

CITY OF DE PERE

Housing Affordability Report 2022 Update

*An update on De Pere's implementation of the
housing element of the Comprehensive Plan*



Update Completed January 31, 2023

Prepared per 2017 WI Act 243 Housing Report Requirements

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Purpose for a Housing Affordability Report 2022 Update

Wisconsin Statutes Section 66.10013 requires that municipalities with a population greater than 10,000 publish an annual housing affordability report online and the report must be updated annually. The City of De Pere, with an approximate 2022 population of 25,353, is providing the following information as part of the 2022 update:

- Number of proposed new residential dwelling units.
- An analysis of residential development regulations.
- An analysis of residential development regulations.
- A financial impact on the cost of each new subdivision.
- Ways to modify construction and development regulations, lot sizes, approval processes, and fees to meet existing and forecasted housing demand, and reduce time and cost to approve and develop a new subdivision by 20%.
- A list and map of undeveloped parcels that are suitable for, but not zoned for residential development.
- A list and map of undeveloped residential zoned parcels.

All information within the 2022 update reflects data that was collected from January 1, 2022, through December 31, 2022. The 2022 update was posted on the City of De Pere website on January 31, 2023.

Year 2022 Final Approved Residential Land Divisions and Building Permit Applications

Final Approved Residential Land Division and Building Permit Reviews

SUBDIVISION PLATS		CERTIFIED SURVEY MAPS (CSM)		CONDOMINIUM PLATS		BUILDING PERMIT APPLICATIONS	
Subdivision Name	New Residential Dwelling Units	CSM Location	New Residential Dwelling Units	Condominium Name	New Residential Dwelling Units	All Use Applications	New Residential Dwelling Units
Mystic Creek	97 One-Unit	3234 Old Janssen TR	2	-	-	242	23 One-Unit 6 two-unit 0 multi-unit
Waterview Heights Fifth Addition	94 One-Unit 18 two-unit 64 multi-unit	2000 BLK Lawrence DR	2	-	-	-	-
TOTAL	273	NA	4	NA	0	242	29

Source: Year 2022 Plan Commission reviews and Building Permit applications.

Year-End Undeveloped City Acreage Suitability for Residential Development

UNDEVELOPED CITY ACREAGE TYPE	ACRES
Zoned for Residential Development	538.63
Not zoned but Suitable for Residential Development	324.91
TOTAL	863.54

Source: Year 2022 City Zoning Map and GIS.

Appendix C includes a list 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. Appendix D includes a map of the parcels referenced in Appendix C.

Analysis of Residential Development Regulations

Land Use Controls

In 2022 the City of De Pere approved a rewrite of Municipal Code Chapter 14 (Zoning Ordinance), which became effective on January 1, 2023. The rewritten [Zoning Ordinance](#) Articles II and III modernized land use controls for residential lots, principal building siting, accessory building siting, and maximum building height. In most cases the changes included reduced lot sizes, reduced setbacks, increased accessory building sizes, and increased building heights.

The Zoning Ordinance does not have any architectural or material requirements for one-unit and two-unit dwellings. Multi-unit dwellings are subject to [Zoning Ordinance](#) Article IX (Building and Site Design) for allowed and prohibited façade materials and Article X (Landscaping and Screening). Both articles were modernized with expanded lists and opportunities for the developer.

Site Improvement Requirements and 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 City of De Pere did not have any newly approved residential subdivisions in 2022 for cost calculations. The following table represent estimates.

Average Cost for City Residential Infrastructure

TYPE	COST
Utilities, Streets, Curbs	\$700 per lineal foot
Stormwater	\$1,000 per lot

Source: Year 2022 City Engineering.

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.

Estimated City Plat Infrastructure Costs

SUBDIVISION NAME	ACRES	ONE-UNIT LOTS	ESTIMATED COST PER LOT	AVERAGE SALE PRICE PER LOT	NOTES
Mystic Creek	46	97	\$30,400	NA (Zillow.com)	All one-unit.
Waterview Heights Fifth Addition	58	94	\$36,000	NA (Zillow.com)	One-unit, two-unit, and multi-unit.

Source: City Development Services, Brown County GIS, Zillow.com.

Cost to Permit

The following are estimated City of De Pere rezoning, permit, park dedication, and engineering fees from the last five one-unit dwellings on vacant land. The average City cost for developing a basic 20 lot subdivision using the average of the below developer driven lots would be approximately \$728,194.60.

Estimated Per-Lot Platting, Rezoning, Permit, Park Dedication, and Engineering Fees

ADDRESS	SQUARE FEET	PLATTING	REZONING	BUILDING PERMIT	PARK DEDICATION	INFRA-STRUCTURE
2534 Tipperary TR	8,750	\$75.61	\$3.81	\$804.76	\$300.00	\$25,500.00
2530 Tipperary TR	8750	\$75.61	\$3.81	\$874.12	\$300.00	\$25,500.00
2141 Fox Point CI	17,883	\$81.91	\$0.00	\$904.12	\$300.00	\$36,010.50
1586 Red Maple RD	22,841	\$81.91	\$0.00	\$936.64	\$300.00	\$19,085.00
3021 Scarlet Oak RD	17,071	\$82.78	\$0.00	\$913.24	\$300.00	\$26,075.00

Source: City Development Services.

Fees and Land Dedication Requirements

The City of De Pere charges platting and/or zoning review fees and park in lieu of dedication fees for residential development. Appendix A includes a list of review and permit fees; Appendix B includes a table of collected residential fees from 2022. Land dedication requirements are outlined in [Municipal Code Section 46-5](#) (Platting and Division of Land – Public sites and open spaces), which includes requirements for dedication of sites and payment in lieu of dedication.

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 in the permit packet.

Housing Demand and Development Regulations

The following information includes a summary of the impact on existing and forecasted housing demand. The information also includes ways that a developer can work with the City of De Pere and reduce time and/or costs to approve a new subdivision by up to 20%.

Subdivision approvals, timing, and savings

The creation of new one-unit lots generally occurs through the land division process. The types of land divisions are subdivision plats, certified survey maps, and condominium plats.

Subdivision Plat

Subdivision plats are reviewed in three phases, per [Municipal Code Section 46-3](#) (Platting and Division of Land – Procedure). The phases include a pre-consultation, preliminary plat review, and final plat review.

Most subdivisions in De Pere are reviewed faster than the Municipal Code established timelines. Generally, Plan Commission reviews the preliminary plat and final plat when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council reviews Plats within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Certified Survey Map (CSM)

Certified survey maps are reviewed in two phases, per [Municipal Code Section 46-8](#) (Platting and Division of Land – Land divisions other than subdivisions). The phases include a pre-consultation and certified survey map review.

Most CSM documents in De Pere are reviewed faster than the Municipal Code Chapter 46 established timelines. Generally, Plan Commission reviews the CSM when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council (if needed) reviews within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Condominium Plat

Condominium plats are reviewed in two phases, per [Municipal Code Section 46-13](#) (Platting and Division of Land – Land divisions other than subdivisions) and Wis. Stats. §703.115. The phase includes a pre-consultation and certified survey map review.

Most condominium plats in De Pere are reviewed faster than the Wis. Stats. §703.115 established 10-day deadline. Administrative staff reviews typically take 0-2 day an 80%100% time savings. To further save, The City has eliminated the need for the review of the conversion of existing duplex units, which is a 100% savings for review time and a 100% savings for review fees.

Lot Size Changes and Savings with more Sellable Lots

Two subdivisions were created in 2022. Based on the last 5 one-unit detached house building permits the average lot size was 15,059 square feet and the average street frontage 97 linear feet. The sizes were developer driven; a reduction and savings in sizes to generate more saleable lots can also be developer driven, rather than City driven, by simply reducing lot sizes. See the example table below, which compares the 2022 average developer lot sizes and street frontages to the city allowed lot sizes and street frontages for one-unit detached houses.

For the sake of simplicity when comparing, the following will be assumed for the “concept subdivisions”:

- The subdivision will include the construction of a new 970-foot-long street.
- Half of the lots will be on each side of the street.
- In order to keep the street length comparable for all scenarios, any extra remaining street frontage can be used to make additional full-size lots, but insufficient width to make an extra lot will be absorbed into the costs of the remaining lots.
- Each lot will have a one-unit detached house.
- Special land dedications were not made for parks, etc.

Potential Per Lot Profit Increase when a Developer Reduces Detached House Lot Sizes

CONCEPT SUBDIVISION	PER LOT FRONTAGE	TOTAL LOTS	PER LOT FEES/INFRA-STRUCTURE	PER LOT SALE PRICE (ZILLOW.COM)	PER LOT PROFIT	ALL LOTS OF PROFIT
2022 Developer Driven Average	97'	20	\$36,355	\$65,500 (Fox Point CT)	\$29,145	\$582,900
Existing R1-80 Zoning District	80'	24	\$30,671	\$61,900 (Kilrush RD)	\$32,229	\$749,496
Existing R1-60 Zoning District	60'	32	\$23,567	\$50,000.00 (Tipperary TR)	\$26,433	\$845,856
Existing R1-45 Zoning District	45'	45	\$17,410	\$37,000 (Wisconsin ST)	\$19,590	\$881,550

Source: City Development Services, Zillow.com. Data for informational purposes only.

Financial Support for Residential Development

The City proactively supports residential development via a 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. The City of De Pere also offers TIF for mixed-use projects in the downtown that includes residential units.

Additional Potential Changes to Residential Regulations

In 2022 the City approved a new Zoning Ordinance, that would become effective on January 1, 2023. To assist in meeting existing and forecasted housing demands the new Zoning Ordinance addresses the following:

- Backyard cottages and secondary suites are a permitted uses in residential districts.
- Maximum building heights were increased in residential districts and mixed-use districts.
- A wider range of reduced lot sizes was created.
- Online permit submittal and payment was created (or is in progress).
- Along with developers, the following was promoted:
 - Promote reinvestment in existing housing stock to maintain property values and strong neighborhoods.
 - Promote adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
 - Encourage the development of additional community-based residential facilities to help care for a diverse population.
 - Identify residential Smart Growth areas next to existing development to take advantage of existing utilities and public services.
 - Promote traditional neighborhood design (TND) as a viable mixed-use development option.
 - Develop and implement residential maintenance standards.
 - 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.

Housing Affordability

De Pere Median One-Unit Detached House Price for Past Five Years

YEAR End	MEDIAN HOME PRICE	INCREASE / DECREASE FROM PREVIOUS YEAR
2022	\$322,217	+ \$35,874
2021	\$286,343	+ \$41,828
2020	\$244,515	+ \$21,023
2019	\$223,492	+ \$10,213
2018	\$213,279	--

Source: City Development Services, Zillow.com.

De Pere Average Monthly Rent by Number of Bedrooms

NUMBER OF BEDROOMS	DE PERE MONTHLY RENT	INCREASE / DECREASE FROM THE GREEN BAY METROPOLITAN AREA
Studio	\$637	+ \$11
1	\$680	+ \$9
2	\$876	+ \$15
3	\$1,201	+ \$26
4	\$1,205	+ \$22

Source: City Development Services, Bestplaces.net

In 2022, the median cost of home ownership has gone up from the previous year. However, the median cost of renting stayed the same as the previous year. Living in Green Bay, Allouez, or Ashwaubenon is less expensive than De Pere; It is more expensive to live in Bellevue, Hobart, and Suamico.

Appendix A: Building/Planning Fee Lists

2023 PLANNING DEPARTMENT FEES

Fee Type	Current Fee (2023)
Cell Tower	\$325.00
Conditional Use Permit	\$350.00
Condo Plat Review	\$300 + (# of lots x \$68) + (# of common elements x \$68)
CSM Review	\$375.00
New Easement/Easement Release	\$375.00
Land Use Permit	\$175.00
Preliminary Plat Review	\$300 + (# of lots x \$68)
Final Plat	\$200.00
ROP (Revocable Occupancy Permit)	\$35.00
Rezoning (Includes PDD/PIP)	\$350.00
Right-of-Way Vacation	\$350.00
Short Term Rental	\$350.00
Site Plan Review	\$350.00
Street Name Change	\$350.00
Variance	\$175.00
Zoning Verification Letter	\$75.00
Comprehensive Plan Amendment	\$500.00
Other/Unspecified	\$300.00

2023 BUILDING DEPARTMENT FEES

Fee Type	Current Fee	Proposed 2023 Fee
Residential Building Permit - New/Add	\$.12/sq ft	No change
Commercial Tenant Build-out Permit	\$.22/sq ft	No change
Warehouses - New/Add Building Permit	\$.12/sq ft	No change
Comm/Ind/Institutional/Multi Fam - New/Add	\$.22/sq ft	No change
Comm/Ind/Institutional/Multi Fam - Alt/Rep/Rem	\$12/\$1,000	No change
Residential - Alt/Rep/Rem	\$10/\$1,000	No change
1-2 Family Dwelling Plan Review - New/Add	\$135.00	\$175.00
Multi-Fam/Comm/Ind Plan Review - New/Add	\$215.00	\$250-\$500/sq.ft
Fire Alarm System	\$75.00	\$100.00
Fire Suppression Sprinkler System - New/Add/Alt	\$300 + \$75/riser or floor	\$350 + \$80/riser or floor
Flood Plain Development Fee	\$165.00	\$175.00
Flood Plain Zoning Letter	\$95.00	\$100.00
Soil Erosion Control Fee <20,000 sq ft	\$95.00	\$150.00
Soil Erosion Control Fee >20,000 sq ft	\$215.00	\$250.00
State UDC Permit Seal	\$50.00	No change
Residing/soffits	\$75.00	No change
Shed (<200 sq ft)	\$50.00	No change
Deck/Gazebo	\$75.00	No change
Detached Garage (>200 sq ft)	\$75.00	No change
Swimming Pool/Hot Tub/Spa	\$6/every \$1000	\$75.00
Pool Abandonment	\$30.00	No change
Canopy (installed over gas station dispensers)	\$275.00	\$300.00
Awnings/Canopies to Exterior of Buildings	\$75.00	\$100.00
Moving Building (<600 sq ft)	\$100.00	No change
Moving Building (>600 sq ft)	\$300.00	No change
Window/Door Replacement	\$10/every \$1000	\$75.00
Working Without a Permit	NEW FEE	Double Fee
Wrecking Permit (<600 sq ft)	\$50.00	No change
Wrecking Permit (>600 sq ft)	\$160.00	\$175.00
Early Start (footings & foundation)	\$160.00	\$175.00
Fence	\$50.00	No change
Reinspection Fee	\$75.00	No change
Renew Lapsed Permit	\$75.00	No change
Grade Permit	\$85.00	No change
Curb Cut	\$35.00	No change
Docks	\$50.00	No change
Fox River Bank Stabilization/Rip Rap	\$50.00	No change
Occupancy w/o permit or before final inspection	\$125.00	No change
Radio/Television/Wireless Communication Tower	\$300.00	No change
Bleachers/Assembly Seating	\$125.00	No change
Residential Driveway/Parking Lot	\$50.00	\$75.00
Comm/Ind/Multi Driveway/Parking Lot	\$150.00	No change
Sign Contractor Annual License	\$130.00	No change
Sign Permit	\$75.00	\$100.00

Sign Variance	\$165.00	\$300.00
Payment in Lieu of Dedication - Single Family	\$300.00	No change
Payment in Lieu of Dedication - Two Family	\$600.00	No change
Payment in Lieu of Dedication - Multi Family	\$130.00/bedroom	\$150.00/bedroom
Change of Use/Occupancy/Special Inspections	NEW FEE	\$75.00
Tent Permit	NEW FEE	\$75.00
Municipal Service Fee - First violation	NEW FEE	\$75.00
Municipal Service Fee - Second Violation	NEW FEE	\$150.00
Municipal Service Fee- Third Violation	NEW FEE	\$300.00

HVAC PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add	\$50.00	\$75.00	\$.10/sq ft	No change
Comm/Ind/Inst/Multi Fam - New/Add	\$100.00	No change	\$.14/sq ft	No change
Warehouses - HVAC/MUA/AH/VAV/RTU			\$75.00/unit	No change
Warehouses - infrared heating units			\$130/unit	No change
1-2 Family - Alt/Repair/Remodel	\$50.00	\$75.00	\$7/\$1,000	No change
Multi/Comm/Ind/Inst - Alt/Rep/Rem	\$100.00	No change	\$8/\$1,000	No change
Furnace/Boiler Replacement			\$75.00	No change
Air Conditioner			\$75.00	No change
Fireplace			\$75.00	No change
Wood Burning Unit/Space Heater			\$75.00	No change
Geo Thermal			\$75.00	No change
Re-inspection fee			\$75.00	No change
RTU/MUA/AH			\$75.00	No change
Kitchen Hood			\$75.00	\$100.00
Spray Booth			\$75.00	\$100.00
VAV Unit			\$75.00	No change
Unit Heater			\$75.00	No change
Infrared Heater			\$130.00	No change

ELECTRIC PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add	\$50.00	\$75.00	\$.10/sq ft	No change
Warehouses - New/Add	\$100.00	No change	\$.12/sq ft	No change
Comm/Ind/Inst - New/Add	\$100.00	No change	\$.14/sq st	No change
Alt/Repair/Remodel (1-30 fixtures)			\$50.00	No change
Alt/Repair/Remodel (31-60 fixtures)			\$75.00	No change
Alt/Repair/Remodel (61-90 fixtures)			\$100.00	No change
Alt/Repair/Remodel (>90 fixtures)			\$125 + \$.50/ea. opening >90)	No change
Single Family Service Change			\$75.00	No change
Two Family Service Change			\$75.00	No change
Service Change (all others)			\$100.00	No change
Gas Station Pump Control Panel			&75.00	No change
Gas Station Canopy Lights			\$75.00	No change
Gas Station Dispensers			\$75.00	No change
Illuminated Signs			\$75.00	No change
Temporary Electrical Service			\$50.00	No change
Accessory Building			\$50.00	\$75.00
Re-inspection Fee			\$75.00	No change
Cell Tower			\$100.00	No change
Active Sub-Slab Ventilation System			\$75.00	No change
Generator/Standby Sytem			\$75.00	No change
Vehicle Charging Station			NEW FEE	\$75.00

PLUMBING PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add/Alt	\$50.00	\$75.00	\$11/fixture	No change
Buildings Requiring State Approval (16+ fixtures)			\$175 + \$11/fixture	No change
Lawn Sprinkler Systems			\$75.00	No change
Replacement Water Heater			\$75.00	No change
Cap sanitary sewer			\$75.00	No change
Sewer Lateral Connection			\$125.00	No change
Re-inspection fee			\$75.00	No change

Appendix B: City Residential Fees Collected

ITEM	FEE COLLECTED
Residential Building Permits	\$35,494
Additions	\$2,666
Alterations	\$28,930
Plumbing related to residential	\$5,353
Electrical related to residential	\$22,067
HVAC related to residential	\$14,143
Plat Review (preliminary)	\$6,330
Plat Review (final)	\$195
CSM Review	\$736
Condominium Plat Review	\$482
Fee in lieu of Land (single-family residential)	\$6,300
Fee in lieu of Land (two-family residential)	\$3,600
Fee in lieu of Land (multi-family residential)	--
Water Meter Fee (residential)	\$20,342
Sewer Connection (residential)	\$9,275
TOTAL	\$155,913

Source: City Development

Building permits for new residential dwelling units:

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2022 City Residential Fees Divided by above-referenced residential dwelling units*: \$5,376

*This calculation is included as part of the fee report appendix but does not accurately reflect fees per unit because many units approved in 2022 are not recorded and permitted until a later year. Some fees are paid at the time of permit, not the time of land division approval.

Appendix C: List of Undeveloped Parcels (Residential Related)

Residential Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-1041	220 S ERIE ST	R2-45	Two-Unit	0.17
ED-1113	0 S ERIE ST	GX-2	Neighborhood Office-Residential	0.17
ED-1119	0 S ONTARIO ST	R2-45	Two-Unit	0.18
ED-1128-11	0 EAST RIVER DR	PI-1	Neighborhood Public Institutional District	12.16
ED-1129-Q-41	0 MERRILL ST	R1-80	Single-Dwelling Detached	0.35
ED-1164-R-32-2	0 RIDGEWAY DR	RM-2	Multi-Unit Districts	5.57
ED-1186	420 COOK ST	R1-60	Single-Dwelling Detached	0.17
ED-1212	0 RANDALL AVE	R1-45	Single-Dwelling Detached	0.12
ED-124-29	1501 GRACE ST BLK	R1-80	Single-Dwelling Detached	0.27
ED-124-48-2	0 GRACE ST	R1-80	Single-Dwelling Detached	0.20
ED-124-Q-28	1644 COLONY DR	R1-80	Single-Dwelling Detached	0.27
ED-1303	611 GLENWOOD AVE	R1-80	Single-Dwelling Detached	0.31
ED-131	0 N BROADWAY ST	R1-80	Single-Dwelling Detached	1.10
ED-134	0 N BROADWAY ST	R1-80	Single-Dwelling Detached	1.53
ED-137	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.22
ED-140	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.17
ED-141	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.17
ED-142	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.09
ED-1423-2	0 BOLLES ST	R2-60	Two-Unit	0.22
ED-1423-25	0 BOMIER ST	R2-60	Two-Unit	0.19
ED-1435-41	0 N WINNEBAGO ST	R1-60	Single-Dwelling Detached	0.20
ED-1442-5	1300 CHICAGO ST BLK	R1-60	Single-Dwelling Detached	0.33
ED-1455	927 FOX RIVER DR	R1-80	Single-Dwelling Detached	0.16
ED-1478-2	0 GENEVA ST	R1-80	Single-Dwelling Detached	0.35
ED-156	436 RANDALL AVE	R1-45	Single-Dwelling Detached	0.23
ED-163-2	0 N BROADWAY ST	R1-45	Single-Dwelling Detached	0.23
ED-165	0 RANDALL AVE	R1-45	Single-Dwelling Detached	0.21
ED-177	0 S WISCONSIN ST	R2-45	Two-Unit	0.17
ED-2226	741 EAST RIVER DR	R1-80	Single-Dwelling Detached	0.28
ED-2436	200 OAK WATER CT	R1-80	Single-Dwelling Detached	0.41
ED-2474	2082 RUSHWAY CIR	R1-45	Single-Dwelling Detached	0.15
ED-2498	2113 YAHARA CIR	R1-80	Single-Dwelling Detached	1.01
ED-2504	798 PECATONICA CT	PI-1	Neighborhood Public Institutional District	0.56
ED-2510	2193 YAHARA CIR	R1-80	Single-Dwelling Detached	0.33
ED-2525	2150 CHARLES ST	R1-80	Single-Dwelling Detached	0.49
ED-2528	619 BLACK EARTH DR	R1-80	Single-Dwelling Detached	0.50

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-2535	673 BLACK EARTH DR	R1-80	Single-Dwelling Detached	0.27
ED-2569	2067 OLD PLANK CT	R1-80	Single-Dwelling Detached	0.52
ED-2570	2066 OLD PLANK CT	R1-80	Single-Dwelling Detached	0.58
ED-2763	814 ROTH RD	R1-60	Single-Dwelling Detached	0.21
ED-2813	1232 ATRIUM CT	R2-60	Two-Unit	0.25
ED-2818	1201 ATRIUM CT	R2-60	Two-Unit	0.28
ED-2819	1233 ATRIUM CT	R2-60	Two-Unit	0.34
ED-2830	837 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2831	839 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2832	845 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2833	847 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2917	942 TRAILSIDE CT	R1-80	Single-Dwelling Detached	0.30
ED-3012	3030 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.29
ED-3014	3018 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.25
ED-3019	2700 W SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.25
ED-3041	635 DIVERSITY DR	R2-60	Two-Unit	0.37
ED-3047	2683 W SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.35
ED-3053	2562 E SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.34
ED-3062	3021 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.39
ED-3070	636 DIVERSITY DR	R1-60	Single-Dwelling Detached	0.26
ED-367	0 N HURON ST	R1-60	Single-Dwelling Detached	0.19
ED-371-A-45	0 N FOX CROFT DR	R1-80	Single-Dwelling Detached	0.41
ED-410	0 N WISCONSIN ST	R2-45	Two-Unit	0.19
ED-439	502 N WISCONSIN ST	R2-45	Two-Unit	0.19
ED-582-10	828 N WEBSTER AVE BLK	R1-60	Single-Dwelling Detached	0.26
ED-582-N-26	0 RIDGEWAY BLVD	R1-60	Single-Dwelling Detached	0.29
ED-639-2	0 S WEBSTER AVE	R1-80	Single-Dwelling Detached	0.31
ED-73-1	0 S BROADWAY ST	PI-1	Neighborhood Public Institutional District	0.05
ED-80-2	0 S BROADWAY ST	PI-1	Neighborhood Public Institutional District	0.06
ED-83	0 FOX RIVER DR	R1-60	Single-Dwelling Detached	0.20
ED-F0123	0 OLD PLANK RD	R1-80	Single-Dwelling Detached	1.28
ED-F0124	0 STH 32-57	R1-80	Single-Dwelling Detached	4.26
ED-R20	0 CTH PP	R1-80	Single-Dwelling Detached	20.79
ED-R29	3100 RYAN RD BLK	R1-80	Single-Dwelling Detached	21.63
ED-R43-1	0 ROCKLAND RD	R1-60	Single-Dwelling Detached	17.63
ED-R44	0 ROCKLAND RD	R1-60	Single-Dwelling Detached	14.61
ED-R46-1	3352 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	10.06
ED-R49	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	31.29
ED-R49-1	0 STH 32-57	R1-60	Single-Dwelling Detached	9.18
ED-R50-1	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	8.57

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-R52-2	0 STH 57	R1-60	Single-Dwelling Detached	14.74
ED-R52-3	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	14.25
ED-R53	3234 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	2.86
ED-R53-2	0 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	20.37
ED-R53-3	OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	11.35
ED-R54-1	0 STH 57	R1-60	Single-Dwelling Detached	11.93
ED-R54-2	0 STH 57	R1-60	Single-Dwelling Detached	3.12
ED-R60	3234 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	31.38
ED-R61	0 OLD MARTIN RD	R1-60	Single-Dwelling Detached	36.55
ED-R65-1	0 NEW PLANK RD	R1-60	Single-Dwelling Detached	8.91
WD-1004	421 S NINTH ST	R1-80	Single-Dwelling Detached	0.25
WD-1023	422 S NINTH ST	R2-60	Two-Unit	0.29
WD-1030-6	1510 N HONEYSUCKLE CIR	R1-80	Single-Dwelling Detached	0.66
WD-1102	1410 S CARRINGTON LN	R2-60	Two-Unit	0.28
WD-122-2	0 FRIENDSHIP LN	R2-45	Two-Unit	0.23
WD-123-1	0 FRIENDSHIP LN	R2-60	Two-Unit	0.31
WD-123-4	0 FRIENDSHIP LN	R2-60	Two-Unit	0.80
WD-1239	2373 DAYTONA SPEEDWAY	R1-45	Single-Dwelling Detached	0.16
WD-1364	0 RED TAIL GLEN	R1-80	Single-Dwelling Detached	0.21
WD-1388	1952 SNOWY OWL CT	R1-60	Single-Dwelling Detached	1.61
WD-1544	2218 RYGAR CT	R2-60	Two-Unit	0.29
WD-1601	2293 GLEN MEADOWS CIR	R2-60	Two-Unit	0.40
WD-1607	2269 GLEN MEADOWS CIR	R2-60	Two-Unit	0.28
WD-1609	2257 GLEN MEADOWS CIR	R2-60	Two-Unit	0.37
WD-1694	2475 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.25
WD-1696	2463 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.25
WD-1736	2406 KILRUSH RD	R1-60	Single-Dwelling Detached	0.58
WD-1862	1745 MAXWELL CT	R2-60	Two-Unit	0.46
WD-1863	1753 MAXWELL CT	R2-60	Two-Unit	0.32
WD-1940	2485 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1941	2489 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1942	2493 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1943	2497 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1944	2501 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1945	2505 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1946	2509 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1947	2513 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1950	2525-2527 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.35
WD-1951	1790-1792 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28
WD-1952	1784-1786 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-1955	1768-1770 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28
WD-1956	1762-1764 GARROMAN DR	R1-60	Single-Dwelling Detached	0.36
WD-1960	2524 KILRUSH RD	R1-60	Single-Dwelling Detached	0.39
WD-1961	2520 KILRUSH RD	R1-60	Single-Dwelling Detached	0.57
WD-1968	2492 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1970	2489 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1971	2493 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1974	2505 KILRUSH RD	R1-60	Single-Dwelling Detached	0.30
WD-1975	2509 KILRUSH RD	R1-60	Single-Dwelling Detached	0.33
WD-1979	2506 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.46
WD-1987	2475 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.37
WD-1988	2481 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1989	2487 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1990	2493 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-1991	2501 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1992	2505 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1993	2509 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1994	2513 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1995	2517 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1999	2533 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2000	2537 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.34
WD-2001	1754 GARROMAN DR	R1-60	Single-Dwelling Detached	0.34
WD-2002	2534 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2003	2530 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2004	2526 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2005	2522 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2006	2518 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2007	2514 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2008	2510 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2009	2506 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-2010	2474 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-2011	2468 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.53
WD-2012	2507 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.39
WD-2013	2511 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.27
WD-2017	2527-2529 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.37
WD-2039	2168 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.63
WD-2040	2164 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.48
WD-2047	2134 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.39
WD-2051	2137 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.44
WD-2052	2141 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.41

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2053	2145 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.43
WD-2054	2149 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.48
WD-2057	2161 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.57
WD-2059	2169 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.61
WD-2060	2173 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.67
WD-2064	2213 FOX POINT CT	R1-80	Single-Dwelling Detached	0.47
WD-2065	2217 FOX POINT CT	R1-80	Single-Dwelling Detached	0.47
WD-2066	2218 FOX POINT CT	R1-80	Single-Dwelling Detached	0.51
WD-2067	2212 FOX POINT CT	R1-80	Single-Dwelling Detached	0.75
WD-2069	2200 FOX POINT CT	R1-80	Single-Dwelling Detached	0.59
WD-2070	1585 RED MAPLE RD	R1-80	Single-Dwelling Detached	0.52
WD-2087	2400 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2088	2406 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2089	2412 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2090	2418 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2091	2424 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.44
WD-2092	2599 N STELLITA CIR	R1-60	Single-Dwelling Detached	1.77
WD-2093	2595 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.44
WD-2094	2589 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.43
WD-2095	2583 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2096	2530 MEYER WAY	R1-60	Single-Dwelling Detached	0.35
WD-2097	2536 MEYER WAY	R1-60	Single-Dwelling Detached	0.86
WD-2098	2540 MEYER WAY	R1-60	Single-Dwelling Detached	0.86
WD-2099	2546 MEYER WAY	R1-60	Single-Dwelling Detached	0.29
WD-2100	2552 MEYER WAY	R1-60	Single-Dwelling Detached	0.30
WD-2101	2558 MEYER WAY	R1-60	Single-Dwelling Detached	0.30
WD-2102	2564 MEYER WAY	R1-60	Single-Dwelling Detached	0.40
WD-2103	2570 MEYER WAY	R1-60	Single-Dwelling Detached	0.41
WD-2104	2576 MEYER WAY	R1-60	Single-Dwelling Detached	0.41
WD-2105	2575 MEYER WAY	R1-60	Single-Dwelling Detached	0.55
WD-2106	2571 MEYER WAY	R1-60	Single-Dwelling Detached	0.55
WD-2107	2567 MEYER WAY	R1-60	Single-Dwelling Detached	0.53
WD-2108	2591 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.57
WD-210-8	0 LOST DAUPHIN RD	R1-80	Single-Dwelling Detached	0.45
WD-2109	2585 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2110	2579 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2111	2573 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2112	2567 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2113	2561 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2114	2555 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2115	2549 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2116	2543 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2117	2537 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2118	2531 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2119	2525 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2120	2519 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2121	2513 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.33
WD-2122	2507 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.41
WD-2123	2501 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.29
WD-2124	2500 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.34
WD-2125	2504 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.45
WD-2126	2512 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.58
WD-2127	2518 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.34
WD-2128	2524 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2129	2528 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2130	2534 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2131	2542 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2132	2548 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2133	2556 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.28
WD-2134	2564 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.30
WD-2135	2572 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.28
WD-2136	2578 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.27
WD-2137	2580 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.31
WD-2138	2584 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.43
WD-2139	2586 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.42
WD-2140	2590 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.35
WD-2141	2596 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.31
WD-2142	2421 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.42
WD-2143	2405 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.37
WD-2144	2429 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.36
WD-2145	2423 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.48
WD-2146	2417 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.66
WD-2147	2420 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.84
WD-2148	2426 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.44
WD-2149	2432 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.28
WD-2150	2438 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.37
WD-2151	2529 MEYER WAY	R1-60	Single-Dwelling Detached	0.36
WD-2152	2535 MEYER WAY	R1-60	Single-Dwelling Detached	0.24
WD-2153	2541 MEYER WAY	R1-60	Single-Dwelling Detached	0.24
WD-2154	2547 MEYER WAY	R1-60	Single-Dwelling Detached	0.26

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2155	2553 MEYER WAY	R1-60	Single-Dwelling Detached	0.35
WD-2156	2559 MEYER WAY	R1-60	Single-Dwelling Detached	0.25
WD-2157	2563 MEYER WAY	R1-60	Single-Dwelling Detached	0.37
WD-215-7	1016 STEVENS ST	R1-80	Single-Dwelling Detached	0.24
WD-2158	2582 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2159	2576 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2160	2570 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2161	2562 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2162	2554 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2163	2546 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2164	2538 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2165	2530 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2166	2522 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2167	2514 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2168	2506 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.36
WD-2169	2503 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.45
WD-2170	2513 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2171	2521 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.39
WD-2172	2529 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.50
WD-2174	2541 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.37
WD-2175	2509 BEASLE CT	R1-60	Single-Dwelling Detached	0.30
WD-2176	2515 BEASLE CT	R1-60	Single-Dwelling Detached	0.46
WD-2177	2521 BEASLE CT	R1-60	Single-Dwelling Detached	0.32
WD-2178	2520 BEASLE CT	R1-60	Single-Dwelling Detached	0.42
WD-2179	2514 BEASLE CT	R1-60	Single-Dwelling Detached	0.34
WD-2180	2508 BEASLE CT	R1-60	Single-Dwelling Detached	0.35
WD-2181	2502 BEASLE CT	R1-60	Single-Dwelling Detached	0.29
WD-2182	2563 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2183	2571 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2185	N STELLITA CIR	R1-60	Single-Dwelling Detached	0.06
WD-2173		R1-60	Single-Dwelling Detached	0.30
WD-256	0 LOST DAUPHIN RD	R1-45	Single-Dwelling Detached	0.22
WD-332	660 REID ST	R1-45	Single-Dwelling Detached	0.17
WD-425	0 N SIXTH ST	R1-45	Single-Dwelling Detached	0.14
WD-452	749 OAK ST BLK	MX-3	Corridor Mixed-Use District	0.11
WD-454	749 OAK ST	MX-3	Corridor Mixed-Use District	0.14
WD-459	711 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-462	PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-463-1	731 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-484	306 FORT HOWARD AVE	R1-45	Single-Dwelling Detached	0.15

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-551	823 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-553-1	0 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-6	0 HELENA ST	R2-45	Two-Unit	0.19
WD-663	325 GRANT ST	PI-1	Neighborhood Public Institutional District	0.16
WD-699-E-1	0 ERICKSON WAY	R2-60	Two-Unit	1.63
WD-708-J-10	0 FRIENDSHIP LN	R2-60	Two-Unit	0.24
WD-708-J-11	0 FRIENDSHIP LN	R2-60	Two-Unit	0.25
WD-708-J-12	0 FRIENDSHIP LN	R2-60	Two-Unit	0.24
WD-708-J-235	966 ALDRIN ST	R2-60	Two-Unit	0.47
WD-708-J-7	0 OUTWARD AVE	R2-60	Two-Unit	0.25
WD-723-20	1501 FOX RIDGE CT	R1-80	Single-Dwelling Detached	1.12
WD-726-V-4	0 MEADOW VIEW LN BLK	R1-80	Single-Dwelling Detached	0.27
WD-734	0 LANDE ST	R2-60	Two-Unit	0.60
WD-735	0 LANDE ST	R2-60	Two-Unit	0.19
WD-736	0 LANDE ST	R2-60	Two-Unit	0.38
WD-746	0 LANDE ST	R2-60	Two-Unit	0.16
WD-746-D-82	1234 CARMEN CT	R1-80	Single-Dwelling Detached	0.34
WD-758-L-2	1105 GRANT ST	R2-60	Two-Unit	0.32
WD-76	0 FOXVIEW AVE	R1-45	Single-Dwelling Detached	0.99
WD-77-2	0 FORT HOWARD AVE	R1-45	Single-Dwelling Detached	0.52
WD-792-G-87	1291 DRIFTWOOD DR	R1-80	Single-Dwelling Detached	0.24
WD-807-1	600 FAIRVIEW AVE BLK	R1-45	Single-Dwelling Detached	0.24
WD-816	667 FAIRVIEW AVE	R1-45	Single-Dwelling Detached	0.14
WD-835	600 RIVER AVE BLK	R1-45	Single-Dwelling Detached	0.15
WD-883-T-23	1002 COUNTRYSIDE DR	R1-80	Single-Dwelling Detached	0.37
WD-D0075-1	0 LOST DAUPHIN RD	RM-2	Multi-Unit Districts	1.12
WD-D0075-2	0 LOST DAUPHIN RD	RM-2	Multi-Unit Districts	16.95
WD-D0079-1	2120 LOST DAUPHIN RD	R2-60	Two-Unit	1.41
WD-D0079-11	1200 RED MAPLE RD BLK	RM-2	Multi-Unit Districts	9.78
WD-D0205	1200 TWILIGHT DR RR	R1-80	Single-Dwelling Detached	0.24
WD-L183-3-1	0 SOUTHBRIDGE RD	CON	Conservancy	1.05
WD-L437-12	0 LEMON LN	R1-60	Single-Dwelling Detached	0.83
WD-L438-6	0 CREAMERY RD	R1-60	Single-Dwelling Detached	0.54
WD-L438-8	0 CREAMERY RD RR	R1-60	Single-Dwelling Detached	2.98
WD-L500-1	0 LOST DAUPHIN RD	R1-60	Single-Dwelling Detached	17.13
WD-L505-1	0 LOST DAUPHIN RD	R1-60	Single-Dwelling Detached	17.21
WD-VA458	CEDAR ST RR	RM-2	Multi-Unit Districts	2.75
WD-D0104		R1-80	Single-Dwelling Detached	27.69
WD-L496		R1-80	Single-Dwelling Detached	30.03

Source: City Development Services, City GIS.

Undeveloped Suitable Non-Residential Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-783	100 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.21
ED-784	106 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.05
ED-785	114 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.21
ED-788	118 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.05
ED-798	302 GEORGE ST	MX-1	Downtown Mixed-Use District	0.13
ED-861	230 N BROADWAY ST	MX-1	Downtown Mixed-Use District	2.10
ED-D393-3	0 HERITAGE RD	A	Agricultural	43.86
ED-D393-4	0 HERITAGE RD	CON	Conservancy	4.26
ED-D394	2022 HERITAGE RD	A	Agricultural	39.82
ED-D409	0 COTTONWOOD LN	A	Agricultural	31.09
ED-D411-1	0 COTTONWOOD LN	A	Agricultural	26.81
ED-D411-2	0 CTH PP	A	Agricultural	14.38
ED-R26	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	13.73
ED-R26-1	610 ROCKLAND RD	MX-3	Corridor Mixed-Use District	6.12
ED-R42	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	51.58
ED-R45	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	20.10
ED-R46	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	19.61
ED-R48	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	20.10
ED-R52-1	0 STH 57	MX-3	Corridor Mixed-Use District	21.57
WD-100-2	600 GRANT ST BLK	MX-2	Neighborhood Mixed-Use District	0.48
WD-376	360 MAIN AVE	MX-1	Downtown Mixed-Use District	0.11
WD-377	360 MAIN AVE	MX-1	Downtown Mixed-Use District	0.06
WD-387-1	0 MAIN AVE	MX-1	Downtown Mixed-Use District	0.21
WD-445	726 MAIN AVE	MX-3	Corridor Mixed-Use District	0.28
WD-52	0 FORT HOWARD AVE RR	I	Industrial	1.47
WD-59	0 FORT HOWARD AVE	I	Industrial	3.41
WD-60	1703 FORT HOWARD AVE	I	Industrial	2.47
WD-99	601 GRANT ST	MX-2	Neighborhood Mixed-Use District	0.51
WD-99-4	0 GRANT ST	MX-2	Neighborhood Mixed-Use District	0.13

Appendix D: Map of Undeveloped Parcels (Residential Related)

(See Next Page for map.)

Undeveloped- Suitable For, But Not Zoned Residential

