levied.
 - C. Upon the expiration of three (3) years from the date of completion of the phase I public improvements.
 - D. The Developer shall execute a personal guarantee(s) of specific transaction guaranteeing repayment of not less than one-third of the total public improvement costs to the City in each year of the deferral.
7. The full final cost of the public improvements shall be determined at the completion of the project and prorated per parcel. Should the final assessment per lot sum be smaller than the amount actually paid by transferred parcel(s), the overage collected shall be prorated among the parcels not transferred as of the date of completion. Should the final assessment per lot be greater than the amount actually paid by the transferred parcels, such shortage not collected shall be prorated among the parcels not transferred. If all parcels were previously transferred, the shortage not collected shall be payable upon the Personal Guarantee.
8. The Developer shall waive any and all right or recourse it may have, through State or Federal Court pursuant to Wis. Stats. §66.0703, or otherwise to challenge the assessment agreed to in this agreement, it being the desire of the Developer, to be placed in the same position as if they had been fully and adequately noticed of the procedures pertaining to the assessment for the reconstruction activity.
9. At least one-third of all platted lots shall be subject to accepted offers to purchase.

City Discretion
To Approve

In determining whether to approve a request for City funding of residential infrastructure improvements in circumstances where the above criteria are satisfied, the City shall not be obligated to approve such request but shall also consider the following factors in analyzing and considering approval of the request:

- 1. Existing national and regional economic conditions;
- 2. Current construction market and the likelihood of receiving favorable public construction bids;
- 3. Whether previously approved City funded infrastructure developments have met the obligations imposed upon the developer, regardless of the identity of the developer;
- 4. Whether other requests for City funded infrastructure improvements have been approved or are pending for the same construction season as the request under consideration;
- 5. Whether City engineering staff has sufficient time to prepare necessary engineering and construction plans for the requested infrastructure improvements;
- 6. Input or recommendations provided by the City financial advisor;
- 7. Any other factor relevant to the City's decision.