

# CITY OF DE PERE

## Housing Affordability Report 2019-2020 Update

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



Update Completed January 25, 2021  
*Prepared for 2017 WI Act 243 Housing Report Requirements*

## 2019-2020 Residential Approvals

### 2019-2020 Residential Land Division and Building Permit Reviews

Land Division Type	2019	2020	Notes
Subdivision Plats	1	1	
Certified Survey Maps (CSM)	2	2	Includes residential CSM only.
Condominium Plats			City did not review condominium plats at this time.
Building Permit Applications	36	58	Includes One-family and two-family residential permits only.

Source: Plan Commission reviews and Building Permit applications.

### 2019 Approved New Residential Dwelling Units and Building Permit Applications

Project	Address	# Lots	# Units	Description
Pelican Landing #9 & #10	1015 N Broadway ST	1	2	Site Plan – Two-family home development expanded from 8 existing units to 10 units.
Tranquil Trails	2900 BLK Ryan RD	1	56	Site Plan – Multi-family development with four 14 unit buildings on 1 existing lot.
Garry's Glen South	2509 Lawrence DR	80	110	Plat – Single-family (70 units), two-family (16 units), and multi-family (24 units).
Southbridge Condo	1881 Southbridge RD	8 lot equivalents	8	PIP – Two-family condominium development with 4 buildings and 8 units.
CSM	502-508 Eighth ST	2	4	CSM – Two-family home development with 4 new units on 2 new lots.
CSM – Irwin Lofts	428 Superior ST	--	--	CSM – The 2 lots and 20 residential units were already counted in the 2018 report.
Building Permits	Various	36	39	
<b>TOTAL:</b>		<b>128</b>	<b>219</b>	

Source: Plan Commission reviews and Building Permit applications.

### 2020 Approved New Residential Dwelling Units and Building Permit Applications

Project	Address	# Lots	# Units	Description
Garry's Glen South Apts.	1600 BLK Garroman DR	--	--	Site Plan – Multi-family development. Lots and units counted in 2019 table.
Honeysuckle Acres 4 <sup>th</sup>	1500 BLK Red Maple CT	32	32	Plat – Single-family home subdivision with 32 single-family lots.
Building Permits	Various	58	60	
<b>TOTAL:</b>		<b>90</b>	<b>92</b>	

Source: Plan Commission reviews and Building Permit applications.

### 2020 Year-End Undeveloped City Acreage Suitability for Residential Development

Undeveloped City Acreage Type	Acres	Notes
Zoned for Residential Development	525	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.
Not zoned but Suitable for Residential Development	359	

Source: De Pere Zoning Map and GIS.

## 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. Materials may include the use of shake and vinyl siding or other newer materials that are not specifically called out in the Municipal Code.

**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.

**2020 Average Cost for City Residential Infrastructure**

Type	Cost	Notes
Utilities, Streets, Curbs	\$500 per lineal foot	Costs 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.
Stormwater	\$1,000 per lot	

Source: City Engineering.

**2020 Approved City Plat Infrastructure Cost Estimates**

Subdivision	Total Acres	Single-Family Lots	Estimate Cost Per Lot	Average Sale Price Per Lot	Notes
Garry's Glen South	55	55	\$38,809	\$52,900 (Zillow.com)	Single-family, duplex and multi-family.
Honeysuckle Acres 4th	20	20	\$51,300	\$65,500 (Zillow.com)	All single-family.

Source: City Development Services, Brown County GIS.

**Cost to Permit**

The following are actual permit and park fees from the most recent single-family homes reviewed by the City of De Pere in the Garry's Glen South subdivision.

**2020 Permit and Park Fees – Garry's Glen South**

Address	Lot #	Total Lot Square Feet	Total Permit Fee	Total Park Dedication Fee
2488 Killrush RD	30	11,475	\$1,091.72	\$300.00
2497 Killrush RD	33	11,475	No Permit	\$300.00
2501 Killrush RD	34	11,475	\$ 1,101.68	\$300.00
2508 Killrush RD	25	11,475	\$ 1,142.12	\$300.00
2512 Killrush RD	24	11,475	\$ 1,132.40	\$300.00
2531 Killrush RD	38	13,500	\$ 1,150.76	\$300.00
2532 Killrush RD	19	12,666	\$ 1,184.00	\$300.00
2486 Ballyvaughan RD	45	11,475	No Permit	\$300.00
2487 Ballyvaughan RD	46	13,852	\$ 1,135.16	\$300.00
2490 Ballyvaughan RD	44	11,475	\$ 1,132.40	\$300.00
2491 Ballyvaughan RD	47	19,952	\$ 1,208.48	\$300.00
2494 Ballyvaughan RD	43	11,475	\$ 1,126.54	\$300.00
2498 Ballyvaughan RD	42	11,583	\$ 1,143.80	\$300.00
2515 Ballyvaughan RD	75	11,772	\$1,126.64	\$300.00
2519 Ballyvaughan RD	76	11,772	\$1,100.56	\$300.00
2523 Ballyvaughan RD	77	11,772	\$1,126.88	\$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 46-5:

*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.
- e. Where the plat, certified survey or condominium does not specify the number of dwelling units to be constructed, the land dedication or payment in lieu of dedication shall be based upon the maximum number of dwelling units permitted by the city zoning code and this chapter.

**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 or a city dedication is included with 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 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 lot 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 requires an 85' minimum lot width and 10,000 SF minimum lot size. This translates to an estimated \$22,250 in public infrastructure (utilities, sidewalks, roads) for each lot. Stormwater costs average \$1,000 per lot. The City is proposing a new series of Zoning Code categories that could further reduce the minimum lot size, depending on where a lot is located and zoned in the City. The per/lot stormwater cost would likely decrease because it would be shared across more parcels. The chart below summarizes potential savings in the existing and DRAFT single-family districts:

**Potential Single-Family Infrastructure Cost Changes with Proposed New Zoning Code**

Zoning District	Minimum Frontage	Minimum Lot Size	Infrastructure Cost Per Lot	Potential Cost Variation
Existing R-1	85'	10,000 SF	\$22,250	0
DRAFT R1-80	80'	9,000 SF	\$21,000	Decrease 6%
DRAFT R1-60	60'	7,000 SF	\$16,000	Decrease 28%
DRAFT R1-45	45'	5,000 SF	\$12,250	Decrease 45%

Source: City Development Services, Zoning Code, DRAFT zoning document.

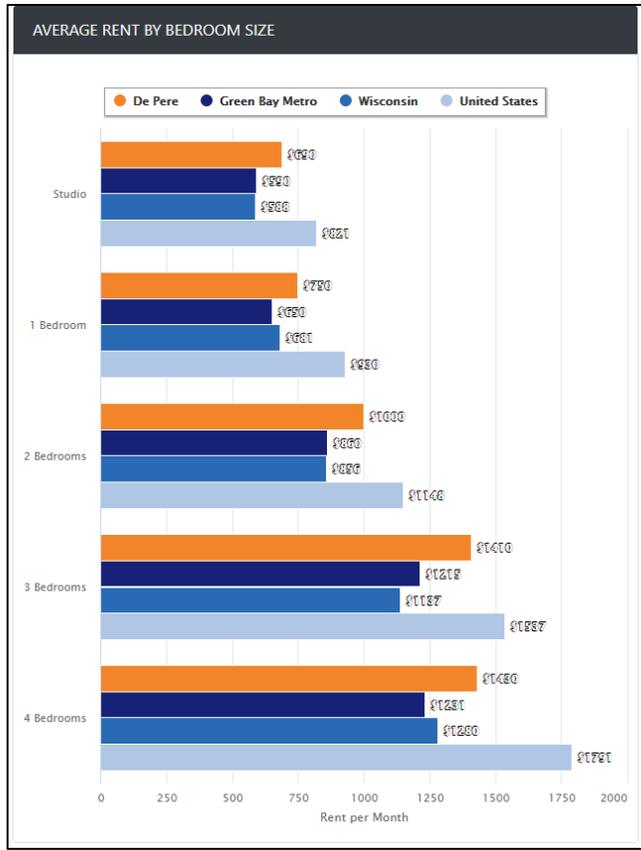
**Current Housing Affordability in De Pere, WI**

De Pere Median Home Price (Zillow.com) - \$241,230

**De Pere Average Rent by Bedroom Size**

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

Source: Bestplaces.net.



[https://www.bestplaces.net/cost\\_of\\_living/city/wisconsin/de\\_pere](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 2020 County Median Income**

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Income Limits	\$17,310	\$19,770	\$22,230	\$24,670	\$26,670	\$28,650	\$30,630	\$32,610	\$34,590

Bedroom Size	Efficiency	One	Two	Three	Four	Five	Six
Rent Limits	\$432	\$463	\$555	\$642	\$716	\$790	\$864

**Brown County 40% of HUD Estimated 2020 County Median Income**

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Income Limits	\$23,080	\$26,360	\$29,640	\$32,920	\$35,560	\$38,200	\$40,840	\$43,480	\$46,120

Bedroom Size	Efficiency	One	Two	Three	Four	Five	Six
Rent Limits	\$577	\$618	\$741	\$856	\$955	\$1,054	\$1,153

**Brown County 50% of HUD Estimated 2020 County Median Income**

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Income Limits	\$28,850	\$32,950	\$37,050	\$41,150	\$44,450	\$47,750	\$51,050	\$54,350	\$57,650

Bedroom Size	Efficiency	One	Two	Three	Four	Five	Six
Rent Limits	\$721	\$772	\$926	\$1,107	\$1,193	\$1,317	\$1,441

## **Available Housing Analysis**

### **RENTAL – Two Bedroom for Three Person Family**

#### 50% of Brown County AMI

A three person family at 50% of Brown County AMI would earn \$37,050 per year. 30% of that income translates into a rental rate of \$926.25 per month.

At \$1,000 per month the average rental rate for a two-bedroom in De Pere is \$73.75 higher per month than would be affordable for a three-person family making 50% of AMI. However, there are at least 29 two-bedroom apartments available for lease at rates under \$926 per month in De Pere based on a search at Apartments.com ([www.apartments.com](http://www.apartments.com)).

#### 40% of Brown County AMI

A three person family at 40% of Brown County AMI would earn \$29,640 per year. 30% of that income translates into a rental rate of \$741.00 per month.

At \$1,000 per month the average rental rate for a two-bedroom in De Pere is \$259.00 higher per month than would be affordable for a three-person family making 40% of AMI. However, there are at least 6 two-bedroom apartments available for lease at rates under \$741 per month in De Pere based on a search at Apartments.com.

#### 30% of Brown County AMI

A three person family at 30% of Brown County AMI would earn \$22,230 per year. 30% of that income translates into a rental rate of \$555.75 per month.

At \$1,000 per month the average rental rate for a two-bedroom in De Pere is \$444.25 higher per month than would be affordable for a three-person family making 30% of AMI. At the time of the search, Apartments.com did not show any available 2 bedroom apartments for under \$556 per month.

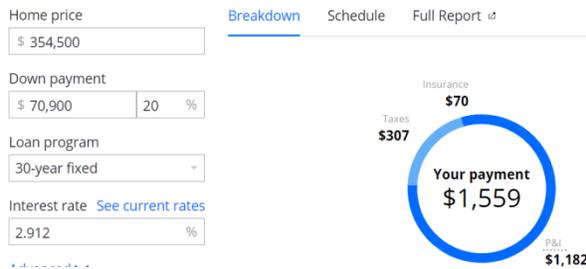
### **Rental Summary Table**

<b>AMI</b>	<b>Apartment Bedrooms</b>	<b>Family Size</b>	<b>Annual Earnings</b>	<b>Affordable Monthly Rent</b>	<b>Average De Pere Rent</b>	<b>Amount Exceeding Affordability</b>	<b>Affordable Apartments Available?</b>
50%	2	3	\$37,050	\$926	\$1,000	+ \$74	29 units under \$1,000
40%	2	3	\$29,640	\$741	\$1,000	+ \$259	6 units under \$741
30%	2	3	\$22,230	\$556	\$1,000	+ \$444	None under \$556

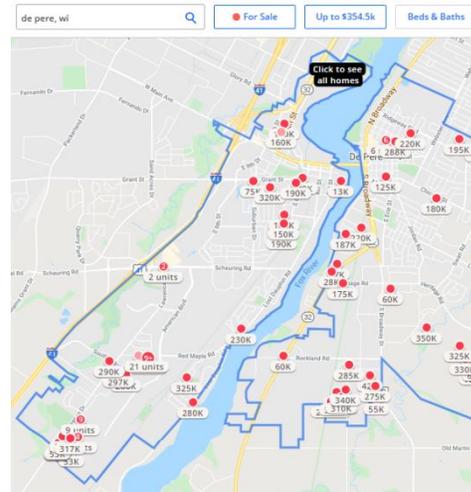
## OWNERSHIP – Three Bedroom Home for Three Person Family

According to the '2015-2019 American Community Survey 5-Year Estimates,' (2015-2019) a three person family in Brown County has a median income of \$62,340. 30% of that income for housing translates into a monthly home payment (mortgage, property tax, home insurance) of \$1,559. This would support a home price of approximately \$354,500 (assuming a 20% down payment and 2.9% interest rate). The \$241,230 median home price in De Pere is \$113,270 lower than the Brown County median income affordable price.

A January 15, 2021 yielded over 35 developed homes available for sale in De Pere for less than \$354,500. The homes were widely distributed throughout the community with at least two bedrooms.

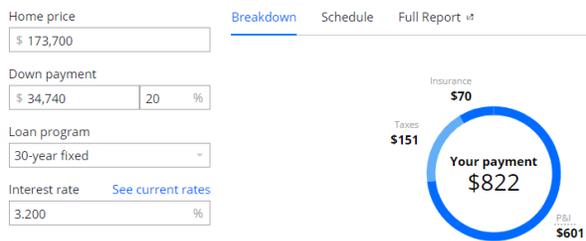


Graphics: Zillow.com

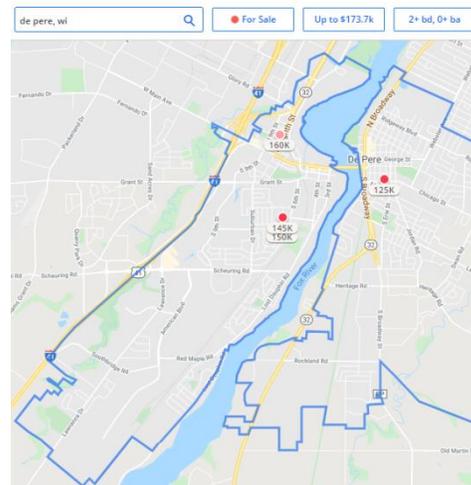


According to the '2015-2019 American Community Survey 5-Year Estimates,' (2015-2019) the Brown County per capita median income is \$32,874. 30% of that income for housing translates into a monthly home payment (mortgage, property tax, home insurance) of \$822. This would support a home price of approximately \$173,700 (assuming a 20% down payment and 3.2% interest rate). The \$241,230 median home price in De Pere is \$67,530 higher than the Brown County median income affordable price.

A January 15, 2021 yielded 4 developed homes available for sale in De Pere for less than \$354,500. The homes were widely distributed throughout the community with at least two bedrooms.



Graphics: Zillow.com



## **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 2021.

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 2021. 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, completed a large expansion in 2019 to provide advanced memory care. There were no CBRF site plan proposals in 2020.*

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.*

# Appendix A

## Fee Report



# Building/Planning Fee List (page 1 of 2)

<b>Planning/Park/Misc</b>	
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

<b>Building Permit Fees: New Buildings and Tenant Buildouts</b>			
		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 Bailout	\$0.22/square foot	\$150	n/a
Commercial/Industrial/Institutional/Multifamily	\$0.22/square foot	\$150.00	n/a
<b>Permit Fee: Building Alterations, Repairs, and Remodeling</b>			
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

<b>Miscellaneous Fees</b>	
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 1 of 2)

<b>Electrical Permit Fees</b>		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

<b>HVAC Permit Fees</b>		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

<b>Plumbing Permit Fees</b>		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	

<b>Building Alterations, Repairs, and Remodeling</b>		\$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

<b>Reinspection</b>	<b>\$75.00</b>
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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.

# 2020 Residential Approved Units and Total Fees

## 2020 Approved New Residential Dwelling Units and Building Permit Applications

Project	Address	# Lots	# Units	Description
Garrity's Glen South Apts.	1600 BLK Garroman DR	--	--	Site Plan – Multi-family development. Lots and units counted in 2019 table.
Honeysuckle Acres 4 <sup>th</sup>	1500 BLK Red Maple CT	32	32	Plat – Single-family home subdivision with 32 single-family lots.
Building Permits	Various	58	60	
<b>TOTAL:</b>		<b>90</b>	<b>92</b>	

## 2020 Total Fees Collected (Residential)

Item	Fee Collected
Residential Building Permits	\$72,376
Additions	\$2,149
Alterations	\$30,770
Plumbing related to residential	\$15,151
Electrical related to residential	\$25,972
HVAC related to residential	\$20,791
Plat Review (preliminary – city residential)	\$2,383
Plat Review (final – city residential)	\$390
CSM Review (city residential)	\$736
Fee in lieu of Land (single-family residential)	\$15,600
Fee in lieu of Land (two-family residential)	\$1,800
Fee in lieu of Land (multi-family residential)	\$10,400
Water Meter Fee (residential)	\$16,758
Sewer Connection (residential)	\$18,125
<b>TOTAL</b>	<b>\$233,401</b>

Note: Plat review includes condo plats.

Residential Units approved in 2020	92
2020 Fees Divided by 2020 Approved Units*	\$2,536.97

*\*Note, this calculation is required as part of the fee report, but may not accurately reflect fees per unit because many units approved in 2020 are not permitted until a later date. Fees are paid at time of permit, not time of approval.*

# Appendix B

## Undeveloped Parcels



<b>PARCELID</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>GIS ACRES</b>	<b>UNDEVELOPED TYPE</b>
ED-1128-11	0 EAST RIVER DR	R-3	12.16	Undeveloped- Zoned Residential
ED-1129-Q-41	0 MERRILL ST	R-1	0.35	Undeveloped- Zoned Residential
ED-1164-R-32-2	0 RIDGEWAY DR	R-3	5.57	Undeveloped- Zoned Residential
ED-124-48-2	0 GRACE ST	R-1	0.20	Undeveloped- Zoned Residential
ED-2436	200 OAK WATER CT	R-1	0.41	Undeveloped- Zoned Residential
ED-2498	2113 YAHARA CIR	R-1	1.01	Undeveloped- Zoned Residential
ED-2504	798 PECATONICA CT	R-1	0.56	Undeveloped- Zoned Residential
ED-2510	2193 YAHARA CIR	R-1	0.33	Undeveloped- Zoned Residential
ED-2525	2150 CHARLES ST	R-1	0.49	Undeveloped- Zoned Residential
ED-2528	619 BLACK EARTH DR	R-1	0.50	Undeveloped- Zoned Residential
ED-2535	673 BLACK EARTH DR	R-1	0.27	Undeveloped- Zoned Residential
ED-2619	1482 FOXBOROUGH CT	R-1	0.24	Undeveloped- Zoned Residential
ED-2813	1232 ATRIUM CT	R-2	0.25	Undeveloped- Zoned Residential
ED-2818	1201 ATRIUM CT	R-2	0.28	Undeveloped- Zoned Residential
ED-2819	1233 ATRIUM CT	R-2	0.34	Undeveloped- Zoned Residential
ED-2917	942 TRAILSIDE CT	R-1	0.30	Undeveloped- Zoned Residential
ED-3012	3030 SCARLET OAK RD	R-1	0.29	Undeveloped- Zoned Residential
ED-3014	3018 SCARLET OAK RD	R-1	0.25	Undeveloped- Zoned Residential
ED-3015	3012 SCARLET OAK RD	R-1	0.36	Undeveloped- Zoned Residential
ED-3017	3000 SCARLET OAK RD	R-1	0.25	Undeveloped- Zoned Residential
ED-3018	2706 W SCARLET OAK CIR	R-1	0.26	Undeveloped- Zoned Residential
ED-3019	2700 W SCARLET OAK CIR	R-1	0.25	Undeveloped- Zoned Residential
ED-3020	2694 W SCARLET OAK CIR	R-1	0.25	Undeveloped- Zoned Residential
ED-3021	2688 W SCARLET OAK CIR	R-1	0.25	Undeveloped- Zoned Residential
ED-3022	2682 W SCARLET OAK CIR	R-1	0.25	Undeveloped- Zoned Residential
ED-3023	2676 W SCARLET OAK CIR	R-1	0.25	Undeveloped- Zoned Residential
ED-3028	2646 W SCARLET OAK CIR	R-1	0.27	Undeveloped- Zoned Residential
ED-3029	2543 E SCARLET OAK CIR	R-1	0.30	Undeveloped- Zoned Residential
ED-3030	2549 E SCARLET OAK CIR	R-1	0.48	Undeveloped- Zoned Residential
ED-3031	2561 E SCARLET OAK CIR	R-1	0.49	Undeveloped- Zoned Residential
ED-3032	2710 RYAN RD	R-1	0.35	Undeveloped- Zoned Residential
ED-3034	2567 E SCARLET OAK CIR	R-1	0.29	Undeveloped- Zoned Residential
ED-3035	2573 E SCARLET OAK CIR	R-1	0.26	Undeveloped- Zoned Residential
ED-3040	2597 E SCARLET OAK CIR	R-2	0.34	Undeveloped- Zoned Residential
ED-3041	635 DIVERSITY DR	R-2	0.37	Undeveloped- Zoned Residential
ED-3042	2754 RYAN RD	R-1	0.28	Undeveloped- Zoned Residential
ED-3043	2748 RYAN RD	R-1	0.28	Undeveloped- Zoned Residential
ED-3044	2742 RYAN RD	R-1	0.28	Undeveloped- Zoned Residential
ED-3045	2736 RYAN RD	R-1	0.27	Undeveloped- Zoned Residential
ED-3047	2683 W SCARLET OAK CIR	R-1	0.35	Undeveloped- Zoned Residential
ED-3049	2671 W SCARLET OAK CIR	R-1	0.32	Undeveloped- Zoned Residential
ED-3050	2665 W SCARLET OAK CIR	R-1	0.34	Undeveloped- Zoned Residential
ED-3051	2659 W SCARLET OAK CIR	R-1	0.35	Undeveloped- Zoned Residential
ED-3052	2655 W SCARLET OAK CIR	R-1	0.27	Undeveloped- Zoned Residential
ED-3053	2562 E SCARLET OAK CIR	R-1	0.34	Undeveloped- Zoned Residential
ED-3058	621 DIVERSITY DR	R-1	0.34	Undeveloped- Zoned Residential
ED-3061	3027 SCARLET OAK RD	R-1	0.27	Undeveloped- Zoned Residential
ED-3062	3021 SCARLET OAK RD	R-1	0.39	Undeveloped- Zoned Residential
ED-3063	3015 SCARLET OAK RD	R-1	0.40	Undeveloped- Zoned Residential
ED-3064	600 DIVERSITY DR	R-1	0.37	Undeveloped- Zoned Residential

PARCELID	SITE ADDRESS	ZONING	GIS ACRES	UNDEVELOPED TYPE
ED-3065	606 DIVERSITY DR	R-1	0.29	Undeveloped- Zoned Residential
ED-3068	624 DIVERSITY DR	R-1	0.28	Undeveloped- Zoned Residential
ED-3069	630 DIVERSITY DR	R-1	0.26	Undeveloped- Zoned Residential
ED-3070	636 DIVERSITY DR	R-1	0.26	Undeveloped- Zoned Residential
ED-3071	642 DIVERSITY DR	R-2	0.34	Undeveloped- Zoned Residential
ED-914	135 S WISCONSIN ST	B-1	0.17	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D393-3	0 HERITAGE RD	A-1	43.86	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D393-4	0 HERITAGE RD	A-1	4.26	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D394	2022 HERITAGE RD	A-1	39.82	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D409	0 COTTONWOOD LN	A-1	31.09	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D411-1	0 COTTONWOOD LN	A-1	26.81	Undeveloped- Suitable For, But Not Zoned, Residential
ED-D411-2	0 CTH PP	A-1	14.38	Undeveloped- Suitable For, But Not Zoned, Residential
ED-F0124	0 STH 32-57	R-1	4.26	Undeveloped- Zoned Residential
ED-R20	0 CTH PP	R-1	20.79	Undeveloped- Zoned Residential
ED-R26	0 ROCKLAND RD	B-2	13.73	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R26-1	610 ROCKLAND RD	B-2	6.12	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R42	0 ROCKLAND RD	B-2	51.58	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R43-1	0 ROCKLAND RD	R-1	17.63	Undeveloped- Zoned Residential
ED-R44	0 ROCKLAND RD	R-1	14.61	Undeveloped- Zoned Residential
ED-R45	0 ROCKLAND RD	B-2	20.10	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R46	0 ROCKLAND RD	B-2	19.61	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R46-1	3352 OLD JANSSEN TRL	R-1	10.06	Undeveloped- Zoned Residential
ED-R48	0 ROCKLAND RD	B-2	20.10	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R49	0 OLD PLANK RD	R-1	31.29	Undeveloped- Zoned Residential
ED-R49-1	0 STH 32-57	R-1	9.18	Undeveloped- Zoned Residential
ED-R50	2646 OLD PLANK RD	R-1	3.24	Undeveloped- Zoned Residential
ED-R52-1	0 STH 57	B-2	21.57	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R52-2	0 STH 57	R-1	14.74	Undeveloped- Zoned Residential
ED-R52-3	0 OLD PLANK RD	R-1	14.25	Undeveloped- Zoned Residential
ED-R53	3234 OLD JANSSEN TRL	R-1	14.36	Undeveloped- Zoned Residential
ED-R53-1	3280 OLD JANSSEN TRL	R-1	3.60	Undeveloped- Zoned Residential
ED-R53-2	0 OLD JANSSEN TRL	B-2	20.37	Undeveloped- Suitable For, But Not Zoned, Residential
ED-R54-1	0 STH 57	R-1	11.93	Undeveloped- Zoned Residential
ED-R54-2	0 STH 57	R-1	3.12	Undeveloped- Zoned Residential
ED-R56-1	3162 STH 57	R-1	5.00	Undeveloped- Zoned Residential
ED-R60	3234 OLD JANSSEN TRL	R-1	31.38	Undeveloped- Zoned Residential
ED-R61	0 OLD MARTIN RD	R-1	36.55	Undeveloped- Zoned Residential
ED-R65-1	0 NEW PLANK RD	R-1	8.91	Undeveloped- Zoned Residential
WD-1023	422 S NINTH ST	R-2	0.29	Undeveloped- Zoned Residential
WD-1030-6	1510 N HONEYSUCKLE CIR	R-1	0.66	Undeveloped- Zoned Residential
WD-122-2	0 FRIENDSHIP LN	R-2	0.23	Undeveloped- Zoned Residential
WD-123-1	0 FRIENDSHIP LN	R-2	0.31	Undeveloped- Zoned Residential
WD-123-4	0 FRIENDSHIP LN	R-2	0.80	Undeveloped- Zoned Residential
WD-1392	1920 SNOWY OWL CT	R-1	0.31	Undeveloped- Zoned Residential
WD-144-1-1	0 LANDE ST	R-2	0.35	Undeveloped- Zoned Residential
WD-145	500 LANDE ST BLK	R-2	2.63	Undeveloped- Zoned Residential
WD-1544	2218 RYGAR CT	R-2	0.29	Undeveloped- Zoned Residential
WD-1601	2293 GLEN MEADOWS CIR	R-2	0.40	Undeveloped- Zoned Residential
WD-1607	2269 GLEN MEADOWS CIR	R-2	0.28	Undeveloped- Zoned Residential
WD-1609	2257 GLEN MEADOWS CIR	R-2	0.37	Undeveloped- Zoned Residential

<b>PARCELID</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>GIS ACRES</b>	<b>UNDEVELOPED TYPE</b>
WD-1736	2406 KILRUSH RD	R-1	0.58	Undeveloped- Zoned Residential
WD-1925	1784 BRIDGE PORT CIR	R-1	0.42	Undeveloped- Zoned Residential
WD-1926	1778 BRIDGE PORT CIR	R-1	0.32	Undeveloped- Zoned Residential
WD-1927	1772 BRIDGE PORT CIR	R-1	0.52	Undeveloped- Zoned Residential
WD-1928	1764 BRIDGE PORT CIR	R-1	0.48	Undeveloped- Zoned Residential
WD-1931	1748 BRIDGE PORT CIR	R-1	0.36	Undeveloped- Zoned Residential
WD-1935	1724 BRIDGE PORT CIR	R-1	0.37	Undeveloped- Zoned Residential
WD-1936	1733 BRIDGE PORT CIR	R-1	0.40	Undeveloped- Zoned Residential
WD-1938	1749 BRIDGE PORT CIR	R-1	0.30	Undeveloped- Zoned Residential
WD-1939	1757 BRIDGE PORT CIR	R-1	0.33	Undeveloped- Zoned Residential
WD-1940	2485 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1941	2489 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1942	2493 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1943	2497 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1944	2501 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1945	2505 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1946	2509 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1947	2513 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1948	2517 LAWRENCE DR	R-1	0.26	Undeveloped- Zoned Residential
WD-1949	2521 LAWRENCE DR	R-1	0.31	Undeveloped- Zoned Residential
WD-1950	2525-2527 LAWRENCE DR	R-2	0.35	Undeveloped- Zoned Residential
WD-1951	1790-1792 GARROMAN DR	R-2	0.28	Undeveloped- Zoned Residential
WD-1952	1784-1786 GARROMAN DR	R-2	0.28	Undeveloped- Zoned Residential
WD-1953	1778-1780 GARROMAN DR	R-2	0.28	Undeveloped- Zoned Residential
WD-1954	1772-1774 GARROMAN DR	R-2	0.28	Undeveloped- Zoned Residential
WD-1955	1768-1770 GARROMAN DR	R-2	0.28	Undeveloped- Zoned Residential
WD-1956	1762-1764 GARROMAN DR	R-2	0.36	Undeveloped- Zoned Residential
WD-1957	2520 BALLYVAUGHAN RD	R-1	0.40	Undeveloped- Zoned Residential
WD-1958	2532 KILRUSH RD	R-1	0.29	Undeveloped- Zoned Residential
WD-1959	2528 KILRUSH RD	R-1	0.29	Undeveloped- Zoned Residential
WD-1960	2524 KILRUSH RD	R-1	0.39	Undeveloped- Zoned Residential
WD-1961	2520 KILRUSH RD	R-1	0.57	Undeveloped- Zoned Residential
WD-1962	2516 KILRUSH RD	R-1	0.35	Undeveloped- Zoned Residential
WD-1963	2512 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1964	2508 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1965	2504 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1966	2500 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1967	2496 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1968	2492 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1969	2488 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1970	2489 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1971	2493 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1972	2497 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1973	2501 KILRUSH RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1974	2505 KILRUSH RD	R-1	0.30	Undeveloped- Zoned Residential
WD-1975	2509 KILRUSH RD	R-1	0.33	Undeveloped- Zoned Residential
WD-1976	2517 KILRUSH RD	R-1	0.45	Undeveloped- Zoned Residential
WD-1977	2531 KILRUSH RD	R-1	0.31	Undeveloped- Zoned Residential
WD-1978	2535 KILRUSH RD	R-1	0.41	Undeveloped- Zoned Residential
WD-1979	2506 BALLYVAUGHAN RD	R-1	0.46	Undeveloped- Zoned Residential

PARCELID	SITE ADDRESS	ZONING	GIS ACRES	UNDEVELOPED TYPE
WD-1980	2502 BALLYVAUGHAN RD	R-1	0.36	Undeveloped- Zoned Residential
WD-1981	2498 BALLYVAUGHAN RD	R-1	0.27	Undeveloped- Zoned Residential
WD-1982	2494 BALLYVAUGHAN RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1983	2490 BALLYVAUGHAN RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1984	2486 BALLYVAUGHAN RD	R-1	0.26	Undeveloped- Zoned Residential
WD-1985	2487 BALLYVAUGHAN RD	R-1	0.32	Undeveloped- Zoned Residential
WD-1986	2491 BALLYVAUGHAN RD	R-1	0.45	Undeveloped- Zoned Residential
WD-1987	2475 TIPPERARY TRL	R-1	0.37	Undeveloped- Zoned Residential
WD-1988	2481 TIPPERARY TRL	R-1	0.32	Undeveloped- Zoned Residential
WD-1989	2487 TIPPERARY TRL	R-1	0.32	Undeveloped- Zoned Residential
WD-1990	2493 TIPPERARY TRL	R-1	0.28	Undeveloped- Zoned Residential
WD-1991	2501 TIPPERARY TRL	R-1	0.32	Undeveloped- Zoned Residential
WD-1992	2505 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1993	2509 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1994	2513 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1995	2517 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1996	2521 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1997	2525 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1998	2529 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-1999	2533 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2000	2537 TIPPERARY TRL	R-1	0.34	Undeveloped- Zoned Residential
WD-2001	1754 GARROMAN DR	R-1	0.34	Undeveloped- Zoned Residential
WD-2002	2534 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2003	2530 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2004	2526 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2005	2522 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2006	2518 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2007	2514 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2008	2510 TIPPERARY TRL	R-1	0.20	Undeveloped- Zoned Residential
WD-2009	2506 TIPPERARY TRL	R-1	0.28	Undeveloped- Zoned Residential
WD-2010	2474 TIPPERARY TRL	R-1	0.28	Undeveloped- Zoned Residential
WD-2011	2468 TIPPERARY TRL	R-1	0.53	Undeveloped- Zoned Residential
WD-2012	2507 BALLYVAUGHAN RD	R-1	0.39	Undeveloped- Zoned Residential
WD-2013	2511 BALLYVAUGHAN RD	R-1	0.27	Undeveloped- Zoned Residential
WD-2014	2515 BALLYVAUGHAN RD	R-1	0.27	Undeveloped- Zoned Residential
WD-2015	2519 BALLYVAUGHAN RD	R-1	0.27	Undeveloped- Zoned Residential
WD-2016	2523 BALLYVAUGHAN RD	R-1	0.27	Undeveloped- Zoned Residential
WD-2017	2527-2529 BALLYVAUGHAN RD	R-2	0.37	Undeveloped- Zoned Residential
WD-2021	GARROMAN DR	I-B-2	18.32	Undeveloped- Suitable For, But Not Zoned, Residential
WD-2029	1881 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2030	1879 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2031	1873 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2032	1871 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2033	1865 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2034	1863 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2035	1857 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2036	1855 SOUTHBRIDGE RD	R-2	1.29	Undeveloped- Zoned Residential
WD-2039	2168 FOX POINT CIR	R-1	0.63	Undeveloped- Zoned Residential
WD-2040	2164 FOX POINT CIR	R-1	0.48	Undeveloped- Zoned Residential
WD-2041	2160 FOX POINT CIR	R-1	0.47	Undeveloped- Zoned Residential

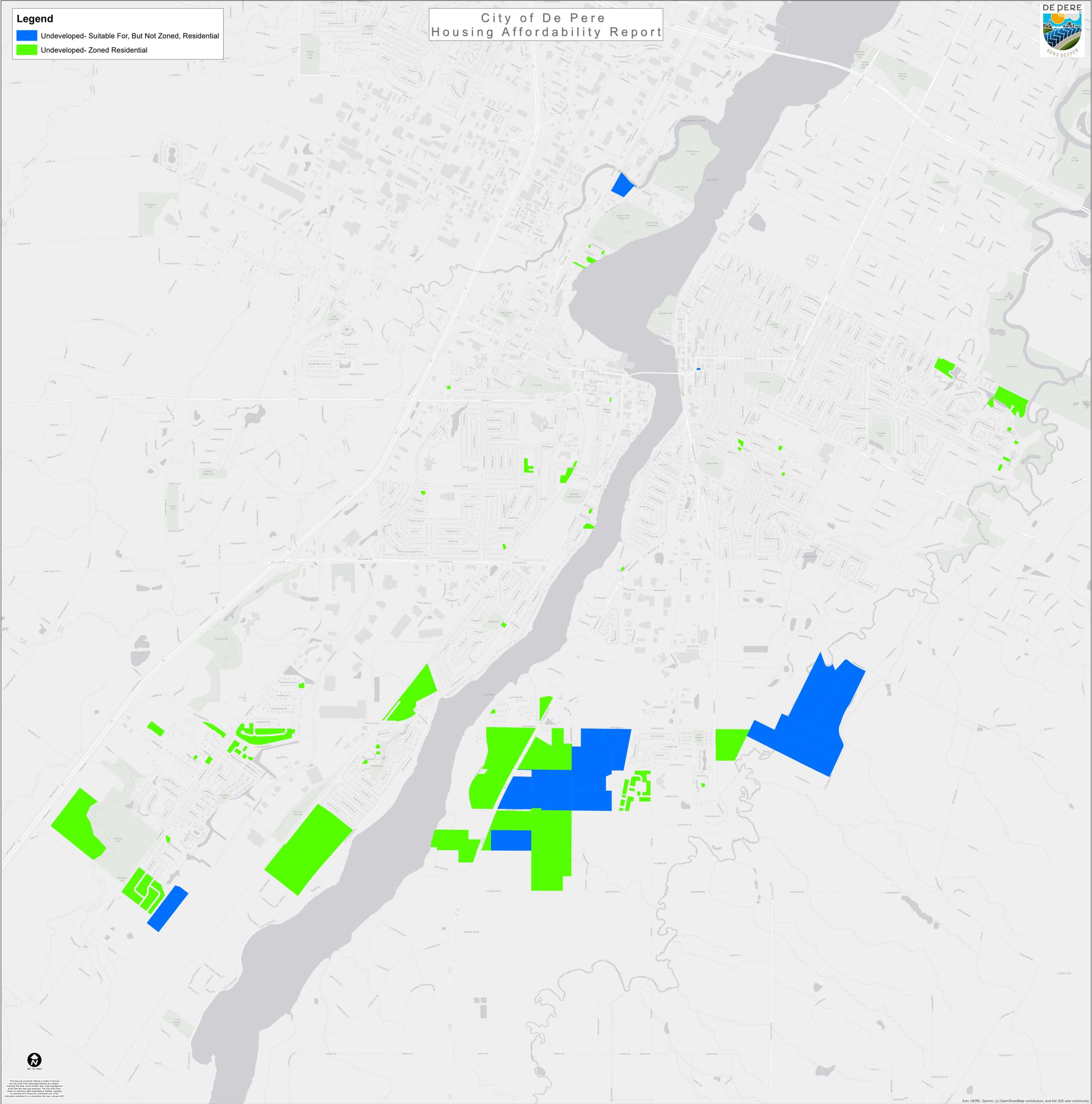
<b>PARCELID</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>GIS ACRES</b>	<b>UNDEVELOPED TYPE</b>
WD-2042	2156 FOX POINT CIR	R-1	0.46	Undeveloped- Zoned Residential
WD-2043	2152 FOX POINT CIR	R-1	0.45	Undeveloped- Zoned Residential
WD-2044	2148 FOX POINT CIR	R-1	0.44	Undeveloped- Zoned Residential
WD-2045	2144 FOX POINT CIR	R-1	0.41	Undeveloped- Zoned Residential
WD-2046	2140 FOX POINT CIR	R-1	0.38	Undeveloped- Zoned Residential
WD-2047	2134 FOX POINT CIR	R-1	0.39	Undeveloped- Zoned Residential
WD-2048	2125 FOX POINT CIR	R-1	0.38	Undeveloped- Zoned Residential
WD-2049	2129 FOX POINT CIR	R-1	0.55	Undeveloped- Zoned Residential
WD-2050	2133 FOX POINT CIR	R-1	0.55	Undeveloped- Zoned Residential
WD-2051	2137 FOX POINT CIR	R-1	0.44	Undeveloped- Zoned Residential
WD-2052	2141 FOX POINT CIR	R-1	0.41	Undeveloped- Zoned Residential
WD-2053	2145 FOX POINT CIR	R-1	0.43	Undeveloped- Zoned Residential
WD-2054	2149 FOX POINT CIR	R-1	0.48	Undeveloped- Zoned Residential
WD-2055	2153 FOX POINT CIR	R-1	0.51	Undeveloped- Zoned Residential
WD-2056	2157 FOX POINT CIR	R-1	0.53	Undeveloped- Zoned Residential
WD-2057	2161 FOX POINT CIR	R-1	0.57	Undeveloped- Zoned Residential
WD-2058	2165 FOX POINT CIR	R-1	0.60	Undeveloped- Zoned Residential
WD-2059	2169 FOX POINT CIR	R-1	0.61	Undeveloped- Zoned Residential
WD-2060	2173 FOX POINT CIR	R-1	0.67	Undeveloped- Zoned Residential
WD-2061	2201 FOX POINT CT	R-1	0.73	Undeveloped- Zoned Residential
WD-2062	2205 FOX POINT CT	R-1	0.56	Undeveloped- Zoned Residential
WD-2063	2209 FOX POINT CT	R-1	0.48	Undeveloped- Zoned Residential
WD-2064	2213 FOX POINT CT	R-1	0.47	Undeveloped- Zoned Residential
WD-2065	2217 FOX POINT CT	R-1	0.47	Undeveloped- Zoned Residential
WD-2066	2218 FOX POINT CT	R-1	0.51	Undeveloped- Zoned Residential
WD-2067	2212 FOX POINT CT	R-1	0.75	Undeveloped- Zoned Residential
WD-2068	2206 FOX POINT CT	R-1	0.60	Undeveloped- Zoned Residential
WD-2069	2200 FOX POINT CT	R-1	0.59	Undeveloped- Zoned Residential
WD-2070	1585 RED MAPLE RD	R-1	0.52	Undeveloped- Zoned Residential
WD-210-8	0 LOST DAUPHIN RD	R-2	0.45	Undeveloped- Zoned Residential
WD-258-1	229 NICOLET PL	R-1	0.31	Undeveloped- Zoned Residential
WD-52	0 FORT HOWARD AVE RR	I-3	1.47	Undeveloped- Suitable For, But Not Zoned, Residential
WD-59	0 FORT HOWARD AVE	I-3	3.41	Undeveloped- Suitable For, But Not Zoned, Residential
WD-60	1703 FORT HOWARD AVE	I-3	2.47	Undeveloped- Suitable For, But Not Zoned, Residential
WD-663	325 GRANT ST	R-2	0.16	Undeveloped- Zoned Residential
WD-708-J-10	0 FRIENDSHIP LN	R-2	0.24	Undeveloped- Zoned Residential
WD-708-J-11	0 FRIENDSHIP LN	R-2	0.25	Undeveloped- Zoned Residential
WD-708-J-12	0 FRIENDSHIP LN	R-2	0.24	Undeveloped- Zoned Residential
WD-723-20	1501 FOX RIDGE CT	R-1	1.12	Undeveloped- Zoned Residential
WD-746-D-82	1234 CARMEN CT	R-1	0.34	Undeveloped- Zoned Residential
WD-76	0 FOXVIEW AVE	R-1	0.99	Undeveloped- Zoned Residential
WD-77-2	0 FORT HOWARD AVE	R-2	0.52	Undeveloped- Zoned Residential
WD-807-1	600 FAIRVIEW AVE BLK	R-1	0.24	Undeveloped- Zoned Residential
WD-816	667 FAIRVIEW AVE	R-1	0.14	Undeveloped- Zoned Residential
WD-883-T-23	1002 COUNTRYSIDE DR	R-1	0.37	Undeveloped- Zoned Residential
WD-D0075-1	0 LOST DAUPHIN RD	R-3	1.12	Undeveloped- Zoned Residential
WD-D0075-2	0 LOST DAUPHIN RD	R-3	16.95	Undeveloped- Zoned Residential
WD-D0079-11	1200 RED MAPLE RD BLK	R-3	9.78	Undeveloped- Zoned Residential
WD-D0104	0 LOST DAUPHIN RD	R-1	26.95	Undeveloped- Zoned Residential
WD-L183-3-1	0 SOUTHBRIDGE RD	R-1	1.05	Undeveloped- Zoned Residential

<b>PARCELID</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>GIS ACRES</b>	<b>UNDEVELOPED TYPE</b>
WD-L437-12	0 LEMON LN	R-1	0.83	Undeveloped- Zoned Residential
WD-L438-8	0 CREAMERY RD RR	R-1	2.98	Undeveloped- Zoned Residential
WD-L449	0 LAWRENCE DR	R-1	45.56	Undeveloped- Zoned Residential
WD-L496	0 LOST DAUPHIN RD	R-1	29.16	Undeveloped- Zoned Residential
WD-L500-1	0 LOST DAUPHIN RD	R-1	17.13	Undeveloped- Zoned Residential
WD-L505-1	0 LOST DAUPHIN RD	R-1	17.21	Undeveloped- Zoned Residential

**Legend**

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

**City of De Pere  
Housing Affordability Report**



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