

CITY OF DE PERE

Housing Affordability Report 2021 Update

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



Update Completed January 31, 2022
Prepared for 2017 WI Act 243 Housing Report Requirements

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Purpose for a Housing Affordability Report 2021 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 population of 24,888, is providing the following information as part of the 2021 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 2021 update reflects data that was collected from January 1, 2021, through December 31, 2021. The 2021 update was posted on the City of De Pere website on January 31, 2022.

Year 2021 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
East Side Industrial Park 4th	0	2400-2500 BLK American BL	0	Irwin School Condominium	6	290	44 single-family 8 two-family
-	-	500 Fortune AV	0	140-1042 Seventh ST	0	-	-
-	-	347 Libal ST	0	456-458 St Bernard DR	0	-	-
-	-	-	-	858-860 S Ninth ST	0	-	-
TOTAL	0	Not Applicable	0	Not Applicable	6	290	52

Source: Year 2021 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	578.3
Not zoned but Suitable for Residential Development	320.1
TOTAL	898.4

Source: Year 2021 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 B.

Analysis of Residential Development Regulations

Land Use Controls

The City of De Pere 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 Section 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. The City of De Pere did not have any newly approved residential subdivisions in 2021 for cost calculations. The following table represent estimates.

Average Cost for City Residential Infrastructure

TYPE	COST
Utilities, Streets, Curbs	\$500 per lineal foot
Stormwater	\$1,000 per lot

Source: Year 2020 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 (Data from 2020 as there were no 2021 plats)

SUBDIVISION NAME	ACRES	SINGLE-FAMILY LOTS	ESTIMATED COST PER LOT	AVERAGE SALE PRICE PER LOT	NOTES
Garrity's Glen South (2020)	55	55	\$38,809	\$52,900 (Zillow.com)	Single-family, duplex and multi-family.
Honeysuckle Acres 4 th (2020)	20	32	\$51,300	\$65,500 (Zillow.com)	All single-family.

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

Cost to Permit

Because there are no new residential subdivisions from 2021, the following are estimated City of De Pere rezoning, permit, park dedication, and engineering fees from the last five single-family homes on vacant land. The average City cost for developing a basic 20 lot subdivision with developer driven lot size of 22,564 square feet, 104' wide, using the below numbers would be approximately \$543,091.56.

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

ADDRESS	SQUARE FEET	PLATTING	REZONING	BUILDING PERMIT	PARK DEDICATION	INFRA-STRUCTURE
2173 Fox Point CI	29,098	\$82.78	\$0.00	\$1,175.28	\$300.00	\$28,292.50
2213 Fox Point CT	20,517	\$82.78	\$0.00	\$1,198.44	\$300.00	\$28,337.50
2161 Fox Point CI	25,003	\$82.78	\$0.00	\$1,236.12	\$300.00	\$26,075.00
2516 Killrush RD	15,028	\$73.77	\$3.72	\$1,100.64	\$300.00	\$19,085.00
2157 Fox Point CI	23,174	\$82.78	\$0.00	\$1,288.80	\$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 2021. Land dedication requirements are outlined in Public Open Spaces – Municipal Code Section 46-5:

Public and 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.

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.

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%. Because there are no new approved residential subdivisions 2021 for comparison, a concept 20 lot subdivision on both sides of a 1,040' long street will be used for examples.

Subdivision approvals, timing, and savings

The creation of new single-family 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 including the following:

1. *Preliminary Consultation* – A developer participates in a preliminary consultation meeting with City Staff, prior to the submittal of any formal documents. Sketch plans are used. Sketch plans are digital, and the preliminary consultation meeting is virtual to save the developer time.
2. *Preliminary Plat* – A developer submits a preliminary plat, with details identified in Municipal Code Chapter 46, the month prior to a desired Plan Commission meeting. Preliminary plats must be reviewed by the Plan Commission (and by Common Council if there are public dedications) within 90 days of submittal. If approved, the applicant has up to 36 months to correct any conditions of approval and submit a final plat.
3. *Final Plat* – A developer submits a final plat, with details identified in Municipal Code Chapter 46, the month prior to a desired Plan Commission meeting and after a preliminary plat approval. Final plats must be reviewed by the Plan Commission (and Common Council if there are public dedications) within 60 days of submittal. If approved, the applicant has up to 36 months to correct any conditions of approval, obtain signatures and record the plat.

Most subdivisions in De Pere are reviewed faster than the Municipal Code established deadlines. Generally, the Plan Commission reviews the preliminary plat within 20-30 days of submittal and the Council reviews Final Plats within 10-20 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Certified Survey Map (CSM)

Certified survey maps are reviewed in two phases, including the following:

1. *Preliminary Consultation* – A developer participates in a preliminary consultation meeting with City Staff, prior to the submittal of any formal documents. Sketch plans are used. Sketch plans are digital, and the preliminary consultation meeting is virtual to save the developer time.
2. *Preliminary CSM* – A developer submits a preliminary CSM, with details identified in Municipal Code Chapter 46, the month prior to a desired Plan Commission meeting and after a preliminary plat approval. A CSM must be reviewed by the Plan Commission (and Common Council if there

are public dedications) within 90 days of submittal. If approved, the applicant has up to 36 months to correct any conditions of approval, obtain signatures and record the CSM.

Most CSM documents in De Pere are reviewed faster than the Municipal Code established deadlines. Generally, the Plan Commission reviews the CSM within 20-30 days of submittal and the Council (if needed) reviews within 10-20 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Subdivision Plat Condominium Plat

Condominium plats are reviewed in the following phase:

1. *Condominium Plat Administrative Review* – A developer submits a preliminary condominium plat, with details identified in Municipal Code Chapter 46 and Wisconsin State Statutes 703. Condominium plats must be reviewed administratively within 10 days. If approved, the applicant follows timelines established by Brown County and the Wisconsin State Statutes for obtaining signatures and recording the condominium plat.

Most condominium plats in De Pere are reviewed faster than the Wisconsin State Statute 703 established 10-day deadline. In 2021, the administrative staff reviews took 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

In 2020, when the last two subdivisions were created, the average lot size was 22,564 square feet, and the average street frontage per lot was 104 linear feet per lot. 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 average developer lot sizes and street frontages to the city allowed lot sizes and street frontages. For comparison, also added are proposed allowances from a DRAFT Zoning Code that is under review for 2022.

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 1,040’ 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.
- All lots are single-family residential.
- Special land dedications were not made for parks, etc.

Potential Per Lot Profit Increase when a Developer Reduces 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
Developer Driven (2020)	104'	20	\$27,465.65	\$66,000.00	\$38,534.35	\$770,687.00
Existing R-1 Zoning District	85'	24	\$23,112.92	\$60,000.00	\$36,887.08	\$885,289.92
Proposed R1-80 Zoning District	80'	26	\$21,437.35	\$55,000.00	\$33,562.65	\$872,628.90
Proposed R1-60 Zoning District	60'	34	\$16,712.94	\$50,000.00	\$33,287.06	\$1,131,760.04
Proposed R1-45 Zoning District	45'	46	\$12,708.28	No recent in De Pere.	No recent in De Pere.	No recent in De Pere.

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

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

Additional Potential Changes to Residential Regulations

Ways in which the City of De Pere can modify construction and development regulations, lot sizes, approval processes, and related fees is to do each of the following:

1. Meet existing and forecasted housing demand.
2. Complete a new zoning ordinance that proposes to permit backyard cottages (accessory dwelling units).
3. Increase building height requirements in the downtown allow for more multi-family residential development.
4. Provide a wider range of smaller residential lot sizes that are supported in an updated Zoning Code and Comprehensive Plan (proposed in 2022).
5. Implement online permit submittal and payment.
6. Along with developers, promote the following:
 - a. Promote reinvestment in existing housing stock to maintain property values and strong neighborhoods.
 - b. Promote an adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
 - c. Encourage the development of additional community-based residential facilities to help care for a diverse population.

- d. Identify residential Smart Growth areas next to existing development to take advantage of existing utilities and public services.
- e. Promote traditional neighborhood design (TND) as a viable mixed-use development option.
- f. Develop and implement residential maintenance standards.
- g. 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 Home Price for Past Five Years

YEAR	MEDIAN HOME PRICE	INCREASE / DECREASE FROM PREVIOUS YEAR
2021	\$286,143	+ \$44,913
2020	\$241,230	+ \$18,230
2019	\$223,000	+ \$11,000
2018	\$212,000	+ \$12,000
2017	\$200,000	--

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	--

Source: City Development Services, Bestplaces.net

In 2021, the median cost of home ownership has gone up from the previous year. However, the median cost of renting has dropped from the previous year. Living in Green Bay, Allouez, or Ashwaubenon is less expensive than De Pere; It is more expensive to live in Hobart and Suamico.

Appendix A: Building/Planning Fee List

Planning/Park/Misc			
Park Fee in lieu of land – Residential-Single family		\$300	
Park Fee in lieu of land – Residential-Two family		\$600	
Park Fee in lieu of land – Residential-Multi family		\$130/Bedroom	
Plat Review Preliminary	\$278 + \$68/lot		
Final Plat		\$195	
Site Plan Review		\$305	
CSM Review		\$368	
Extra Territorial CSM Review		\$368	
Conditional Use		\$305	
Rezoning		\$305	
Board of Appeals Variance		\$168	
Zoning Verification Letter		\$50	
Water Meter Fee (3/4 inch standard residential size)*		\$295	
Sewer Connection**		\$125	
Building Permit Fees: New Buildings and Tenant Buildouts			
		Minimum	Maximum
Residential - New	\$0.12/square foot	\$75	n/a
Residential - Alteration/Repair/Remodel	\$10/\$1,000 of cost of work	\$75	\$10,000.00
Warehouses	\$0.12/square foot	\$150	n/a
Commercial Tenant Bailout	\$0.22/square foot	\$150	n/a
Commercial/Industrial/Institutional/Multifamily	\$0.22/square foot	\$150.00	n/a
Permit Fee: Building Alterations, Repairs, and Remodeling			
Building permit for any residential alteration, repair, or remodeling***	\$10/\$1000 of cost of work to be done	\$75.00	\$10,000.00
Building permit for any commercial/industrial/institutional /multifamily alteration, repair or remodeling***	\$12/\$1000 of cost of work to be done	\$150.00	\$10,000.00
Miscellaneous Fees			
One or Two Family Dwelling Plan review	\$135.00		
Multifamily, Commercial, and Industrial Plan review (for projects with State Approval)	\$215.00		
Commercial Plan review for buildings under 25,000 cubic feet	\$240.00		
Flood plain development fee	\$165.00		
Flood plain zoning letter	\$50.00		
Soil Erosion Control fee - 20,000 square feet or less	\$95.00		
Soil Erosion Control fee - Greater than 20,000 square feet	\$215.00		
State UDC Permit Seal	\$50.00		
Residing/soffits	\$75.00		
Deck/Gazebo	\$75.00		
Shed (under 200 sq. ft.)	\$50.00		
Detached Garage (over 200 sq. ft.) and carport (residential)	\$75.00		
Swimming Pools, Hot Tubs, and Spas (\$6.00 per \$1,000 cost) or minimum fee	\$50.00	Minimum	
Canopy (installed over gas/service station dispensers)	\$275.00		
Awnings/Canopies	\$75.00		
Moving building over public streets - Under 600 square feet of floor area	\$100.00		
Moving building over public streets - Over 600 square feet of floor area	\$300.00		
Wrecking Permit - Under 600 square feet	\$50.00		
Wrecking Permit – Over 600 square feet	\$160.00		
Permit to start construction (footings & foundations)	\$160.00		
Fences	\$50.00		
Reinspection fee	\$75.00		
Renew lapsed permit	\$75.00		
Grade permit	\$75.00		
Docks	\$50.00		
Fox River Bank Stabilization (rip-rap, pilings, etc.)	\$50.00		
Occupancy w/o permit or before final inspection	\$125.00		
Radio/Television/Wireless Communication Towers	\$100.00	Existing	
Radio/Television/Wireless Communication Towers	\$300.00	New	
Bleachers/Assembly Seating	\$125.00		
Driveway/Parking Lot (Residential)	\$50.00		
Driveway/Parking Lot (Commercial/Industrial/Multifamily)	\$150.00		
Sign Contractor Annual License	\$130.00		
Sign Permit	\$75.00		
Sign Variance	\$165.00		
Payment in Lieu of Dedication (Residential)	\$300.00		
Payment in Lieu of Dedication (Two Family)	\$600.00		
Payment in Lieu of Dedication (Multi Family)	\$130.00	Per Bedroom	
Pool Abandonment fee	\$30.00		
Curb Cut fee	\$25.00		

Electrical Permit Fees		Minimum
Residential - New	\$0.10/square foot	\$50.00
Residential - Alteration/Remodel	1-30 openings = \$50	
Residential - Alteration/Remodel	31-60 openings = \$75	
Residential - Alteration/Remodel	61-90 openings = \$100	
Residential - Alteration/Remodel	>90 openings = \$125 + \$.50/opening >90	
Accessory Buildings (garages, etc)		\$50.00
Single and two family service change	\$75	
Warehouses	\$0.14/square foot	\$100.00
Commercial/Institutional/Industrial/Multi-Family	\$0.14/square foot	\$100.00
HVAC Permit Fees		Minimum
Residential - New	\$0.10/square foot	\$50.00
Residential - Alteration/Repair/Remodel	\$7.00 per each \$1,000	\$50.00
Warehouses	\$130/Unit	
Multi-Family, Commercial, Industrial, Institutional	\$0.14/square foot	\$100.00
Plumbing Permit Fees		Minimum
Plumbing fixtures (for 1 or 2 family homes and multifamily)	\$11/fixture	\$50.00
Commercial plumbing fixtures requiring State approval	\$175 + \$11/fixture	
Lawn Sprinkler	\$75	
Sprinkler alteration/addition	\$20/head	
Fire suppression sprinkler	\$375 + \$80/riser or floor	
Cap sanitary sewer	\$75	
Replacement Water Heater	\$75	
Lateral Connection Permit	\$125	
Building Alterations, Repairs, and Remodeling		\$75.00
Furnace/Boiler Replacement		\$75.00
Air Conditioner		\$75.00
Wood Burning Stove/Space Heater		\$75.00
Geo Thermal		\$75.00
RTU/MUA/AH		\$75.00
Kitchen Hood		\$75.00
Spray Booth		\$75.00
VAV Unit		\$75.00
Reinspection		\$75.00
<p>*This is a separate fee from the building permit, charged by Water Dept.</p> <p>**Separate permit fee from Building Inspection Dept</p> <p>***For purposes of determining costs for work done, such amount shall be calculated to determine the gross construction costs, including labor and materials.</p>		

Appendix B: City Residential Fees Collected

ITEM	FEE COLLECTED
Residential Building Permits	\$59,040
Additions	\$1,277
Alterations	\$29,270
Plumbing related to residential	\$12,569
Electrical related to residential	\$21,982
HVAC related to residential	\$17,255
Plat Review (preliminary)	-
Plat Review (final)	-
CSM Review	-
Condominium Plat Review	\$686
Fee in lieu of Land (single-family residential)	\$12,600
Fee in lieu of Land (two-family residential)	\$3,000
Fee in lieu of Land (multi-family residential)	-
Water Meter Fee (residential)	\$25,812
Sewer Connection (residential)	\$12,375
TOTAL	\$195,866

Source: City Development Services, Department of Public Works.

New Residential Units approved in 2021: 6

Residential Units from previous years permitted in 2021: 52

2021 City Residential Fees Divided by above-referenced Residential Units*: \$3,377

*This calculation is included as part of the fee report appendix but does not accurately reflect fees per unit because many units approved in 2021 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)

PARCEL ID	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
ED-1041	220 S ERIE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.17
ED-1113	0 S ERIE ST	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	0.17
ED-1119	0 S ONTARIO ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.18
ED-1128-11	0 EAST RIVER DR	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	12.16
ED-1129-Q-41	0 MERRILL ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.35
ED-1164-R-32-2	0 RIDGEWAY DR	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	5.57
ED-1186	420 COOK ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.17
ED-1212	0 RANDALL AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.12
ED-124-29	1501 GRACE ST BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
ED-124-48-2	0 GRACE ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
ED-124-Q-28	1644 COLONY DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
ED-1303	611 GLENWOOD AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.31
ED-131	0 N BROADWAY ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.10
ED-134	0 N BROADWAY ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.53
ED-137	0 OAKDALE AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.22
ED-140	0 OAKDALE AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.17
ED-141	0 OAKDALE AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.17
ED-142	0 OAKDALE AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.09
ED-1423-2	0 BOLLES ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.22
ED-1423-25	0 BOMIER ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.19
ED-1435-41	0 N WINNEBAGO ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
ED-1442-5	1300 CHICAGO ST BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.33
ED-1455	927 FOX RIVER DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.16
ED-1478-2	0 GENEVA ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.35
ED-156	436 RANDALL AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.23
ED-163-2	0 N BROADWAY ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.23

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
ED-165	0 RANDALL AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.21
ED-177	0 S WISCONSIN ST	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.17
ED-2011	1164 JORDAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.36
ED-2054-1	0 BRIARWOOD CT RR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.00
ED-2226	741 EAST RIVER DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.28
ED-2436	200 OAK WATER CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.41
ED-2474	2082 RUSHWAY CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.15
ED-2498	2113 YAHARA CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.01
ED-2504	798 PECATONICA CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.56
ED-2510	2193 YAHARA CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.33
ED-2525	2150 CHARLES ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.49
ED-2528	619 BLACK EARTH DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.50
ED-2535	673 BLACK EARTH DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
ED-2569	2067 OLD PLANK CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.52
ED-2570	2066 OLD PLANK CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.58
ED-2763	814 ROTH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.21
ED-2768	854 ROTH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
ED-2813	1232 ATRIUM CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.25
ED-2818	1201 ATRIUM CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
ED-2819	1233 ATRIUM CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.34
ED-2830	837 KILLARNY TRL	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.23
ED-2831	839 KILLARNY TRL	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.23
ED-2832	845 KILLARNY TRL	Undeveloped- Zoned Residential	SINGLE & TWO FAMILY RESIDENCE	R-2	0.23
ED-2833	847 KILLARNY TRL	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.23
ED-2917	942 TRAILSIDE CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.30
ED-3012	3030 SCARLET OAK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.29
ED-3014	3018 SCARLET OAK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
ED-3015	3012 SCARLET OAK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.36
ED-3019	2700 W SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25
ED-3021	2688 W SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25
ED-303	0 FRONT ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.05
ED-3031	2561 E SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.49
ED-3032	2710 RYAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.35
ED-3034	2567 E SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.29
ED-3040	627-629 DIVERSITY DR	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.34
ED-3041	635 DIVERSITY DR	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.37
ED-3047	2683 W SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.35
ED-3053	2562 E SCARLET OAK CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.34
ED-3062	3021 SCARLET OAK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.39
ED-3070	636 DIVERSITY DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
ED-367	0 N HURON ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.19
ED-371-A-45	0 N FOX CROFT DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.41
ED-371-G-32	0 GEORGIA DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.44
ED-410	0 N WISCONSIN ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.19
ED-439	502 N WISCONSIN ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.19
ED-582-10	828 N WEBSTER AVE BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
ED-582-N-26	0 RIDGEWAY BLVD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.29
ED-639-2	0 S WEBSTER AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.31
ED-714-T-3	1601 CHICAGO ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.51
ED-73-1	0 S BROADWAY ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.05
ED-80-2	0 S BROADWAY ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.06
ED-83	0 FOX RIVER DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
ED-F0123	0 OLD PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.28
ED-F0124	0 STH 32-57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	4.26

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
ED-R20	0 CTH PP	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	20.79
ED-R29	3100 RYAN RD BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	21.63
ED-R43-1	0 ROCKLAND RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	17.63
ED-R44	0 ROCKLAND RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	14.61
ED-R46-1	3352 OLD JANSSEN TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	10.06
ED-R49	0 OLD PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	31.29
ED-R49-1	0 STH 32-57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	9.18
ED-R50-1	0 OLD PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	8.57
ED-R52-2	0 STH 57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	14.74
ED-R52-3	0 OLD PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	14.25
ED-R53-2	0 OLD JANSSEN TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	20.37
ED-R54-1	0 STH 57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	11.93
ED-R60	3234 OLD JANSSEN TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	31.38
ED-R61	0 OLD MARTIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	36.55
ED-R65-1	0 NEW PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	8.91
WD-1004	421 S NINTH ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25
WD-1023	422 S NINTH ST	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.29
WD-1030-6	1510 N HONEYSUCKLE CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.66
WD-1102	1410 S CARRINGTON LN	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-2	0.28
WD-122-2	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.23
WD-123-1	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.31
WD-123-4	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.80
WD-1239	2373 DAYTONA SPEEDWAY	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.16
WD-1364	0 RED TAIL GLEN	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.21
WD-1388	1952 SNOWY OWL CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.61
WD-1544	2218 RYGAR CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.29
WD-1601	2293 GLEN MEADOWS CIR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.40

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-1607	2269 GLEN MEADOWS CIR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1609	2257 GLEN MEADOWS CIR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.37
WD-1694	2475 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25
WD-1696	2463 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.25
WD-1736	2406 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.58
WD-1862	1745 MAXWELL CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.46
WD-1863	1753 MAXWELL CT	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.32
WD-1936	1733 BRIDGE PORT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.40
WD-1940	2485 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1941	2489 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1942	2493 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1943	2497 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1944	2501 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1945	2505 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1946	2509 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1947	2513 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1948	2517 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1949	2521 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.31
WD-1950	2525-2527 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.35
WD-1951	1790-1792 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1952	1784-1786 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1953	1778-1780 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1954	1772-1774 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1955	1768-1770 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.28
WD-1956	1762-1764 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.36
WD-1957	2520 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.40
WD-1959	2528 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.29

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-1960	2524 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.39
WD-1961	2520 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.57
WD-1962	2516 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.35
WD-1965	2504 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1966	2500 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1967	2496 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1968	2492 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1970	2489 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1971	2493 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1972	2497 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1973	2501 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1974	2505 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.30
WD-1975	2509 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.33
WD-1976	2517 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.45
WD-1978	2535 KILRUSH RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.41
WD-1979	2506 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.46
WD-1980	2502 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.36
WD-1981	2498 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
WD-1984	2486 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.26
WD-1987	2475 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.37
WD-1988	2481 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.32
WD-1989	2487 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.32
WD-1990	2493 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.28
WD-1991	2501 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.32
WD-1992	2505 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1993	2509 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1994	2513 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-1995	2517 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1996	2521 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1997	2525 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1998	2529 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-1999	2533 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2000	2537 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.34
WD-2001	1754 GARROMAN DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.34
WD-2002	2534 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2003	2530 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2004	2526 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2005	2522 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2006	2518 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2007	2514 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2008	2510 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.20
WD-2009	2506 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.28
WD-2010	2474 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.28
WD-2011	2468 TIPPERARY TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.53
WD-2012	2507 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.39
WD-2013	2511 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
WD-2017	2527-2529 BALLYVAUGHAN RD	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.37
WD-2039	2168 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.63
WD-2040	2164 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.48
WD-2042	2156 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.46
WD-2043	2152 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.45
WD-2044	2148 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.44
WD-2045	2144 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.41
WD-2046	2140 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.38

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-2047	2134 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.39
WD-2048	2125 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.38
WD-2049	2129 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.55
WD-2050	2133 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.55
WD-2051	2137 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.44
WD-2052	2141 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.41
WD-2053	2145 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.43
WD-2054	2149 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.48
WD-2055	2153 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.51
WD-2056	2157 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.53
WD-2057	2161 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.57
WD-2058	2165 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.60
WD-2059	2169 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.61
WD-2060	2173 FOX POINT CIR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.67
WD-2061	2201 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.73
WD-2062	2205 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.56
WD-2063	2209 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.48
WD-2064	2213 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.47
WD-2065	2217 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.47
WD-2066	2218 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.51
WD-2067	2212 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.75
WD-2069	2200 FOX POINT CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.59
WD-2070	1585 RED MAPLE RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.52
WD-210-8	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.45
WD-215-7	1016 STEVENS ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.24
WD-256	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.22
WD-332	660 REID ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.17

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-425	0 N SIXTH ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-435	701 OAK ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-452	749 OAK ST BLK	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.11
WD-454	749 OAK ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-459	711 PINE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-462	731 PINE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-463-1	731 PINE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-484	306 FORT HOWARD AVE	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.15
WD-551	823 PINE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-553-1	0 PINE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.14
WD-6	0 HELENA ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.19
WD-699-E-1	0 ERICKSON WAY	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	1.63
WD-708-J-10	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.24
WD-708-J-11	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.25
WD-708-J-12	0 FRIENDSHIP LN	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.24
WD-708-J-235	966 ALDRIN ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.47
WD-708-J-7	0 OUTWARD AVE	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.25
WD-723-20	1501 FOX RIDGE CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.12
WD-726-V-4	0 MEADOW VIEW LN BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.27
WD-734	0 LANDE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.60
WD-735	0 LANDE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.19
WD-736	0 LANDE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.38
WD-746	0 LANDE ST	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.16
WD-746-D-82	1234 CARMEN CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.34
WD-758-L-2	1105 GRANT ST	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.32
WD-76	0 FOXVIEW AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.99
WD-77-2	0 FORT HOWARD AVE	Undeveloped- Zoned Residential	SINGLE- & TWO-FAMILY RESIDENCE	R-2	0.52

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
WD-792-G-87	1291 DRIFTWOOD DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.24
WD-807-1	600 FAIRVIEW AVE BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.24
WD-816	667 FAIRVIEW AVE	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.14
WD-835	600 RIVER AVE BLK	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.15
WD-883-T-23	1002 COUNTRYSIDE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.37
WD-D0075-1	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	1.12
WD-D0075-2	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	16.95
WD-D0079-1	2120 LOST DAUPHIN RD	Undeveloped- Zoned Residential	GENERAL RESIDENCE OFFICE	R-4	1.41
WD-D0079-11	1200 RED MAPLE RD BLK	Undeveloped- Zoned Residential	MULTIPLE FAMILY RESIDENCE	R-3	9.78
WD-D0104	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	27.71
WD-D0205	1200 TWILIGHT DR RR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.24
WD-L183-3-1	0 SOUTHBRIDGE RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	1.05
WD-L437-12	0 LEMON LN	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.83
WD-L438-6	0 CREAMERY RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.54
WD-L438-8	0 CREAMERY RD RR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	2.98
WD-L449	0 LAWRENCE DR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	45.56
WD-L496	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	30.03
WD-L500-1	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	17.13
WD-L505-1	0 LOST DAUPHIN RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	17.21
WD-VA458	0 CEDAR ST RR	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	2.75
WD-663	325 GRANT ST	Undeveloped- Zoned Residential	SINGLE- & TWO- FAMILY RESIDENCE	R-2	0.16
ED-2619	1482 FOXBOROUGH CT	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	0.24
ED-R50	2646 OLD PLANK RD	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	3.24
ED-R56-1	3162 STH 57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	5.00
ED-R54-2	0 STH 57	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	3.12
ED-R53-1	3280 OLD JANSSEN TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	3.60
ED-R53	3234 OLD JANSSEN TRL	Undeveloped- Zoned Residential	SINGLE FAMILY RESIDENCE	R-1	14.36

PARCEL ID (Cont.)	SITE ADDRESS	UNDEVELOPED TYPE	ZONING DISTRICT	ZONE NAME	GIS ACRES
ED-R52-1	0 STH 57	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	21.41
ED-R46	0 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	19.61
ED-R45	0 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	20.10
ED-R48	0 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	20.10
ED-R26-1	610 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	6.12
ED-R26	0 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	13.73
ED-R42	0 ROCKLAND RD	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL BUSINESS DISTRICT	B-2	51.55
ED-D393-4	0 HERITAGE RD	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	1.45
ED-D393-3	0 HERITAGE RD	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	46.69
ED-D394	2022 HERITAGE RD	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	39.82
ED-D409	0 COTTONWOOD LN	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	31.07
ED-D411-2	0 CTH PP	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	14.38
ED-D411-1	0 COTTONWOOD LN	Undeveloped- Suitable For, But Not Zoned, Residential	AGRICULTURAL	A-1	26.75
WD-52	0 FORT HOWARD AVE RR	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL INDUSTRIAL	I-3	1.47
WD-59	0 FORT HOWARD AVE	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL INDUSTRIAL	I-3	3.41
WD-60	1703 FORT HOWARD AVE	Undeveloped- Suitable For, But Not Zoned, Residential	GENERAL INDUSTRIAL	I-3	2.47

Source: City Development Services, City GIS.

Appendix D: Map of Undeveloped Parcels (Residential Related)

(See Next Page for map.)

NOT TO SCALE